



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, JULY 18, 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, July 18, 2023, at 6:30 p.m.**, to take action on the following matters:

1. **APPEAL OF BING CHEN**, for a variance from provisions contained in Section **200-52** of the Village Code, allowing for the issue of permits to maintain a previously installed A/C compressor (to be obscured by shrubbery) in the Washington Avenue front, of the corner dwelling known as **2 MULBERRY AVENUE** (Map of Mineola Plaza, Block 26, lot 3, R-6 district), the granting of which would:

A. reduce the (60.0') Washington Avenue front setback for accessory structures, to not less than (29.0').

Building Department # ZBA-000143-2023.
Adjourned at the June 20, 2023

2. **APPEAL OF BRETT BUCCI & VICTORIA ROGER** for a variance of provisions contained in Section **200-46** of the Village Code, to allow the issue of a building permit erecting; a (324) sq. ft. two story rear addition, at the dwelling known as **8 PRIMROSE COURT** (Map of Mineola Plaza, Block 16, Lots 14, R-6 district) the granting of which would:

A. reduce the 8.0' minimum side yard to not less than 6.5'.

Building Department # ZBA-000150-2023, Kenneth C. Long, R.A.

3. **APPEAL OF TIMOTHY & MARICLAIRE MOON** for a variance of Village Code Section **200-31**, for the erection of a 121 sq. ft. rear portico, at the dwelling known as **50 LOCUST STREET** (Map of Garden City East, Block 109, Lots 6, R-12 district) the granting of which would:

A. exceed the allowable building area of 2,250 sq. ft. or 20%, by 143 sq. ft. (2,393 sq. ft. or 21.27%).

Building Department # ZBA-000152-2023, Emilio Susa, R.A.



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4. **APPEAL OF CHRISTOPHER & TARA REILLY** for a variance of Village Code Section **200-15**, for the erection of a **250 sq. ft.** one story rear addition with **34 sq. ft.** entry portico (demolish 191 sq. ft. rear sun porch), at the dwelling known as **135 LOCUST STREET** (Map of Garden City Lawns, Block 8, Lots 57, R-6 district) the granting of which would:

A. exceed the allowable building area of 1,875 sq. ft. or 25%, by 107 sq. ft. (1,982 sq. ft. or 26.42%).

Building Department # ZBA-000155-2023, Leo J. Pyzynski, R.A.

5. **APPEAL OF CHRISTOPHER & SAMANTHA AMATO** for a variance of the provisions of section **200-31, 200-46.D & 200-52** of the Village Code, to allow for the issuance of permits, to erect a **597 sq. ft.** second floor addition, and the placement of **(2) AC** compressors in the rear yard, at the corner premises known as **143 WETHERILL ROAD** (Map of Country Life Development, Block O, Lot 251, R-6 district), the granting of which would;

A. reduce the Wetherill Road front setback of 25.0', to not less than 22.25' ~

B. reduce the freestanding equipment setback of 10.0', to not less than 6.0'~

C. reduce the 8.0' minimum side yard setback, to not less than 5.0', where 4.5' is existing.

Building Department # ZBA-000156-2023, Daniel Fabrizi R.A.

6. **APPEAL OF WILLIAM & PATRICIA DERSCH** for a variance of provisions in Sections **200-15** and **200-52** of the Village Code, for issuance of building permits erecting a **976 sq. ft.** first floor rear addition with **829 sq. ft.** second floor; a **450 sq. ft.** side port-a-cochere with **117 sq. ft.** second floor; an **81 sq. ft.** one story addition with **53 sq. ft.** porch addition at the front (demolish 431 sq. ft. covered porch and deck, and 323 sq. ft. one story addition with 53 sq. ft. cellar entrance, and 300 sq. ft. detached garage at the rear), at the dwelling known as **93 FIFTH STREET** (Map of Garden City Central, Block 23, Lots 7, R-20 district) the granting of which would:

A. exceed the allowable building area of 3,729 sq. ft. or 20.0%, by 630 sq. ft. (4,359 sq. ft. or 23.38%) ~

B. reduce the required front yard setback of 55.0' to not less than 52.33'.

Building Department # ZBA-000157-2023, H. Bradford Gustavson, R.A.



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7. APPEAL OF BARBARA DERICO for a variance of Village Code Section **200-31**, to permit the erection of a **40 sq. ft.** front portico, at the dwelling known as **143 HARRISON STREET** (Map of Park Manor, Block -, Lots 261, R-6 district) the granting of would:

A. reduce the **30.0'** front yard setback to not less than **25.1'**.

Building Department # ZBA-000162-2023, John J. Viscardi, R.A.

END OF CASES

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

DATED: June 28, 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 AUGUST 22, 2023