



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- MARCH 1, 2022

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

Also present: Giuseppe Giovanniello, Superintendent Building Department

Meeting commenced at: 6:42 p.m.

I. Approval of Minutes:

A. Minutes from the meeting held on **January 25, 2021**.

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

1. 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**, adjourned from the January 25, 2022 meeting, presented by Aaron Ho from Momentum Solar.

Mr. Donachie and Mr. Ho presented the project for 23 panel solar array and stated that all panels will be located at the rear of the house, #17 at rear roof #16 at extension of rear roof. He referred to the aerial view showing the panels installed on the upper nothing on lower roof.

The Board was missing the page Mr. Ho was referring to and presented additional copies. Mr. Sbeglia questioned the wattage of power on the north side which it was stated to be 7.82. Mr. Capece requested confirmation that they would be matching the pitch of the roof, not elevated. Mr. Ho stated that the panels have come a long way and stated they would match the roof pitch.

The Chairman commented that the application should be corrected to remove Pine Street house image, which appears to have been inadvertently placed in the package and confirmation that all solar panels will be obscured from visibility".

Mr. Donchie mentioned that the house backs up to the wooded area off Commercial Avenue. Mr. Sbeglia questioned where the house is situated on Brook Street and his house is located to the right of the Muldoon residence.



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The Application was **APPROVED** subject to the above-stated condition.

- 2. APPLICATION OF JASON & JOANNE THOMAS** in accordance with §57-5.A.3 of the Village Code, to allow for the issue of a building permit, for the erection of; a **348 sq. ft.** rear first floor addition, with a **394 sq. ft.** second floor addition above, and the enclosure of a **78 sq. ft.** first floor side open porch (demolish **324 sq. ft.** detached garage and **49 sq. ft.** cellar entrance at rear), of the premises known as **136 MEADBROOK ROAD** (Map of Country Club Estates, Block 10, Lot 23, R-8 district).

Building Department application # **2022-11190**, John J. Viscardi, R.A. & Mr. & Mrs. Thomas were present.

Mr. Viscardi presented the Application and questioned if the Board members received the revised material list. Mr. Viscardi discussed that the proposed project of an existing Tudor dwelling which the owners received a variance at the last Zoning Board of Appeals meeting. They are demolishing the 2-car garage at the rear and adding an addition. Mr. Viscardi mentioned that this house was also approved for a variance back in the 1930's. Mr. Viscardi referred to page 2 of the plan and mentioned that the Zoning Board of Appeals members were happy about the open porch being enclosed to provide for a mudroom, family room extension and above building a master bedroom suite. The Zoning Board was also in favor of the additional storage area proposed. At page 3, showed elevation photos of the existing house- shows three windows which fit perfectly over the garage doors.

The proposed materials include light colors, the brick will be painted, removing the slate roof which is leaking and replace it with 'Pewter Gray' Timberline roof. They will be matching the existing stucco and trim work, to be painted with Benjamin Moore 'Ballet White' as can be seen on the photo and on the rendering. Anderson windows in 'Sandstone' color trim, garage door Mahogany color to match the existing front door as seen from the rendering. They are also moving some windows around and doing patchwork for the brick and will have enough replacement brick from the garage and will paint the entire façade. They are also making changes to the left side elevation along driveway and by lightening up the color will be harmonious to the existing home. At the rear, they are matching the trim work around windows and the stucco itself. Basically, trying to emulate the existing house, eliminating some windows, repair the previous brick work, and correct some drainage and flashing issues. The front elevation will look the same; the rear is being changed around with the windows. And all existing windows are original and will have to be replaced.

Mr. Sbeglia questioned the color of the painted brick which, from the rendering appeared a yellow color. Mr. Viscardi confirmed it is more of a Limestone color and it is not yellow. The existing stone will remain and be cleaned up. Mr. Sbeglia also questioned the gable



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roof which will be extended and how it will align up that roof with the ridge in the back. Mr. Viscardi referred to the left side elevation which shows the gable extension with the roof behind it and will not be seen from the street. Mr. Viscardi marked the plan in red to explain what is planned in order to get the roofs together and stated, 'the design keeps it very simple.' Mr. Capece was not clear and requested a roof plan. Mr. Viscardi state the roof is sloping back and highlighted the area that has to be lined up which can be seen from the rear elevation or 'there will be crazy valleys created'. It is a simple solution to the plan to get everything to line up.

Mr. Capece questioned if the 2-car garage was original and whether there was a thought about not wanting to drive up to the windows. Mr. Capece also requested a site plan. Mr. Sbeglia again questioned the shaded area which Mr. Viscardi stated is a simple design. He stated the shed roof will be expanded which is going straight back and why he has to create a roof pocket and creating another roof pocket to create a small window for the bathroom. He is not changing the roof pitches from the front of the house. Mr. Sbeglia asked why the roof must be pitched in the front. Mr. Capece requested a simple roof plan in order to feel better as to what is going on. Mr. Viscardi state if he continues the pitch, it will not look right. Mr. Sbeglia stated they prefer not to see the stucco and would rather see the roof. It is a 11/12 pitch. From the overhang, it is where it meets the wall which meets properly. Otherwise, it will have planes that don't line up. The alternative is to have a stucco wall there.

It was stated that the chimney is being removed due to the extension and they are doing a direct vent fireplace and the heating exhaust will be located at the back corner of the house, as shown on the elevation drawing. The whole idea is trying to avoid a bigger gable wall with stucco and will not be seen from the street since it is set far back.

The Chairman mentioned that the stucco triangle area is less visible because it is set further back and the rendering is not a fair demonstration of the proposed plan. He also commented regarding the roof plan which Mr. Viscardi stated will be added to the construction drawings. The Chairman requested that the roof plan design be submitted electronically, for further approval.

Ms. Petersen questioned the driveway which extends to the rear and the requirement for one off-street parking space. Mr. Viscardi stated that the driveway is ending there, and they received a variance for lot coverage. The Chairman inquired whether the garage door will match the existing front door, and the response was the doors will be Mahogany in color to match the existing front door.

The Application was **APPROVED**, conditionally, subject to submission of a roof plan to be sent electronically.



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- 3. APPLICATION OF MR. & MRS. FERNANDO CERQUEIRA** in accordance with §57-5.A.3 of the Village Code, to allow for the issue of a building permit, for the erection of; a **1,964 sq. ft.** second floor addition, with a **124 sq. ft.** front porch, at the dwelling known as **35 HOMESTEAD AVE** (Map of Shaw Gardens, Block 1, Lots 44, R-6 district). Building Department application # **2022-11209**, John J. Viscardi, R.A.

Application ADJOURNED at the request of the Applicant (pending outcome of the Zoning Board of Appeals meeting scheduled for March 15, 2022)

- 4. APPLICATION OF CHRISTOPHER DELLI CARPINI & DANIELLE MOLAISON** in accordance with section **57-5.A-3** and **200-45.3** of the Village code, for the approval to issue permits for the installation of; a **7.62 kW (22)** panel solar array, on the south roof, at the corner premises known as **38 EDGEMERE ROAD** (Map of Richlands, Block 2, Lots 30, R-8 district) Building Department application # **2022-11275**, SUNation presenting.

Mr. John Lownds from SuNation presented the 22 lb system 8000 Kw south facing roof. He referred to the rendering shallow pitch roof solar array away from the edge, black on black frame and showed a wrap that prevents squirrels and birds from nesting there. Mr. Capece requested how the wrap looks on the roof and Mr. Lang presented photos of a recent install.

The Chairman inquired if he had been involved with an install in Garden City and aware of visibility from the street being not permitted. This proposal is visible from the street but stated the 23 pitch is kept away from the edges, and the fact that there is a golf course across the street. The Chairman stated that as you are driving down Edgemere Road, it will be very visible. The previous submission was tabled due to its visibility, and he is not sure of what is being proposed and the design does not negate the visibility aspect. The Board has not approved applications in the past, if they are visible. Mr. Lownds inquired if solar shingles would be considered and mentioned that the manufacturer of the Tesla panels has some issues. Mr. Lownds stated there are new Timberline solar roof shingles, and they are very sleek looking more like a roof, not panels. Mr. Sbeglia stated he would like to see a presentation of the new product. The Board would be kept open to the new product being discussed. The Chairman stated at the end of the day a panel is a panel and the Board has rejected this type of application in the past for this reason. What is being proposed does not cross the threshold for approval the way it is being presented. Mr. Sbeglia suggested they can return to the Board at a later date possibly with the GAF product. Ms. Petersen inquired as to the difference in the Kw between this product and the GAF product and Mr. Lang stated it is very similar.

The Application was **DENIED**.



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- 5. APPLICATION OF PETER GNATOWSKI** in accordance with section **57-5.A-3** of the Village code, to allow the issue a building permit for the erection of; a **490 sq. ft.** two story rear addition and, **30 sq. ft.** front portico (demolish **439 sq. ft.** detached garage), provide one off street parking space, at the premises known as **41 WHITEHALL BOULEVARD** (Map of Garden City Estates, Block 77, Lot 13, R-12 District). Building Department application # **2021-11236**, Howard P. Curtis, R.A. & Mr. & Mrs. Gnatowski were present.

Mr. Curtis presented a color rendering of the proposed project. He discussed that the house is a center hall colonial, very non-descript. When you enter the home on the first floor is a front to back living room dining room with small kitchen and small maids' room which does not help, with the powder room in the center. Upstairs, there are two bedrooms on the left and small master bedroom. A two-story addition is being proposed predominantly in the back to make the dining room larger, more modern kitchen get powder room to rear and open center of the house. Upstairs at the back right they are adding a master bedroom, larger master bath, removing storage at center and they want to open up from the floor below and get closets out of the way. This design allows for an additional bedroom upstairs. The plan is to take the garage down for square footage and maintain the pad for off street parking. At the exterior, they are removing the existing stone and adding Hardi plank siding, replace front with more glass adding portico and enhancing the center hall.

The materials include Timberline Charcoal roof, black shutters, no variance is required and will maintain allowable side yard. The Chairman inquired as to the height of the roof which Mr. Curtis stated is staying the same height and the rear addition is slightly higher. Mr. Sbeglia mentioned that the roof dies back away from you and Mr. Capece inquired if there is a way to eliminate this. Mr. Sbeglia stated there is a massive gable end which may be overpowering. He understands what he is trying to do and suggested seeing the roof from the front by returning the corner to a hip roof instead. This will break up the rear elevation by pitching the roof and will break up the massing, bring the peak down and eliminate the widow's peak. Ms. Krug inquired as to the chimney, which should be 3' higher than the roofline.

The Chairman requested that the changes discussed namely flipping the roof and to eliminate the widows peak be sent to the Board electronically, for approval. The Board also requested that the drawings be half size in the future.

The Application was **APPROVED** subject to the condition that a revised plan to be sent electronically.



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- 6. APPLICATION OF CHRISTOPHER & COURTNEY SMITH** in accordance with §57-5.A.3 of the Village code, to allow for the issue of a permit for the erection of; a **620.0 sq. ft.** second floor addition (demolish existing ½ story), with a **53.0 sq. ft.** front portico; at the corner dwelling known as **94 LEFFERTS ROAD** (Map of Mineola Plaza, Block 16, Lots 27, R-6 district). Building Department application # **2021-10857**, Robert Keyloun, R.A. by Chris Dowdell. (A variance was granted for the front portico on February 17, 2022)

Mr. Dowdell presented and mentioned that the homeowners received a variance for the proposed new second floor addition to maximize the space with a larger gable, to provide for a bedroom and a bathroom for Mr. & Mrs. Smith and their 3 daughters.

The materials include Architectural GAF roofing in ‘Charcoal Gray’, aluminum wrapped 1’ x 6” columns, 6” clapboard siding, Batten Board will come out 8” deep with Azek trim, bracing over the entry will be Azek, wrapped in white. Mr. Dowdell presented a rendering of the existing house and the proposed. Columns 1’x 1” and the porch floor will be bluestone, front door and garage in Mahogany. There is a change in the stone from the Echo Ridge and instead chose square and irregular stone in gray tones. The surrounding homes are similar and keeping the height of the ridge and gable over garage is to balance out. They are dressing up a cape and adding some space at the same time.

The Chairman inquired as to the variance which was recently granted. Mr. Sbeglia commented that it is a very masculine house and suggested that the window trim should be a little wider on the side and possibly the bay window be connected instead of having siding between the window since it is a small piece of siding. He suggested a few panels in Azek would work and at the bottom the siding would work. Mr. Dowdell stated he does not want to flood the area with panels. It was also suggested to go with panel shutters instead of slatted shutters, not a beveled panel. Ms. Krug questioned if the owner has a problem getting his SUV (as seen in the photo) in the garage since it looks very narrow. Mr. Dowdell asked how many people can actually park their car in their garage. The Chairman stated his two-car garage looks like Dicks sporting goods. Ms. Petersen inquired if lighting would be added, and Mr. Dowdell stated they may add lights at the garage and a pendant in the open portico. Mr. Sbeglia mentioned the pendant might get lost but he will keep it simple or put high hats in the gables. Mr. Capece suggested to study the bay window and the garage door a little further to see if there is something missing. The garage door is the smallest part which is dressed up with the trellis above. Mr. Dowdell stated the gable has Board and Batten already, and felt the trellis does the trick. The Chairman stated he likes the trellis design very much and without the trellis it would be worse. Ms. Krug inquired as to landscaping and Mr. Dowdell stated they will be adding 2’ high shrubs. Mr.



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Dowdell agreed to add the Azek trim and the change to panel shutters, not slatted.

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

Addendum:

Re: Application #2- **136 Meadbrook Road** – roof plan submitted electronically and Approved by the Board.

Re: Application #5 – **41 Whitehall Boulevard** – revised plan submitted electronically Approved by the Board.

Next Meeting:

Tuesday, March 22, 2022 @ 6:30 pm

351 Stewart Avenue
Garden City, New York 11530
(516) 465-4051
8:30 a.m. to 4:30 p.m.