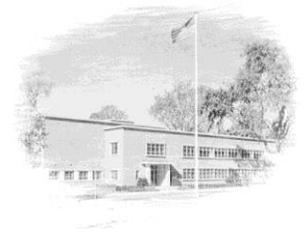




ARCHITECTURAL DESIGN REVIEW BOARD
INCORPORATED VILLAGE OF GARDEN CITY
MEETING MINUTES
TUESDAY, APRIL 19, 2016



PRESENT: Hugh S. Lacy, Chairman
Donald A. Hickey, Jr
Cosmo Veneziale
Barbara Ruggiero
Celia Petersen
Daniel Fabrizi
Phil Santantonio
William Allese

ALSO PRESENT: Ausberto Huertas Jr. M.S, Assoc. AIA, CEO
Department of Buildings Superintendent

ABSENT:

Commenced at 8:25 p.m.

I. APPROVAL OF MINUTES:

The minutes of the March 15, 2016 meeting were approved.

II. Applications:

1. 152 Seventh Street (**FOOD FOR THOUGHT**) for exterior façade presented by Gunjan Kathuria for a change the color of the stucco to a shade darker than what was previously approved. The color is to be Chelsea gray, the letters will be shades of white and ivory white. The piers will match the piers of the adjoining Burger spot restaurant.

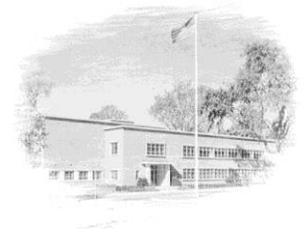
The application was approved as submitted.

2. 731 Franklin Avenue (**NEPTUNE PHOTO**) for signage presented by a representative from Mineola Sign who presented a black waterfall awning with white lettering.

The application was approved.



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3. 191 Seventh Street (WAXING THE CITY) for signage presented by Peter Facchiano.

Mr. Facchiano presented two signage options- Option 1 was for one primary sign above the front entrance (two 16" bands) and one secondary sign on the side elevation above the window. Option 2 was for one primary sign to be installed directly to the sign bank above the front entrance and one secondary sign installed on the side elevation above with window; 24" total height on two lines. The color presented is tangerine and the lighting will be presented at a later date.

The application was approved subject to the above stated condition.

4. 133 Fifteenth Street – (NASSAU COUNTY BAR ASSN.) presented by Harry Nicholaides, R.A.

Mr. Nicholaides presented the project which he stated had no visible change to the building. During the construction, it was discovered that the wood framing of the kitchen roof and fireproof spray made the wood brittle and affected the brick. A temporary roof was installed until the roof was replaced. The existing chimney was not a functional chimney and does not meet code. New equipment had to be engineered to be installed on the flat roof. The new equipment will be installed and the existing chimney will be abandoned. The only addition will be replacement unit not visible from the street. Mr. Nicholaides presented photos of vantage points of the building to demonstrate that the equipment will not be visible. He also presented a letter stating the Fire Marshal cannot approve the use of the existing chimney. The Board raised the question if screening will be installed. Mr. Nicolaides stated it would draw attention to the equipment. He also



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presented that a skylight will be as part of the replacement project. The Board approved the application with screening.

The application was approved with the above-stated condition.

5. 61 Adams Street (LESCHINSKI RESIDENCE) for exterior finishes presented by Mr. & Mrs. Leschinski. Mr. Leschinski stated that during the recent renovation, it was difficult to match the existing siding. He presented a sample of the proposed siding in a Juniper Ridge color with white trim. All the detail trim will also be white. The Board inquired the color of the corner boards be a matching color rather than white. Mr. Leschinski stated that the corner board will, in fact, be a matching color rather than white.

The application was approved as presented.

6. 227 Euston Road (CHAMBERLAIN RESIDENCE) presented by Jack Riffle, R.A. for a new one family dwelling.

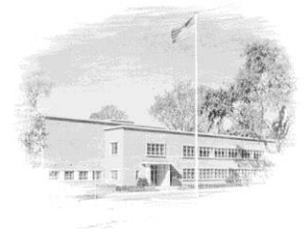
Mr. Riffle presented a colored rendering as previously requested by the Board and pointed out that the gable vents were replaced from the previous submission. The color of the siding is Timber bark Hardi plank, the dormers to be cobble stone, and gutters and leaders show on all side of the dwelling. The gables are 45 degree angles. The door will be mahogany with black shutters with charcoal grey shingles. No cornerbeads will be used. A landscape plan will be submitted at a later date.

The Board approved the application subject to the submission of the landscape plan.

The application was approved subject to the above-stated condition.



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7. **South Avenue**, (ADELPHI UNIVERSITY) for an addition to the existing dugout for a locker room presented by Bob Shipley and Anthony Diproperzio, R.A. Mr. Shipley presented photos of the dugout and the proposed addition which will match the existing brick as well as the concrete band and stone. The only material not matching will be the roof shingles. Only a small exhaust fan will be installed located inside the building.

The Board questioned whether the addition was below the frost line. Two cherry trees will have to be removed and replaced.

The application was approved.

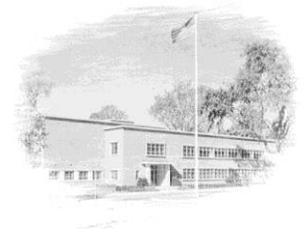
8. **14 Franklin Court East**- (HARPER RESIDENCE)- for additions/alterations presented by Nicolas Zapata, R.A.

Mr. Zapata presented the project to include enclosing the existing foyer and installing larger 7') high windows, adding a French door and install a balcony in the foyer area. The siding will match the existing siding in the same patten and color. The doors and windows will be vinyl white Anderson as well as the entry door with side lights. The French doors on the side elevation will be white. The proposed Juliette balcony will be for aesthetics only and not useable. Tempered glass will be installed due to the height of the windows. Mr. Zapatas also mentioned that the open porch was previously approved by the Building Dept.

The Board questioned as to why the windows and doors do not align. The Board suggested that it would improve the appearance if the windows did align and felt that the 4' high window is too large. The Board approved the application with the omission of



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the balcony window, reducing the window to 3x2 maximum at the top, suggested changing the color of the shutters for contrast, and align the molding above the door.

The application was approved with the above-state conditions.

9. **285 New Hyde Park Road** (PARITI RESIDENCE) for additions and alterations presented by James Lerner, R.A.

Mr. Lerner presented a second floor addition above the kitchen/dining room for a master suite, a 3.5" x5' front portico and one story rear addition. Mr. Lerner stated that the siding will match the existing in a tan color Perfection siding, and the roofing will also match the existing shingles. Samples of the gutter and corner board in Azek trim was presented and crown moldings above the windows. He also presenting to move the oval window to the right to center it on the interior space. The electrical service would not be relocated, but stated that the existing air conditioning will be relocated. The dwelling height will be 28.5 to comply with zoning. Anderson windows and soffit lighting. The dwelling height will be 28.5 to comply with zoning.

The Board question if the brick will match the existing chimney. The Board questioned the second floor window which does not align with the first floor window and whether the new brick will match the existing chimney. The Board requested a material list or the proposed materials be called out on the drawings. The encroachment of the addition as well as the a/c equipment may require a variance.

The application was adjourned.

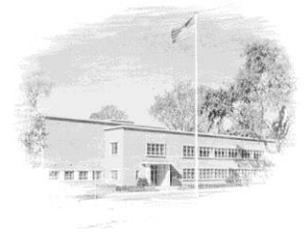


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10. **78 Magnolia Avenue** (LEE RESIDENCE) for a new one family dwelling presented by John

Viscardi, R.A.

Mr. Viscardi stated that there was a previous submission to the ADRB by a prior owner.

He presented the proposed dwelling with a detached garage, brick center hall colonial. A minor variance is requested for the portico and front yard setback. The house is in disrepair and photos were presented to that effect. Trees will also have to be removed.

Mr. Viscardi mentioned that this house is the only one facing Magnolia Avenue. The façade will be in brick with Azek trim work and portico with the elliptical arch. The roof pitch 8 & 12 similar to the existing with all double hung windows. The lot coverage meets zoning 10 sq. ft. under. The front of the garage will be brick cedar impression in gray, charcoal black roof, Glen Gary brick, the columns and window trim will be white, black shutters, Jeld Wen door with sidelights; no corner boards. The lot is undersized for the zone. The Board questioned the fact that there is no chimney.

The Board approved the application as to the dwelling.

Ms. Bibla presented the landscaping was presented. She stated that the trees were growing into the house and requested permission from Mike Didyk to remove several trees-6 total. She presented a brick walkway to match the brick with screening on the north property line. Plantings will be added to screen the air conditioning equipment and a narrow hedge will also be planted on the north wall. Drywells will be installed for roof drainage. The only remaining trees will be the street trees. The Board suggested planting a small 2-2.5 inch caliper flowering tree near the sidewalk in the front of the dwelling.

The landscaping was also approved, as presented.

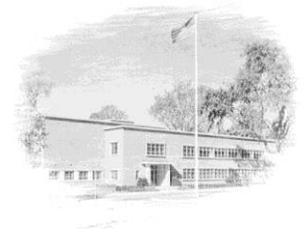


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11. **104 Sixth Street**, (BOYCHUK RESIDENCE) for a new one family dwelling presented by TJ

Costello of Hierarchy Architects.

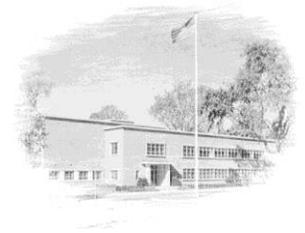
Mr. Costello presented a new one family dwelling, the style to be in accordance with the neighborhood which are mixed in variety. He presented the four bedroom home, the third floor would not be finished at this time. He presented a color rendering of the front and rear elevations. The exterior cladding would be Hardi plank with Azek trim, Vermont slate roof. Mr. Costello stated that was not the owner's intention to match the existing architectural design and further stated the style of the proposed dwelling allows freedom of floor plan and formal volume.

Mr. Costello stated that the existing dwelling is obsolete and stated the owner is not living in the house. It is a balloon frame home; wavy plaster walls, not insulated, cracks in the foundation, single pane windows would not meet energy code. Pipes burst recently and the entire ceiling is now on the kitchen floor.

The Board questioned as to why the existing home is being demolished and inquired if the house could be restored or a similar style be designed. The Board inquired as to the elevations of the adjoining homes. The Board also mentioned that the adjoining homes have porches, a feature that this house is lacking. The Board stated that the proposed replacement house was an abstract version of a Victorian house with flat composite details unrelated to the existing historic house details. A study of the original house details and proposed house details should be provided. The Architect provided no contextual analysis of the adjacent and surrounding houses. Drawings / photographs of the existing adjacent houses to scale were not provided. The existing dwelling at 104 Sixth Street is on the National Register of Historic Places and is part of the historic legacy



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of Garden City and should not simply be demolished. Moreover, a member of the Board questioned whether the homeowners present at the meeting would really not prefer a restored house over a new pseudo Victorian replica? A member of the Board stated he could not support approval of the proposed replacement house based on the Architect's presentation and the historic designation of the existing house.

Neighbors present at the meeting commented that the style is an exciting addition to the neighborhood and felt that the context is in fact in scale with surrounding homes. Mr. Walsh stated the concept of demolishing this type of home and the fear that homes of this nature are not being actually being improved.

The Board requested a streetscape of the surrounding homes in the area. The Board also requested a design removing the mansard roof to soften the effect. Mr. Costello requested a direction of the Board's opinion. He also inquired if the Zoning Board would help in support of allowing additional square footage over the 25 percent permitted in this zoning district. The Application was adjourned.

The meeting adjourned at 10:35.