



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

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

**MEETING MINUTES**

**TUESDAY, JANUARY 25, 2022, AT 6:30 P.M.**



Present: Donald Hickey Jr., Chairman  
Celia Petersen  
Lynn Krug  
Michael Sbeglia  
Paul Capece  
Sean O'Brien

Absent: William Alisse  
Phil Santantonio

Also present: Giuseppe Giovanniello, Superintendent Building Department

Meeting commenced at: 6:41 p.m.

I. Approval of Minutes:

A. Minutes from the meeting held on **November 23, 2021**.

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

- 1. APPLICATION OF NYU LANGONE HOSPITALS**, in accordance with section **57-5.A-7, 200-43** and **57-8** of the Village code, for the approval to issue sign Permits for six **(6) 92.7 sf.** Backlit letter signs and traffic directional wall signs, at the commercial premises, known as **1111 FRANKLIN AVENUE** (Map of Garden City East, Block 151, Lot 1, C-B District). The approval of which would: allow more than one additional sign on a side or rear of a building, exceeding: **2'** vertical dimension, **15'** above grade Cause an illuminated sign facing a district other than a **C** or **I**. Building Department application # **2021-10,002**, James Fredric Case RA. (\*With revisions based on comments from the Board, at the *August 24, 2021* meeting, further adjourned at the November 23, 2021 meeting) presented by Ann Crider and James Case.

Ms. Crider, graphic designer from Entro presented on behalf of NYU Langone. She stated this is the third time meeting with the Board and presented a site plan of the location on Franklin Avenue. At the last meeting, the exterior panels were presented, and the Board requested to reduce the scale 12". Ms. Crider presented a plan (NM2 & NM3) of the scale reduced in width & height in the parking area and the taller heights on Franklin Avenue. The plan showed the exact placement with context of new height in relation to the building and consideration to large vehicles on Franklin Avenue which allows for view and footprint of the site.

Mr. Case then referred to the plan showing the dimensions of the 4 red squares, two at the Franklin Avenue corners (9' high) and two at the garage entrances (5' high).



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The Board inquired if any adjustments were made as previously discussed, to include the signs in the planters. Ms. Crider stated they were sent over electronically and there were no further changes. Ms. Petersen questioned the reason for not considering incorporating the signs in the planting areas. Mr. Case stated they are not shown in the planting areas and in doing so the sign may be too far from Franklin Avenue thereby limiting visibility. Mr. Case pointed out a small rectangular area that it may work. Mr. Sbeglia stated the sign is too high and suggested to minimize the impact and suggested softening it up with some sort of planter so a decision can be made since it is too high. The Chairman stated there is no sign that height in the Village or on Franklin Avenue and no sign that height exists here. He further stated he does not understand why it needs to be so large. Ms. Crider stated it is a tough process considering the width of the entrance in order to get you down to the parking area. The Chairman stated either way the parking is in the rear and that is where the people are directed to go and does not understand what a gigantic sign does and there is no meritorious exception given. Mr. Sbeglia felt it is not the parking and people understand that it is a NYU Langone facility without the need for the enormous signs.

Mr. Case stated they have this type of sign in other areas and many patients, some of whom are elderly, may not see the location. The Chairman asked if this same logic was applied to 1401 and compared it to the Northwell sign. He does not feel it is the right scale for the location and the reason for the departure. Ms. Crider stated the setback and type of traffic in terms of the type of patients for ambulatory care and also the massing of the building. From the last meeting, it was understood that the question was the exact placement, not the height. The Chairman stated the placement is flexible, not the size. Mr. Sbeglia inquired as to the scale of the sign when walking down the street. Ms. Crider then questioned if it is the softscape or the scale. Again, Mr. Sbeglia asked why it has to be so tall. Mr. Capece offered the suggestion by putting it in a planting area might soften it, but the size is not approvable. Mr. Case then asked what height would be approved.

Mr. Giovanniello stated for the record that the Code allows for 6' height signs and by softening it up with landscape would improve the appearance. Mr. Case agreed to the height change and adding some landscaping. Mr. Capece inquired if is flush with the sidewalk and Mr. Hickey sated the bottom of the sign is a distance of 3-4 feet. Mr. Case requested clarification. The Chairman stated the height is not to exceed 6' and to clarify the planting zone to fit in with the regularity for the base of the sign and felt it will still be visible from Franklin Ave. Mr. O'Brien stated if you miss the first sign, the second sign is visible. Ms. Petersen suggested it is important to determine what is relevant and critical for the application. Ms. Krug mentioned, from her own experience, when she visits a medical facility, she gets detailed information prior to the appointment and also uses a GPS to guide her to the site. Ms. Sbeglia further stated the height on Franklin Avenue is too much. Mr. Case asked if a revised plan can be sent electronically. The Board agreed to accept a revised plan electronically with the planter and elevations.



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The Application is pending subject to submission of a revised plan to be submitted electronically, for approval.

- 2. APPLICATION OF LT GARDEN CITY LLC**, in accordance with section **57-5.A-2** of the Village code, for the approval to issue a Building Permit for proposed locations of exterior signs, and landscape plan, at the commercial premises known as **1200 FRANKLIN AVENUE** (Map of Garden City Central, Block 12, Lot 1, C-B District).  
(Variances required for fences & trellises)

Adjourned at the November 23, 2021 meeting

Building Department application # **2021-10788** presented by Justin Poulos, Streetworks Development, Mark Schulman, Designer and John Imbriano, landscape architect. At the last meeting, they discussed the landscaping which was previously approved, the area abutting the municipal lot and the comments and feedback of the Franklin Ave landscape concerning the height and wall with horizontal slots.

Mr. Schulman discussed the importance of breaking up the fencing on Franklin Avenue, so it was not so linear with revised elevations, and they are looking at several options. Mr. Imbriano was not present at the November meeting. He addressed the comments as follows: the proposal is to mount the fencing on the wall and step it back in a plant bed at the north (shaded) side. The original plan was to create siting niches to be screened with solid 40' wood panels, contiguous broken up into 15' sections. The proposal shows the panels set back in plant bed and set back 10' and went back to 15' panel broken up with planting and vines. They looked at several options 2x4 with half inch spacing, suggested 2x2 wood horizontal with 3" space in between to make it transparent. Those were the main things by setting back the panels, planting them and elongated the plant beds 24' with three (3) Serviceberry trees which is a subtle change. The certified managed wood was previously discussed and approved. Mr. Poulos referred to the plan showing the sidewalk area.

Mr. Capece stated the setback will make it look less solid and inquired as to the purpose of the sitting area. Mr. Poulos stated he does not have a first-floor tenant as yet and the sitting area is an extension of the amenity of the building for a phone call or coffee break depending on how they devise the second floor. The Chairman inquired if they expect to have a retail tenant and Mr. Poulos stated they do not have a tenant yet and it may serve both uses but may have to pivot. The second-floor tenant has a dedicated open area at the north side of the building and will not use the first floor sitting area. Mr. Sbeglia stated he felt they listened to the Board's previous comments and is in favor of the plan presented. Mr. Capece mentioned that after the explanations, he understands it better since it is setback from the sidewalk area.

Mr. Poulos mentioned the signage for multi tenants on the first floor and stated he will be



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deal with it a later date and the tenants on the second floor will come to the Board with signage plans in Spring, 2022. The Chairman made an inquiry in terms of the proposed lighting scheme. Mr. Imbriano stated the initial submission included lighting under the coping of the wall and a tape light. Mr. Sbeglia asked about lighting in the planting area and Mr. Imbriano stated the wall light is the only lighting under the coping. Presently, there is nothing in the planters and Mr. Sbeglia suggested lighting in the planting areas. Mr. Hickey stated it will have a big impact and Mr. Imbriano stated if anything, low level lighting/pole lighting. The Chairman also asked about external space heaters and Mr. Poulos stated that is not being considered at this time. Any additional lighting should be sent to the Board electronically.

The Application was approved subject to the above stated conditions.

- 3. APPLICATION OF JOHN J. DONACHIE** as per **section 200.45.3** of the Village code, to allow for the issue of building permits, to install a **23 Panel 7.82 kW solar array**, at the rear of the dwelling known as **107 BROOK STREET** (Map of Garden City Lawns, Block 1, Lot 20, R-6 District).

Building Department application # **2021-10777**, Momentum Solar.  
Adjourned at the November 23, 2021 meeting.

ADJOURNED at the request of the homeowner.

- 4. APPLICATION OF RUSE**, in accordance with section **§57-5.A.7** and **§200-43.E.1.A** of the Village code, to allow for the issue of a sign permit, for **10.0 sq. ft.** of attached letter wall sign in the front, and a **5.0'** awning with **24"** lettering at the rear of the business premises known as, **51 NEW HYDE PARK ROAD** (Map of Richlands, Block 9, Lot 5, C-1 District). Building Department application # **2021-10872**, presented by Jessica Abruzzo.

Ms. Abruzzo stated the proposed sign is black plastic letters and presented a sample. The Chairman inquired if the sign was already installed since he visited the site. Ms. Abruzzo stated there was a misunderstanding with the installer and when she tried to stop the installation, they did not speak English. Ms. Petersen inquired as to the rear signage. Jessica stated there is an existing awning and the photo presented was photo-shopped and the rear is an existing awning, which they will be re-canvassing the same size and scale. The letters are 22" and in scale to other signs in the area.

The application was APPROVED.



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- 5. APPLICATION OF PAUL & TRACY CAPECE**, as per section **200.45.3** of the Village code, to allow for the issue of building permits, for the installation of a **19 Panel 7.98 kW** solar array, at the rear of the dwelling known as **114 PINE STREET** (Map of Garden City Lawns, Block 39, Lot 18, R-6 District). Building Department application # **2020-11129**, **presented by Jean-Pierre Clejan, Sr.** Energy Consultant on behalf of Greenlogic Energy. Mr. Capece reclused himself from the application.

Mr. Clejan presented the project for a solar installation. He stated the installation will be in the rear, not on a corner and has neighbors on the opposite side of the block. He presented several photos to the Board. The site plan south at bottom of the page of Mr. Capece's house shows the rear faces south and stated they have a good fit minus one vent.

Mr. Sbeglia asked how many panels and the response was 19 panels in total. He asked if the panels are larger. Mr. Clejan stated some are quarter in size and fatter and longer since the squarer ones do not fit. The proposed panels are 70" in length with aluminum frames. They are preferred and offer the most power and the best look. The last two pages of photos show an installation at Hewlett Bay Park with the same panels installed with anti-glare glass which produce more energy and, second, they are wrapped perfectly. The last page shows an installation in Floral Park, plans by Brad Gustavson which were approved. He stated that the panels are there for life and you get more power and some of the light goes back up to produce more power.

Mr. Capece stated his task was for maximum capacity and the best design. The Chairman stated it has a low profile.

The Application was APPROVED.

- 6. APPLICATION OF LUNA NAILS** in accordance with section **57-5.A-2** of the Village code, for the approval to change exterior colors, of the commercial premises known as **172 SEVENTH STREET** (Map of Garden City Central, Block 6, Lot 16, C-B District).

Building Department application # **2021-10716**.

\*ADJOURNED at the request of Luna Nails.

- 7. APPLICATION OF CHRISTOPHER & DAWN SCHOPPNER** in accordance with **§57-5.A.3** of the Village Code, to allow for the issue of a building permit



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for exterior alterations, at the dwelling known as **72 FIRST STREET** (Map of Garden City Central, Block 28A, Lots 9A, R-20 district). Building Department application # **2021-11183**, Vladimir Constant, P.E.

Mr. Alessio, designer and Dawn Schoppner presented. Mr. Alessio presented a rendering of the proposal and the adjoining properties. The Chairman requested clarification that there is no geometric change, and it was stated that the roof line changes by adding a gable. Mr. Sbeglia thought it was a nice rendering and looks more like a photograph than a rendering.

Ms. Capece questioned if any rooms are being reconfigured and the response was that they are just adding structural beams. Mr. Sbeglia stated there must be interior changes, but the Board's main concern is how the front looks. He also mentioned the reason for the secondary door which goes to the mudroom. He asked if they considering moving the mudroom, but the family room is in the way since it is setback 22'. Mr. Sbeglia felt that the two pieces are too symmetrical. Ms. Petersen mentioned that the front door should be wider in relation to the size of the house. It was stated that the door is 42" wide. Mr. Capece asked for the first-floor ceiling height which is was stated to be 8'. Mr. Alessio also mentioned that the owner will be doing the kitchen renovation at a later date. Mr. Sbeglia stated it is a beautiful renovation. Mr. Capece stated there is a lot of roof lines and Mr. Sbeglia asked if the side is visible from the street. Mr. Alessio stated it is not visible from the side. Ms. Krug asked if there is a third floor, and it was stated it was just an attic.

The Chairman requested material samples. There is a siding change from Nantucket Grade "Malbec" to Arctic white siding and Anderson 400 series windows, Board and Batten panels and Atlantic Premium Board and Batten shutters with hinges. Mr. Alessio presented a photo from his phone. Mr. Sbeglia asked if they should comment on the side elevation. Mr. Alessio stated there is 6' from the property line and is covered with a lot of trees. He also showed a photo on his phone to that effect. Ms. Petersen asked if the layout of the driveway is remaining, and the response was it will remain the same. Ms. Schnopper stated she liked the house when she bought it and the roof needed to be replaced and one thing led to another. The oval windows were changes to 2x2's. Mr. Giovanniello asked for an updated plan to be submitted to the Building Dept. The proposed stone is Old New England Square & rectangle in gray tones to match the rear. The Chairman asked if any new lighting is being proposed and they plan to install recessed lighting and two coach lights at the garage. Mr. Capece asked for the catalog cut of the lighting, the stone and update the sheet and the rendering as well as the trim boards. Also, the roof is GAF Timberline in charcoal color. It was requested that a catalog cut of the roof be included and the window trim.

The Chairman also requested a landscape plan, and they stated it will remain, as is. Ms. Petersen stated the rendering looks like pavers are shown at the new entry to the mudroom



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and Mr. Alessio stated they are just adding 3x2 bluestone. Mr. Sbeglia requested a landscape plan as well as the location of the air conditioning units. The owner stated they are not planning to change the landscape. Mr. Sbeglia stated that from the before and after there are some changes from the presentation and requested clarification of what is being proposed. Ms. Schnopper stated the a/c units are located on the side of the house tucked in on the right side and are shown on the survey. The Chairman asked if there are existing drywells since there is a lot more roof area that will collect rainwater and will create a lot of moisture around the foundation. It was suggested to add 1-2 drywells to capture the rainwater which will come down faster. The Board requested a revised plan and material cut sheets, as discussed.

The Application was APPROVED, subject to the above-stated conditions.

The meeting concluded at 7:55 p.m.

**Next Meeting:**

**Tuesday, March 1, 2022 @ 6:30 pm  
(re-scheduled from February 23, 2023)**

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3/4/2022 Addendum to Minutes:

Re: Application #1 NYU Langone Hospital, 1111 Franklin Avenue- (signage) revised electronic submission was **APPROVED** for the two proposed NN2 monument signs, subject to the contingency that landscape plantings include shrubs/grass that will not grow to a height above the "Parking" directional graphics as shown on the plan within the bottom third of the messaging panels.