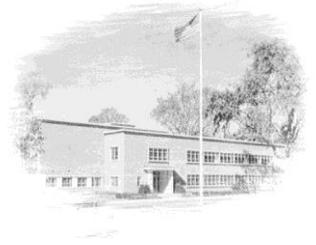




NOTICE OF MEETING OF THE  
**ZONING BOARD OF APPEALS**  
INCORPORATED VILLAGE OF GARDEN CITY  
VILLAGE HALL  
351 STEWART AVENUE  
GARDEN CITY, NY 11530  
**MEETING AGENDA**  
**WEDNESDAY, FEBRUARY 19TH, 2020**



Pursuant to the provisions of the General Municipal Law and **Chapter 200** of the Code of the Incorporated Village of Garden City, New York notice is hereby given that the Board of Appeals of said Village will meet in the Village Hall at 351 Stewart Avenue, Garden City, New York on **Wednesday, February 19th, 2020 at 7:00 p.m.** to take action on the following matters:

- 1. APPEAL OF STEWART FRANKLIN OWNERS CORP** for a variance of the provisions of Sections **200-7 and 200-26.A. (3)** of the Village Code, so as to permit the use of an existing **1,610 sq. ft.** first floor retail store, as the *Garden City NY Media*, at the address **223 Seventh Street** in the building known as **223 SEVENTH STREET** (also known as **739 Franklin Avenue**) (Map of Garden City East, Block 155, Lot 1, C-2 District);

**\*Adjourned at the January meeting.**

In accordance with a survey and photographs filed with the Building Department.

- 2. APPEAL OF 168 SACKVILLE LLC.** for a variance of the provisions of Section **200-15 and 200-46.C** of the Village Code, so as to permit the erection of a **516 sq. ft.** side second floor above (demolish existing roof), at the dwelling known as **168 SACKVILLE ROAD** (Map of Garden City Gables, Block 10, Lots 18, R-6 district) the construction of which would;

- A.** maintain the existing minimum (**7.8'**) setback where **8'** is required, and the existing aggregate of setbacks of (**15.1'**) where **18.0'** is required.

In accordance with a survey, specifications and photographs filed with the Building Department by **John J. Viscardi, R.A.** application # **2019-7387.**

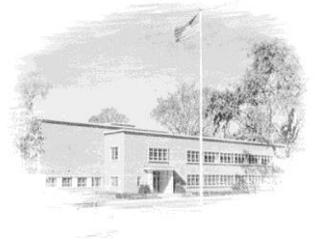
- 3. APPEAL OF GIANNONE REALTY DEVELOPMENT LLC.** for a variance of the provisions of Section **200-31 and 200-46.C** of the Village Code, so as to permit the construction of a **998 sq. ft.** first floor rear & side addition and **485 sq. ft.** 2 car attached garage, with **2,300 sq. ft.** second floor above, and a **28 sq. ft.** front portico (demolish existing **80 sq. ft.** one story rear and **1,026 sq. ft.** second floor, **252 sq. ft.** detached garage and **100 sq. ft.** shed), at the dwelling known as **3 COLVIN DRIVE** (Map of Nassau Homes, Block B, Lots 5, R-6 district) the granting of which would;

- A.** cause the required front setback of **25.0'** to be reduced to no less than **21.9'** to the new portico stoop,
- B.** maintain the existing minimum **6.4'** setback where **10.0'** is required,
- C.** cause a new aggregate of setbacks of **20.4'** where **25.0'** is required.

In accordance with a survey, specifications and photographs filed with the Building Department by **John J. Viscardi, R.A.** application # **2019-7549.**



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**4. APPEAL OF 25 YALE STREET LLC.** For a variance of provisions of Sections **200-52**, and **99-2.A** of the Village Code, allowing for the issue of a permit to maintain **84.6'** of previously installed **6.0'** high wood fence, at the premises known as **25 YALE STREET** (Map of Shaw Gardens, Block T, Lot 16, R-8 District), the granting of which would cause;

- A. a fence to exceed (**6'**) in height where **4'** is permitted.
- B. (**34.6'**) of **6.0'** high fence to be as close as (**30.0'**) to Yale Street where **50.0'** is required.

In accordance with a survey, specifications and photographs filed with the Building Department Building Department application # **2019-7296**.

**5. APPEAL OF MUHAMMAD A MUZAFFAR** for a variance of the provisions Sections **200-52** of the Village Code issue a permit for **27.0'** of previously installed **4'** high white vinyl fence and the installation of an additional black fence in the two front yards

of the corner premises known as **91 MEADOW STREET** (Map of Garden City Lawns, Block 45, Lot 7, R-6 district), the erection of which;

- A. has caused the **50.0'** required setback for accessory structures from **Clinton Road**, to be reduced to no less than **30.0'**, with respect to the existing fencing.
- B. will cause the **50.0'** required setback for accessory structures from **Clinton Road**, to be reduced to no less than **.08'**, with respect to **96.0'** the proposed additional fencing.
- C. will cause the **30.0'** required setback for accessory structures from **Meadow Street**, to be reduced to no less than **.08'**, with respect to **88.0'** of the proposed additional fencing.

In accordance with a survey, specifications and photographs filed with the Building Department Building Department application # **2020-7462**.

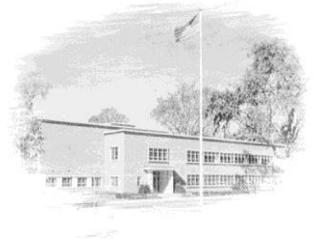
**6. APPEAL OF MICHAEL & SUSAN MIRANDO** for a variance of the provisions of Section **200-52.H** of the Village Code, to allow for the installation of a freestanding 110 gallon oil tank at the side of the existing dwelling known as **223 CLINTON ROAD** (Map of Descriptive Property, Block D Lot 6, R-6 district) the placement of which would;

- A. cause the required plot line setback for freestanding cooling equipment of **10.0'** to be reduced to no less than (**8.4'**).

In accordance with a survey, specifications and photographs filed with the Building Department Building Department application # **2019-7331**.



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**WEDNESDAY, FEBRUARY 19TH, 2020**



**7. APPEAL OF JAMES & KIMBERLY HOFFMAN** for a variance of the provisions of Section **200-15** of the Village Code, to allow for the issue of a building permit to construct a **60 sq. ft.** first floor addition with a **150 sq. ft.** second floor above, and a **264 sq. ft.** roof over open porch with gas fireplace at the rear of the existing dwelling known as **210 KILBURN ROAD** (Map of Garden City Estates, Block 14, Lot 73, R-8 District), the granting of which would;

- A. cause the allowable building area of **1,500 sq. ft.** or **25%** to be exceeded by **133 sq. ft. (1,633 sq. ft. or 27.22%)**.

In accordance with a survey, specifications and photographs filed with the Building Department by **Mark Anthony Munisteri, R.A.** application # **2019-7170**.

**8. APPEAL OF STEVEN VALENTIC** for a variance of the provisions of Section **200-31** and **200-52.C** of the Village Code, so as to permit the construction of a **143 sq. ft.** second floor addition, and the placement of **(4) four A/C** compressors at the front of the existing corner dwelling known as **142 STRATFORD AVENUE** (Map Garden City Estates, Block 93, Lot 29, R-12 District) the granting of which would;

- A. reduce the **30.0'** required front yard setback along **Stratford Avenue** to no less than **(29.4')** with respect to the **2<sup>nd</sup>** floor addition,
- B. reduce the **30.0'** required front yard setback along **Hampton Road** to no less than **29.0'** with respect to the **2<sup>nd</sup>** floor addition,
- C. reduce the required setback from for freestanding **a/c** equipment of **50.0'** to no less than **32.6'** with respect to **(4) four A/C** compressors.

In accordance with a survey, specifications and photographs filed with the Building Department by **H. Bradford Gustavson, R.A.** application # **2019-7315**.

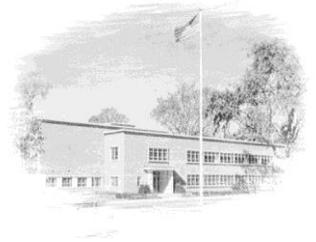
**9. APPEAL OF BRUCE & DEBRA CLAY** for a variance of the provisions of Sections **200-15**, of the Village Code, so as to permit the erection of a **177.0 sq. ft.** one story rear addition at the existing dwelling known as **208 BRIXTON ROAD** (Map of Garden City Estates, Block 15, Lot 61) the granting of which would;

- A. cause the allowable building area of **1,500 sq. ft.** or **25%** to be exceeded by **134 sq. ft. (1,634 sq. ft. or 27.2%)**.

In accordance with a survey, specifications and photographs filed with the Building Department by **H. Bradford Gustavson, R.A.** application # **2019-7438**.



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**10. APPEAL OF PETER & DONNA FIGLIOZZI** for a variance of the provisions of Section 200-15 of the Village Code, so as to allow for the issue of a permit for the erection of an **85 sq. ft.** outdoor kitchen and **25 sq. ft.** masonry bench, in the rear yard of the existing dwelling known as **39 OSBORNE ROAD** (Map of Descriptive, Block D, Lot 110, R-8 District) the granting of which would;

- A. cause the allowable plot cover of 25.0% or **4,575 sq. ft.**, to be exceeded by **100 sq. ft** (**4,675 sq. ft.** or **25.54%**).

In accordance with a survey, specifications and photographs filed with the Building Department by **Jeff Edward Thalmer R.A.** application # **2019-7301**.

**11. APPEAL OF DAVID E. RUBOVITZ** for a variance of the provisions of Section 200-46.E of the Village Code, so as to permit the construction of a **38 sq. ft.** first floor front, **4 sq. ft.** rear bay window and **511 sq. ft.** second floor front additions with a **75 sq. ft.** front porch and steps (demolish **45 sq. ft.** rear cellar entrance, a **270 sq. ft.** second floor front portion and existing roof), at the existing dwelling known as **110 WEYFORD TERRACE** (Map of Country Club Estates, Block 6, Lots 20, R-8 district)) the granting of which would;

- A. maintain the existing minimum **5.1'** setback where **8'** is required, and the existing aggregate of setbacks of **15.0'** where **18.0'** is required.

In accordance with a survey, specifications and photographs filed with the Building Department by **Kyle May, R.A.** application # **2019-7502**.

**END OF CASES**

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The Board may transact any other business that may properly come before the meeting.

DATED: February 19th, 2020  
 Garden City, New York 11530

Karen Altman  
 Village Clerk

The Incorporated Village of Garden City does not discriminate on the basis of disability for admission to, access to, or participation in its programs, activities or public meetings, and has designated Karen M. Altman, Village Clerk, as Disability Compliance Coordinator. Persons with a disability who wish to attend a meeting should contact Karen M. Altman at least 24 hours in advance of meeting at:

351 Stewart Avenue  
 Garden City, New York 11530  
 (516) 465-4051  
 8:30 a.m. to 4:30 p.m.

**NEXT MEETING: WEDNESDAY, MARCH 18TH, 2020**