

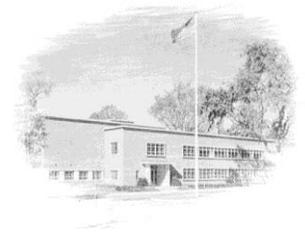


# ARCHITECTURAL DESIGN REVIEW BOARD

INCORPORATED VILLAGE OF GARDEN CITY

MEETING MINUTES

TUESDAY, DECEMBER 15, 2015



PRESENT: Hugh S. Lacy, Chairman

Barbara Ruggiero

Celia Petersen

Daniel Fabrizi

Cosmo Veneziale

William Alisse

Phil Santantonio

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

ABSENT: Donald A. Hickey, Jr.

## I. APPROVAL OF MINUTES:

The minutes of the November 17<sup>th</sup> 2015 meeting were approved.

## II. APPLICATIONS:

1. **901 Franklin Avenue** (MAPFRE INSURANCE) for signage presented by (Jamie Shea).

Mr. Shea presented the application together with an actual sample of the sign letters to be mounted. The sample was a red letter against a panel of the actual signage, showing the lettering type. Only the letters will be illuminated, not the back panel itself.

The sign will be reduced to 46 inches from the previous existing sign which is 46.5”.

**The application was approved.**

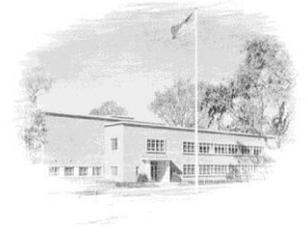


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- 2. 1200 Franklin Avenue (LORD & TAYLOR) for exterior alterations presented by Lawrence DiGennaro, Architect.**

The proposed canopy was modified as per the Board's prior comments to correct the drainage issues. Details were also provided regarding the glass canopy which clarified previous comments and concerns.

An alternative was presented due to cost, which would remove the glass awning from the scope of work. Three options were presented as per the submitted drawings.

Of the three options, option C retaining the existing awnings, was approved. Should one of the other two options be chosen due to a change in budget, there would be no objections from the Board. However, a formal submission to indicate the final choice would be required.

**The application was approved.**

- 3. 212 Stewart Avenue (LI RESIDENCE) for a new one-family dwelling presented by John M Imhof, R.A.**

Mr. Imhof explained that the existing house was constructed in 1924 and that the client wishes to construct a Mediterranean style home on the existing lot. He submitted three examples of that style within ½ mile radius of the site.

The Board discussed material samples and colors chosen by the owner and his contractor. They requested that owner be present to answer specific questions from the Board regarding choices of materials and styles, along with positioning of accessory structures, etc.

The Board also expressed concerns that the samples were not assembled in any meaningful way, and requested renderings and streetscapes that would show the proposed dwelling in context with the surrounding neighborhood. They requested that a complete landscape plan and site plan be submitted. A safety concern was also raised regarding the driveway location and the entrance for the garage off Stewart Avenue. The adjoining Country club entrance is an issue to the owner.

**The application was adjourned.**

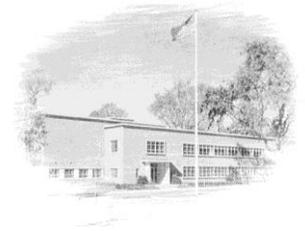


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4. **41 Hilton Avenue** (LI RESIDENCE) for a new one-family dwelling presented by John M Imhof, R.A.

The existing dwelling is an AT Stewart style house different, according to the architect, from other AT homes built. AT Stewart died in 1876, the house was built in 1883 after he had passed away.

Mr. Imhof explained that they chose a Tudor-revival style house to keep in context with the neighborhood. Mr. Imhof stated that it would be cost prohibitive to renovate and/or alter the existing structure and, therefore, the owner decided to demolish the structure instead. The Board requested a copy of the cost analysis for the current house verses new construction.

The Board also requested a presentation to show how this style house would compare to the surrounding areas including streetscapes and full color renderings. A height comparison was also requested comparing the existing house to the proposed house to be shown on the plans and elevations.

In the new design, the entrance to Hilton was negated, along with the porch and other features that are prevalent to the surrounding homes. The Board noted that is not in keeping with the character of the Nationally-historic neighborhood. The pavers chosen were also not in keeping with the vernacular of the area.

The Board then took comments from the residents:

Brian of The Garden City Historical Society spoke on the historic nature and character of that area of the Village. The adjoining neighbor at 43 Hilton explained the care and thought that was given when they renovated their National Historic registered dwelling.

**The application was adjourned.**

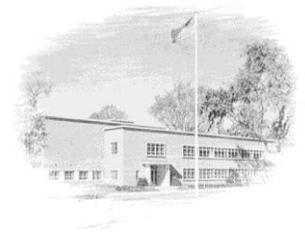


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5. **73 Nassau Boulevard** (Singh residence) for a new one-family dwelling presented by Miguek Weinstein R.A and Elizabeth Bibla LRA.

Mr. Weinstein described the house in context with the surrounding neighborhood. The Board commented that the rear elevation was the best composition of the plan. They objected to the two- story portico and requested that it be brought down to a one story portico. They deemed the development of the vacant lot, a significant landmark in the village, noting the busy Nassau Blvd location and the visibility of the lot to the railroad. They requested a full color rendering, streetscapes and a study of the context of the surrounding area. Ms. Bibla presented a preliminary landscape plan that showed a code-compliant driveway. She described the existing plantings and dense screening on the adjacent property.

**The application was adjourned.**

6. **37 Transverse Road** (DeAlbuquerque residence) for landscaping.

Mr. Compagna described the changes from the landscape plan that was previously submitted directly to the Building Department without the Board's approval. He explained that the Leyland cypress shown on the original plan were changed to arborvitae. He showed samples of the paving materials. The Board commented that dwarf boxwoods and lemongrass should be changed to boxwoods. Mr. Compagna said he would make the change and submit two (2) copies to the Building Department for approval. Also, the side yard driveway is to be maintained for the required off street parking space.

**The application was approved with conditions stated above.**

There being no further business, the meeting ended at 9:50 pm.

**END OF REPORT**