

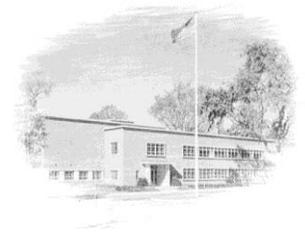


ARCHITECTURAL DESIGN REVIEW BOARD

INCORPORATED VILLAGE OF GARDEN CITY

MEETING MINUTES

TUESDAY, NOVEMBER 17, 2015



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

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

ABSENT: Cosmo Veneziale
William Alisse – *Alternate unavailable*

I. APPROVAL OF MINUTES:

The minutes of the October 20th 2015 meeting were accepted with a requested correction to application #6, Osborne was misspelled without the “e”, and the replacement tree is to be three (3”) inch caliper size.

II. APPLICATIONS:

1. **1325 Franklin Avenue** (Merrill Lynch) for signage presented by Anthony Naglieri & Jaime Shea.

Mr. Naglieri and Mr. Shea described the project in detail, also explaining the vehicular accident which damaged the existing monument sign currently on the parcel. The existing sign is not repairable and they are seeking to replace with the light box style ground monument sign. The new sign will be the exact dimensions as the current monument on site. The lettering on the sign would be illuminated at night.

The application was approved as submitted.

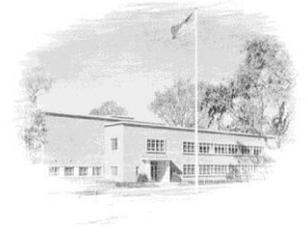


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2. **840 Franklin Avenue** (HL Gross Bros.) for awning with signage presented by Brad Gross & Ed Youngstrom.

Mr. Gross and Mr. Youngstrom described the project in detail. The signs are all different sizes. The Board questioned why the word Rolex was shown twice on the submittal. Mr. Gross explained those were manufacturer's requirements. The awning lettering was accepted however the applicant is to maintain no more than 6" in lettering height, per the Boards' request.

The application was approved as submitted.

3. **901 Franklin Avenue** (Mapfre Insurance) for signage presented by Jamie Shea

Mr Shea presented the application in detail. Mr. Shea stated he believes the company is rebranding and changing their signage. Both signs on the front and back are being replaced as submitted. The front signage is to match the front of the building façade color or close to it. The rear signage is to be a gray color. Both signs are oversized and exceed the required 24" in overall height. Originally, the front sign was granted but was slightly smaller than the proposed sign in this application. The Board commented on the new larger sizes. Mr. Shea explained the lettering in the signage would be illuminated and not interior lighted. Applicant offered to relocate logo and slightly reduce.

The Board requested the rear sign to be changed and return with a redesigned or produce other alternatives. It was also requested he stay within the two (2) foot maximum overall height in the rear. Other comments were mentioned as to how the lettering is not lined up and should be corrected. The front sign is to be detailed with dimensions and produce the dimensions of the current sign in place at the parcel. Registered trade mark on insurance will be on sign.

The Board requested Mr. Shea resubmit a redesign of the above requested with additional details and information as well as samples of the materials and lettering in full size.

The application was adjourned.



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4. **1200 Franklin Avenue** (Lord & Taylor) for exterior alterations presented by Richard Bivone and Chris Collett, R.A

Explained the scope of work for the exterior renovation. Interior renovations are being filed separately. Applicant provided a new color sheet. All 4 signs will be halo light and back lit. Black lettering. Owner prefers option 1. Samples were shown during the presentation. Current green awnings will be removed per proposal. Rails will also be replaced and retained and installed new and in steel to replace the failing and rusting ones on site.

The Board asked if the owners would consider a glass canopy similar to the existing awning than what was proposed. The Board is concerned with the removal of the canopy since it would be a hindrance to the seniors who rely on the coverage from the weather, when they go there to shop.

The applicant stated the proposed smaller glass awning type would be tiled and channeled for drainage in the back and sides.

The Board requested the awning, and correct drainage item to be shown in detail or provide alternative that is similar at both entrances.

In final, the Board approved the following:

1. The new Lord & Taylor sign with halo back lighting
2. Exterior façade glass look, both Options 1 and 2 and will leave the owner to choose which one they would prefer as both were acceptable to the Board.
3. The size and height of the sign and granted a variance to exceed the maximum height of 24" inches.

The Board did not approve the following:

1. Removal of the existing canopy, alternative to be provided similar to existing or retain the existing canopy.
2. Provide drainage detail on alternate or proposed glass awning.

The application was adjourned with the conditional approvals as stated above.

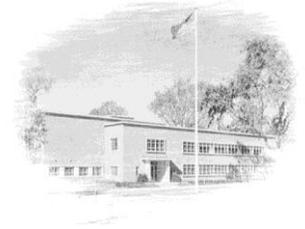


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5. **113 Nassau Boulevard** (Kamis Residence) for exterior alterations presented by Johnathan Badger.

Mr. Badger, who presented in the previous meeting, returned with the corrections and samples to further clarify the questions from the Board. All items were present to the Board in detail. He also explained how there are similar ones, and presented samples. Pavers for rear patio with bluestone steps will be constructed.

The applicant also stated the owners will still remove the existing portico due to weathering and leaking problems which were discovered. The new Portico is still being proposed as previously submitted.

Windows will be in a white color, shutters will be a raised panel style and in classic blue color and the house siding will be light gray color. All railing details will be white. The applicant provided a new color elevation rendering showing these clarifications.

The application was approved as presented and revised.

6. **119 Garfield Street** (Wills Residence) for additions and alterations present by Kevin Bertolini, R.A

Mr. Bertolini explained the project scope in detail for a porch and portico installation. The project is located in an R-8 zone in which the proposed scope requires an area variance. Mr. Bertolini has already submitted his application at the same time the ADRB application was submitted. He further explained in detail describing the plain round columns which will be in white, roof shingles are to be Tamko Virginia Slate Heritage premium. He stated the railing will be a black color. All other items as shown on the application were acceptable to the Board. Pending ZBA on January 26, 2016, applicant will return with changes should it be required.

The application was approved.

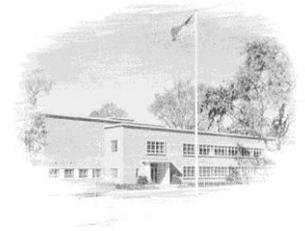


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7. **31 Whitehall Boulevard** (Arning Residence) for additions and alterations presented by Gerard Meyer, R.A

Applicant explained the project in detail. The scope consists of removing all brick, expanding the existing sun room and attached garage. The roofing materials are to match the existing roof style and color. Proposed roofing material is GAF UHD lifetime in pewter. Mr. Meyers also explained the minor changes throughout the house being proposed which included windows, extending roof eaves and roof returns. The Board asked if the Bow window is being removed. However, Mr. Meyers stated it was not being removed as the program he used for this presentation removed it by mistake. The Bow window will be retained with the proposed roof style shown on plans. Portico elliptical light will remain as well.

The application was approved.

8. **37 Transverse Road** (DeAlbuquerque) for landscaping presented by Robert Campagna.

The homeowner requested an adjournment.

The Application was adjourned per request of the H.O letter dated 11/12/2015.

9. **60 Meadow Street** (Pshihudakis Residence) for solar panels presented by Cathy Farmer.

Ms. Farmer explained the scope of the installation for the rear of the house. She further stated no trees would be affected for this installation. A total of 28 solar panels will be mounted as submitted. The Board requested the panels be close to the roof as possible and is requiring them to be installed no higher than four (4) inch clearance off the roof. Ms. Farmers said it would not be a problem and would revise the formal submission to reflect the Boards request.

The Application was approved with conditions stated above.

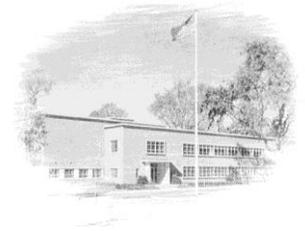


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10. 70 Willow Street (LV Residence) for solar panels presented by Cathy Farmer.

Ms. Farmer explained the scope of the installation for the rear of the house. The installation will span across the rear roof and will not be multi-level installed. A total of 30 panels are to be installed. The plans show the panels installed six (6) inches of clearance however, the Board also requested them to be installed no more than four (4) inches of clearance as the previous application. Ms. Farmers said it would not be a problem and would revise the formal submission to reflect the Boards request.

The application was approved with conditions stated above.

11. 16 Keenan Place (Foxen Residence) for solar panels presented by Cathy Farmer.

Ms. Farmer explained the scope of the installation for the rear of the house. The installation will span across the rear roof consist of 19 panels on top and 8 panels on lower roof. Tree is near house and will require trimming however the tree will not be removed. The board was concerned on the trimming of the tree and requested a trimming plan to be produce and show how the tree will be trimmed.

The Board is requiring that the tree not to be trimmed no more than half from its current condition and be restricted to the lower half only. Ms. Farmers is to provide a trimming detail and corrections to the four (4) inch installation clearance per the Boards' request.

The Application was adjourned.

12. 103 Lefferts Road (Lamonica Residence) for solar panels presented by Cathy Farmer.

Ms. Farmer explained the scope of the installation for the rear of the house. The installation will span across the rear roof consisting of 14 panels on the roof. Ms. Farmers said it would not be a problem and would revise the formal submission to reflect the Boards request on the four (4) inch clearance in height.

The application was approved with conditions stated above.



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13.179 Seventh Street (Elias Properties) for exterior alterations presented by Philip Shae and Carol Manges.

Mr. Shae explained in detail the proposed store interior and exterior alterations. The proposal shows an expansion of the open space with new paving to expand the existing open space already present. The store will be operating as separate entities but run by the same tenant from both stores as stated by Mrs. Manges who is the tenant. Exterior openings, proposed materials, site plan and paving per the application were reviewed and clarified to the Board.

The sign and associated lighting shown on plans are not part of this application and will be filed separately to the Board.

The application was approved with conditions stated above.

There being no further business, the meeting ended at 10:15pm.

END OF REPORT