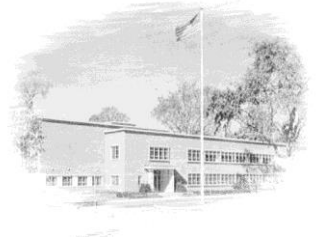




NOTICE OF MEETING OF THE  
**ZONING BOARD OF APPEALS**  
INCORPORATED VILLAGE OF GARDEN CITY  
VILLAGE HALL  
351 STEWART AVENUE  
GARDEN CITY, NY 11530  
**MEETING AGENDA**  
**TUESDAY, MARCH 21, 2023**



**NOTICE OF PUBLIC MEETING BY THE ZONING BOARD OF APPEALS**

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 **Tuesday, March 21, 2023, at 6:30 p.m.**, to take action on the following matters:

**1. APPLICATION and APPEAL of Mr. & Mrs. TIMOTHY & LAUREN DWYER**, in accordance with the provisions in **Sections 200-45 and 200-70**, and a variance of the provisions contained in sections **200-15 and 99-2** of the Village Code, to allow issuance of building permits for installation of, a **6' x 6'** portable hot tub, with locking cover, and the maintenance of a **144 sq. ft.** deck and **65'** of **6.0'** high fencing in the rear yard, at the premises known as **47 PELL TERRACE** (Map of Pell Terrace, Block 532, Lot 19, R-6 district), the granting of which would;

- A. reduce the required rear yard setback of **(25.0')**, to no less than **(21.55')** ~
- B. allow a fence to exceed **(6.0')** in height, where **(4.0')** is permitted.

Building Department Application # ZBA-000051-2022.

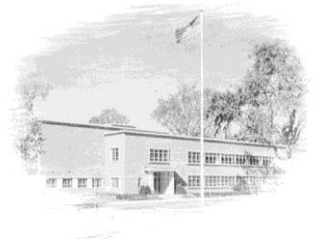
**2. APPEAL OF THOMAS & COLLEEN KENNEDY**, for a variance of the provisions of Section **200-15 & 200-46**, of the Village Code, permitting the erection of **252 sq. ft.** one story open porch and **63 sq. ft.** outdoor kitchen, at the rear of the dwelling known as **57 BROMPTON ROAD** (Map of Garden City Estates, Block 68, Lot 13, R-8 district) the granting of which would:

- A. reduce the required minimum **(10.0')** side yard setback to no less than **(8.0')** ~
- B. exceed the allowable building area of **(2,000 sq. ft. or 25.0%)**, to by **(59) sq. ft. (2,059 sq. ft. or 25.74%)**.
- C. reduce the required **(25.0')** rear setback to no less than:
  - 1. **(19.1')** for the proposed Porch ~
  - 2. **(15.96')** for the outdoor kitchen.

Building Department # ZBA-0000xx-2023, John J. Viscardi, RA.



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**3. APPEAL OF TIMOTHY & JULIA O'MARA** for a variance of the provisions of Sections **200-15** and **200-31**, of the Village Code, to allow issuance of permits for the erection of; a **474 sq. ft.** rear first floor addition, and the conversion of a **16 sq. ft.** portion of garage to habitable space, with a **972 sq. ft.** second floor addition above, a **6.0 sq. ft.** bay window, and the maintenance of a **48 sq. ft.** cellar entrance in the Westbury Road front (demolish **155 sq. ft.** first and **433 sq. ft.** second floor portions), at the corner premises known as **81 HUNTINGTON ROAD** (Map of Country Life Development, Block 0, Lot 236, R-6 district) the granting of which would:

A. exceed the allowable building area of (**1,677 sq. ft.** or **25.0%**), by (**198 sq. ft.** (**1,875 sq. ft.** or **27.95%**) ~

B. reduce the Westbury Road front setback of (**25.0'**) to no less than ~

1. (**15.0'**) for the proposed Bay window ~
2. (**8.97'**) to the Cellar entrance.
3. (**16.80'**) to the second-floor addition.

Building Department # ZBA-0000xx-2023, John J. Viscardi, RA.

**4. APPEAL OF KENNETH & JENNIFER HILLMAN**, for a variance of the provisions of Section **200-31** and **200-52** of the Village Code, to permit the erection of a **101 sq. ft. and 80 sq. ft. rear and 22 sq. ft. front dormers**, a **48 sq. ft. front portico**, **54 sq. ft. cellar entrance** and **38 sq. ft. stoop** at the rear, while maintaining an existing A/C compressor in the front, at the dwelling known as **6 MAPLE STREET** (Map of Mineola Plaza, Block 20-41, Lots 1655, R-6 district) the granting of which would;

A. reduce the (**30.0'**) front yard setback to no less than (**28.0'**) to the porch roof and (**26.0'**) to the steps~

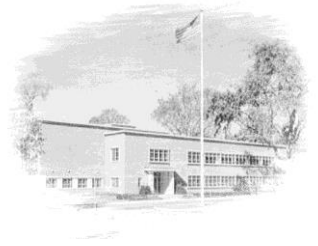
B. maintain a freestanding A/C compressor no less than (**42.16'**) from the front plot line where (**50.0'**) is required.

Building Department # ZBA-0000xx-2023, John J. Viscardi, R.A.

**5. APPLICATION AND APPEAL OF JOHN & DANIELLE NERO**, in accordance with the provisions of section **200-45**, and for a variance of the provisions of Section **200-15**, **200-31**, **200-46** and **200-52** of the Village Code, allowing for the issue of a permits for the installation and maintenance of **16' x 32'** in-ground pool with landscape plan and **6'** foot fence, with the conversion of an existing **480 sq. ft.** detached garage to habitable space, while erecting a **200 sq. ft.** open porch and a **35 sq. ft.** open Breezeway at the rear,



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and a **750 sq. ft.** one story front addition with a **528 sq. ft.** two car attached garage portion, and the installation of a **2,450 sq. ft.** driveway and parking court in the Hilton Road front, at the existing corner dwelling known as **36 HILTON AVENUE** (Map Garden City Central, Block 24, Lot 24, R-20 District) the granting of which would;

A. cause the allowable building area of (**3,750 sq. ft.** or **20.0%**), to be exceeded by (**177 sq. ft.** (**3,927 sq. ft.** or **20.95%**) ~

B. reduce the (**62.5'**) required accessory setback from Fourth Street to no less than:

1. (**45.5'**) to the edge of the proposed pool –
2. (**10.0'**) to (**174.0'**) of the proposed (**6.0'**) fence -
3. (**31.5'**) to the re-located Arbor.

C. reduce the (**75.0'**) required accessory setback from Hilton Avenue to no less than:

1. (**48.5'**) to (**63.0'**) of the proposed (**6.0'**) fence –
2. (**46.5'**) to the re-located Arbor.

D. reduce the (**10.0'**) required freestanding mechanical plotline setback, to no less than (**5.0'**), for the pool equipment.

E. reduce the (**70.0'**) required front yard setbacks from both Fourth Street and Hilton Avenue, to no less than (**46.5'**) each, with regard to the one-story addition.

Building Department # ZBA-000097-2023, Daniel Fabrizi R.A.

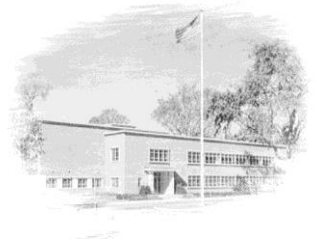
- 6. APPLICATION & APPEAL OF MATTHEW & NYRITA KELLY**, as per the provisions of **Sections 200-45** of the Village Code, to allow for the issue of a building permit, to construct and maintain an **20' x 40'** in-ground swimming pool with an **8' x 8'** spillover spa, automatic cover, **400 sq. ft.** Pavilion, **61 sq. ft.** outdoor kitchen and **53.0 sq. ft.** gas firepit, enclosed by **6'** estate fence and gates, with a landscape plan, in the rear yard of the premises known as **70 FIRST STREET** (Map of Garden City Central, Block 28A, Lot 9, R-20 district).

Building Department application # ZBA-000095-2023, Andrew S. Braum P.E.

- 7. APPEAL OF PHILIP SANTANTONIO** for a variance of the provisions of Section **200-15** and **200-52** of the Village Code, to permit the installation of an A/C compressor



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in the front yards, of the corner premises known as **44 GREENRIDGE AVENUE** (Map of Nassau Havens, Block N, Lots 21, R-6 district), the granting of which would:

- A. reduce the (30.0) required setback from Hawthorne Road to no less than (15.9') ~
- B. reduce the (50.0) required setback from Greenridge Avenue to no less than (41.0').

Building Department # ZBA-000082-2023.

**8. APPLICATION AND APPEAL OF JONATHAN & THERESA DELL'OLIO** for a variance of the provisions of section **200-52** of the Village Code, to authorize the issuance of a permit, for the maintenance of **168.0'** of **4.0'** high estate fencing in the front yards of the corner premises known as **49 WILLOW STREET** (Map of Garden City East, Block 119, Lot 1, R-12 District), the installation of which would:

- A. cause (168.0') fencing and gate to be no less than (32.75') from WILLOW STREET where (50.0') is required, and no less than (0.66') from Washington Avenue, where (60.0') is required.

Building Department # ZBA-000083-2023.

**END OF CASES**

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

DATED: March 6, 2023,  
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:**

**TUESDAY APRIL 18, 2023**