



NOTICE OF MEETING OF THE  
**ARCHITECTURAL DESIGN REVIEW BOARD**

INCORPORATED VILLAGE OF GARDEN CITY  
VILLAGE HALL  
351 STEWART AVENUE  
GARDEN CITY, NY 11530



**MEETING AGENDA**

TUESDAY, MAY 23, 2023, AT 6:30 P.M.

I. Approval of Minutes:

A. Minutes from the meeting held on **April 25, 2023**

B. Applications - **Cases as follows:**

- 1. APPLICATION OF MR. ANDERSON VIEIRA**, in accordance with the provisions of Section **57-5** of the Village Code, so as to permit and maintain, the erected **18 sq. ft.** first floor rear addition with a **94 sq. ft.** second floor above, a **12 sq. ft.** portico and steps in the Old Country Road front and, a **14 sq. ft.** two story box bay in the Spruce Street front, with the reconstruction of the existing roof, (demolish bay window); at the corner dwelling known as **41 SPRUCE STREET** (Map of Mineola Plaza, Block 5, Lots n-1, R-6 district). Building Department # ADRB-000104-2023, James DeLuca, RA  
\*Adjourned at the April 25, 2023 meeting
- 2. APPLICATION OF MR. GREGORY P. BUCKMAN** in accordance with the provisions of Section **57-5** of the Village Code, for a previously issued building permit erecting, a **32 sq. ft.** one story vestibule and **32 sq. ft.** portico with a **180 sq. ft.** second floor addition in the front; a **235 sq. ft.** side one story addition, and **450 sq. ft.** open porch at the rear; at the dwelling known as **154 BROOK STREET** (Map of Garden City Lawns, block 12, lot 3, R-6 district) Building Department # ADRB-000114-2023, Leo J. Pyzynski, R.A.  
\*Adjourned at the April 25, 2023 meeting
- 3. APPLICATION OF CYNTHIA THOMPSON**, in accordance with **§57-5.A.3** of the Village Code, to allow issuance of permits constructing a **112 sq. ft.** second floor front addition with 2- 14 sq. ft. dormers (demolish **91 sq. ft.** second floor front portion), at the dwelling known as **16 CLINCH AVENUE** (Map of Descriptive, Block D, Lot 78A, R-6 district). Building Department application # ADRB-000123-2023, William J. Cohen, R.A.  
\*Adjourned at the April 25, 2023 meeting
- 4. APPLICATION OF MICHAEL & NICOLE ROMANO** in accordance with **§57-5.A.3** of the Village Code, for issuance of building permits erecting a **104 sq. ft.** one story addition, with **97 sq. ft.** open porch and **31 sq. ft.** portico at the front, at the dwelling known as **14 HUDSON ROAD** (Map of Nassau Homes, Block F, Lots 40, R-6 district). Building Department # ADRB-000126-2023, Jared Mandel, R.A.



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5. **APPLICATION OF MR. & MRS. MAURICIO BENITEZ**, in accordance with §57-5.A.3 of the Village Code, for issuance of building permits, erecting a **133 sq. ft.** one story rear addition with **15 sq. ft.** portico, **78 sq. ft.** side porch, and **47 sq. ft.** Garden Street front portico (demolish **38 sq. ft.** rear cellar entrance), at the corner dwelling known as **55 WASHINGTON AVENUE** (Map of Garden City East, Block 117, Lots 1, R-12 district). Building Department application # ADRB-000138-2023, Jared Mandell, R.A.
  
6. **APPLICATION OF MR. & MRS. VINCENT & MARIELLE RIORDAN**, in accordance with the provisions of Section 57-5 of the Village Code, to allow for issuance of a building permit for the erection of; a **1,674 sq. ft.** second floor addition creating a **259 sq. ft.** porch at the rear, and constructing a **330 sq. ft.** roof over porch at the front (demolish existing 570 sq. ft. 1/2 story), at the corner dwelling known as **81 MULBERRY AVENUE** (Map of Mineola Plaza, Block 22, Lots 41, R-6 district). Building Department application # ADRB-000131-2023, Kenneth C. Long, R.A.
  
7. **APPLICATION OF BRIAN & EILEEN EISENHAUER** in accordance with section 57-5.A-3 of the Village code, to allow issuance of building permits erecting a **201 sq. ft.** second floor side addition, at the premises known as **5 PRIMROSE COURT** (Map of Mineola Plaza, Block 15, Lot 50, R-6 District). Building Department application # ADRB-000137-2023, Howard P. Curtis, R.A.
  
8. **APPLICATION OF CHRIS & ANA IBIS SEEBRATH**, as per section §57-5.A.1 of the Village code, allowing issuance of a building permit, erecting a **4,393 sq. ft. 2 1/2** story dwelling, with **440 sq. ft.** two car attached garage, **1,745 sq. ft.** finished basement, **205 sq. ft.** front porch, a **200 sq. ft.** open porch and **200 sq. ft.** 2<sup>nd</sup> floor balcony with a **77 sq. ft.** cellar entrance at the rear, (demolish existing **2,881 sq. ft.** one story dwelling and 2 car attached garage), at the premises known as **60 OSBORNE ROAD** (Map of Garden City East, Block 137, Lot 13, R-20 District). Building Department # ADRB-000140-2023, Daniel Fabrizi, R.A.
  
9. **APPLICATION OF CALOGERO'S** as per section §57-5.A.1 of the Village code, allowing issuance of building permits, for the erection of a **1,102 sq. ft.** glass enclosed accessory dining structure with operable roof, in the rear of the existing business premises known as **919 FRANKLIN AVENUE** (Map of Garden City East, Block 153, Lot 5, C-4 District). Building Department # ADRB-000145-2023, Daniel Fabrizi, R.A.



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**10. APPLICATION OF 718 REST LLC**, as per section **§57-5.A.1** of the Village code, allowing issuance of a building permit for exterior alterations and wall signs, in the front and rear of the proposed restaurant 'GULA', at the commercial parcels known as **174 and 176 SEVENTH STREET** (Map of Garden City Central, Block 20, Lot 70 and 16, C-2 District). Building Department # ADRB-000142-2023, Daniel Fabrizi, R.A.

**11. APPLICATION OF LT GARDEN CITY LLC**, in accordance with section **57-5.A-2** of the Village code, for approval to issue sign permits for the Morgan Stanley tenancy consisting of four **37.0 sq. ft.** halo illuminated lettered wall signs, mounted on the four sides of the commercial building known as **1200 FRANKLIN AVENUE** (Map of Garden City Central, Block 12, Lot 1, C-B District). Building Department # ADRB-000128-2023, Signs of Success.

\*The approval of which would allow four signs at an elevation above 15.0'.

**12. APPLICATION OF ELIAS PROPERTIES INC.**, in accordance with the provisions of section **§57-5** of the Village code; to allow issuance of permits for exterior alterations and replacement signs, at the new tenancy 'J McLaughlin', at the front and side of the business premises known as **179 SEVENTH STREET** (Map of Garden City Central, Block 7, Lot W-10, C-4 District).

Building Department # ADRB-000136-2023, Donald Larsen, R.A.

**13. APPLICATION OF CHRISTIAN & MARY BRAVO** in accordance with **§57-5.A.3** of the Village Code, to allow for the issue of a building permit for the erection of a **27 sq. ft.** first floor addition with a **130 sq. ft.** second floor above at the front, a **260 sq. ft.** second floor rear addition and, a **604 sq. ft.** third floor **1/2** story; at the dwelling known as **36 MAXWELL ROAD** (Map of Mineola Plaza, Block 22, Lots 65, R-6 district).

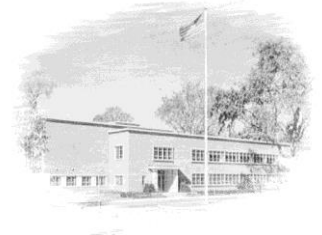
Building Department # ADRB-000127-2023, Thomas A. Lazzaro, R.A.

\*Adjourned at the April 25, 2023 meeting



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**PRELIMINARY CONFERENCE**

- 14. APPLICATION OF TONYS TACO HOLDINGS LLC.**, in accordance with the provisions of section §57-5 of the Village code; a preliminary conference for proposed exterior alterations and signs, of a **3,940 sq. ft.** first floor portion for restaurant use, at the commercial premises known as **118 SEVENTH STREET** (Map of Garden City Central, Block 6, Lot A3 and A4, C-2 District). Building Department # ADRB-000141-2023, Beth Donner Designs.

**Next Meeting:**

**JUNE 27, 2023**