



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 22, 2022

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

Also present: Giuseppe Giovanniello, Superintendent Building Department

Meeting commenced at: 7:00 p.m.

I. Approval of Minutes:

A. Minutes from the meeting held on **March 1, 2022** approved.

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

1. APPLICATION OF LUNA NAILS – 172 SEVENTH STREET - in accordance with section **57-5.A-2** of the Village code, for the approval to change exterior colors, of the commercial premises (Map of Garden City Central, Block 6, Lot 16, C-B District). Building Department application # **2021-10716**, Luna Nails.

Ms. Infante presented a rendering of the current store front showing the white façade with black door. At Page 3 shows proposed façade with black paint and pink front door. Also, at page 3 are the proposed color samples. The signage will be removed and painted keeping the lights white and only intent is to paint the façade black and the door in pink.

The Board questioned why the initial submission did not contain the proposal and Ms. Infante stated they decided not to change the signage and was only seeking approval for the façade/door color change. Mr. Sbeglia mentioned that the black facade may stand out too much and the Chairman stated the stationery store on Seventh Street is also black. Mr. Sbeglia requested a streetscape of photos up and down the street and to update the packet to include these photos since the signage and lighting are very important. He also stated that what is being proposed is not out of the questions but would like some time to absorb what is being presented.

The Chairman requested a more accurate rendering in order to satisfy what is being proposed. Mr. Alisse stated that the signage is a little small and the black will make it pop but might consider adding the logo. The Chairman also requested a drawing of the dimensions of the signage if they decide to make any changes. Ms. Infante agreed that



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 22, 2022



she will submit a new rendering to the Board and possibly raise the sign up within the frame and shorten the lights since the signage is underwhelming. Ms. Petersen mentioned she likes the pink door.

The Application was ADJOURNED.

- 2. APPLICATION OF MR. & MRS. FERNANDO CERQUEIRA – 35 HOMESTEAD AVENUE** 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 (Map of Shaw Gardens, Block 1, Lots 44, R-6 district). Building Department application # **2022-11209**,
Adjourned at the March 1, 2022 meeting presented by John J. Viscardi, R.A.

Mr. Viscardi presented the color rendering and additional copies of what was previously submitted to the Board electronically. He stated that the Zoning Board approved the variance at the last meeting. The revised plan shows three profiles of the adjoining homes and the plan to drop the ridge elevation 15” which was also approved. The home is an existing ranch on Homestead Avenue on a raised property which rises about 3.5 feet. The Zoning Board of Appeals was concerned but they understood the situation. The proposal is a second story addition and complete interior renovation. The owners also received a variance 20 years ago for a one-story addition.

The renovation includes an open porch at the front, removing the roof for the second floor to provide new bedrooms and a master suite. The proposed materials were revised as per the specs which are highlighted. The roofing is GAF charcoal, Granite Gray Cedar Impression 7” butt edge siding, columns at front 8” square, thin stone veneer front façade with bluestone cap, Delgado stone in Greenwich Blue, windows will be 400 series Anderson grills at upper sash; the front door is black with white trim Azek trim windows will have black grills, the garage door which is damaged will also be replaced. No shutters are proposed and as per the Zoning Board of Appeals lowered roof 15” all around including at the garage. The left side of the house was offset to give more light and ventilation. All hip roofs are proposed except for the front to allow for light and ventilation. The home is surrounded by split levels which sit lower and one house down the block will have same elevation.

Mr. O’Brien questioned if they were using copper gutters since it seems to be shown that way in the rendering. Mr. Capece asked if the application to the Zoning Board of Appeals was for lot coverage and Mr. Viscardi responded that since the house sits high on the property and the Board understood the scenario and by lowering the ridge, the Zoning Board gave their approval. Mr. Capece asked if the variance was required due the



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 22, 2022

setbacks and Mr. Viscardi stated that was part of it, so they moved the wall in to address the left neighbor that takes a pitch going down. Mr. Alisse question the window over the front door and Mr. Viscardi agreed to make it white Azek trim instead of the gray siding which will make it look bigger.

Mr. Sbeglia questioned the columns which are proposed to be 8" square. Mr. Viscardi felt that 10" columns are too massive, and Mr. Sbeglia stated columns can never be too big. He stated that he made that mistake years ago and since the house is massive, he would prefer the 10" columns. Mr. Viscardi stated the 10" columns are not needed, and Mr. Sbeglia stated there is not that much of a difference between the two and 10" would be appropriate. He also mentioned that the right side of the rendering and the plan do not match and questioned whether the garage door will be symmetrical. Mr. Viscardi stated the trim work will die into the roof of the porch and will be mitred cut and will be symmetrical on both sides. Mr. Sbeglia reiterated that he feels strongly about the 10" columns. The Chairman commented that the 4" trim dimension shown on the plan and the reality of the rendering since the frames are almost as thick and if columns are changed to 10" whether the base will need to be changed. Mr. Viscardi stated It is just a wider piece to fit the columns. Mr. Alisse suggested drawing the columns at 10" and compare it with the 8" column. Mr. Sbeglia stated the drawing looks like a better scale than the rendering with the window trim and suggested to take it a step forward and make the columns 10". Mr. Viscardi does not agree with increasing the size of the window trim. Mr. Sbeglia stated a house 40-50 feet wide and the overall scheme will present better with the larger columns and tone down the trim since the trim is drawing too much attention to the garage. Mr. Viscardi mentioned he always adds frieze board since the area is projecting forward over the garage and by adding frieze board and crown adds a nice element. Mr. Sbeglia fees that the trim above the garage is too much and the portico is under-represented and should be more of the center of attention. Ms. Petersen questioned the grills and the homeowner insisted on the black grills which is a more modern look.

Mr. Viscardi stated is trying to keep the façade orderly, and this is the color scheme the owner was looking for and is seen on many homes in the Village. No shutters are being presented which cleans up the façade, not uncommon and this is what is being presented. Mr. Capece agrees with not needing shutters, and the 8" columns are okay. Mr. Viscardi stated has done many porches all with 8" columns and feels they look fine on this house as well. Mr. Alisse suggested removing the frieze board above the garage and if the area was a continuation of the siding will help that location.

The Chairman stated he is fine with the 8" columns and if the frieze board is removed it will improve the left side elevation. Mr. Sbeglia recommends the 10" columns and number one priority to remove the frieze board above the garage and eliminate the siding above the portico. The Board questioned the proposed lighting and Mr. Viscardi stated high hats are proposed to light up the porch area and no high hats on the second floor. The



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 22, 2022



Chairman requested that the rendering be revised and also made a suggestion to change the railing to black and Mr. Viscardi stated it would be a metal railing and it will darken the porch. Mr. Sbeglia felt that then you will have to paint the columns black. Mr. Sbeglia commented that the windows are very nice.

The application was APPROVED, subject to the conditions that a revised rendering be submitted electronically to reflect the removal of the frieze board above the garage and the addition of Azek trim at the peak at the porch gable end roof.

- 3. APPLICATION OF MR. & MRS. HOWARD TARR- 202 EUSTON ROAD,** in accordance with §57-5.A.3 of the Village Code, to allow for the issue of a building permit to erect; a **3,043 sq. ft. 2 1/2** story replacement dwelling with **198 sq. ft.** rear open porch, **51 sq. ft.** front vestibule **1,320 sq. ft.** basement and **300 sq. ft.** one car attached garage (demolish existing **1,836 sq. ft. 2 ½** story dwelling and **207 sq. ft.** attached garage, exclusive of foundation); at the premises (Map of Garden City Estates, Block 3, Lot 90, R-8 District). Building Department application # **2022-11362**, John J. Viscardi, R.A. and Mr. & Mrs. Tarr were present.

Mr. Viscardi presented the proposed rendering of the front façade of the proposed new dwelling. The house needed many variances, and the Zoning Board approved the application last week. There are a lot of issues with the house, and they are taking the house down to the foundation. The plan is to widen the garage so a car can fit, there are existing grading issue at the rear which drops 2-3 feet and the Zoning Board approved what is being proposed.

The proposed plan is to build up with a simple façade, doing hip roofs, 9” roof pitch flattening it off at the center portion. Materials include weathered wood asphalt shingles, Hardi board 7” exposure siding, 10” columns in rear, stone veneer with fireplace and created a plateau area and porch which is an important factor for the owners. Square and rectangular stone in the color Middleton which is a light stone and matches the color scheme, windows will be sandstone with trim, all casement windows and transoms on the first floor, mahogany door, gutters will be half round gutters with conductor and header at top for rustic theme except for the white trim. Light fixtures will have a gas look to it.

Mr. Alisse suggested that the color of the light fixture should match the gutters. Mr. Capece mentioned that the proportions are great and likes the color scheme. He has seen a lot of white houses and with the sandstone, the colors work. Mr. Viscardi stated they have to work with the existing foundation and plan to move the garage door and the upstairs is offset 5’ from the property line and the Zoning Board of Appeals was pleased with the offsets and cognizant of the neighbors on both sides. Ms. Krug stated the front door is



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 22, 2022

‘absolutely stunning.’ It was also mentioned that the rendering does not adequately show the door and the door in the submission appears to be a larger door. Mr. Sbeglia questioned the trim around the door and Mr. Tarr stated the crown moulding above the windows will be a little heavier and likes the ‘English Manor’ look. Mr. Sbeglia mentioned

he hates to be a ‘slave to symmetry’ and suggested adding another leader. Mr. Sbeglia also questioned the elliptical around the door and the Mr. Tarr stated he likes the arches to match the garage door. Mr. O’Brien inquired if they considered hung windows instead of casement and Mr. Viscardi stated they chose casement due to egress requirements and they give more depth. Another leader will be added as suggested and Mr. Sbeglia suggested the crown around the garage could be a little wider. Mr. Tarr stated there is not enough of a return since the crown sits inside. Mr. Tarr stated they centered the garage door. Ms. Krug questioned how many steps to the front door and whether a railing is required, and the response was that no railing is required. Mr. Viscardi mentioned that his brother does his renderings and is handicapped but extremely talented. The Chairman appreciated the proposal.

The Application was APPROVED.

- 4. APPLICATION OF THOMAS LLOYD – 91 FIFTH STREET**, in accordance with section **57-5.A-3** of the Village code, for approval to issue Building permits for the erection of; a 327 sq. ft. side, and 780 sq. ft. first floor rear, with 102 sq. ft. and 538 sq. ft. second floor additions, a 201 sq. ft. front deck and 32 sq. ft. rear portico, (demolish 97 sq. ft. and 41 sq. ft. side and 195 sq. ft. rear one story portions, and 255 sq. ft. front deck), at the premises known as (Map of Garden City Central, Block 23, Lot 8, R-20 district). Building Department application # **2022-11364**, Barbara M. Ruggiero R.A. & Mr. & Mrs. Lloyd were present.

Ms. Ruggiero presented the application and mentioned that they did not have the color rendering in time and handed out copies. They had intermediate discussion about the elevations and presented additional plans to reflect some minor changes. 91 Fifth Street is the house the owner, Vanessa, grew up in. They wanted to create a bigger house similar to the existing house to provide for a family room, larger kitchen, four bedrooms on the second floor, basement unfinished. Cedar siding is proposed to replicate the ‘Queen Ann style’ which traditionally are not white but can be different colors. The plan is to accentuate with frieze board and Sarah helped with the color choices, Coventry gray trim colors, Mountain Peak white and a few instances of Hale Navy Blue for a nice color palette, metal roof at front porch, with the blue accent color front doors are stained, quarter rounds will be Hale Navy as an accent color. They wanted to highlight the turrets, columns are 6” the railing is timber tech in white finish and included are the cut sheets of the Fypon being used. The porch is 9’ front the main house and the bay goes into that.



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 22, 2022

Mr. Capece questioned if there is a photo of the existing house which was not included in the packet. Mr. Sbeglia stated it is gorgeous and is a very tastefully done. Ms. Ruggiero mentioned that the massing exists, and they pushed and pulled the house in all directions to accommodate. Mr. Sbeglia stated the colors are beautiful, he loves the

proposal and the 6" columns fit nicely, and larger columns would not be needed. Mr. Sbeglia also questioned who prepared the rendering and further stated he is excited for the owners and is anxious to see it transform. The Chairman asked if they are proposing landscaping and Ms. Ruggiero stated they will keep what is there and put back in kind if there is any damage done during construction.

The Application was APPROVED.

- 5. APPLICATION OF DONALD M & AMANDA CAPRIGLIONE – 296 BROMPTON ROAD** in accordance with §57-5.A.3 of the Village code, to allow for the issue of a permit for the erection of; a **644.0 sq. ft.** side second floor addition; at the corner dwelling known as (Map of Garden City Terrace, Block 609, Lots 12, R-6 district). Building Department application # **2021-11145**, *A variance hearing is scheduled for April 19th, 2022. Robert Keyloun and Mr. Capriglione were present.

Mr. Keyloun presented the project and wanted to make sure everyone has copies of the proposal. He also mentioned he has photos of the adjoining properties. He stated that he interns junior architects and Chris Dowdell usually presents at the meetings. The owner came to him 6 months ago regarding the existing split on Brompton Road South and traditionally the design was to add a second-floor master bedroom suite and dressing room. The addition, as seen on page A001 adding above the dining room and kitchen and the dimension 17'10" is the envelope creating above the first floor. They are extending the staircase to accommodate the new areas. Mr. Keyloun stated it is a 'patch and match.' The exterior will be cultured stone existing front railing and try to reuse the fenestration on the first floor and replace the front bay window typical to what is there now. Plan A003 shows the proportions and how they work out the stair. He looks at splits as two separate houses and will have to cricket the roof since there is nothing else you can do. He has driven around Garden City, and he did forensics and is pleased with this design. The rendering does not do as much as the drawings reflect and there are a couple of projections. The colors chosen for the house are cultured stone in Sedonia colors Pennsylvania dry-stack stone and the surround is 6" Allside double vinyl siding from Hempstead, a local source in English Saddle color, window casing white Fypon trim ¾ with white fascia; the roof shingle is GAF Charcoal, the stone ledge is honey ledge and field stone cultured stone in Carmel Mountain.



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 22, 2022

Mr. Sbeglia stated he needs to see more realistic samples since the rendering does not accurately show the real colors. He also mentioned that it looks like two separate houses and he is familiar with these homes. He suggested that the first thing the garage section to eliminate the line of siding due to the massing of the siding and by adding trim will help. The bay window is offset and there are too many steps and the stone on the top is way too heavy. You usually see stone on the bottom and this design is not symmetrical and gives the appearance of two different homes. Mr. Sbeglia recommends when they represent, to draw the roof a little darker and would like to see them connected since this does not work for him.

Mr. Keyloun then presented a photo to replicate the existing home and Mr. Sbeglia stated this is not what you want to replicate. Mr. Capece stated Mr. Sbeglia pointed out the recommended points and you can make it everything you want it to be and felt that the shapes do not work. The flow of the stone is also not working and needs to be restudied since you have a lot of flexibility. Mr. Keyloun stated it is not as flexible as you think since it is a unique house. Mr. Sbeglia suggested adding a porch at the front. Mr. Keyloun stated they extended the skirt and Mr. Sbeglia asked if you want to give it a colonial look, and by extending the roofs, you can make a portico which will change the look a lot and suggested the need for the design to be restudied. The homeowners prefer the setback with the stone and Mr. Keyloun stated it is hard to find the style to match.

Mr. Capece stated the photos show a more modern home and when you try to 'gingerbread it by accepting what they are, and with the ins and outs is not working, you are turning it into something it is not.' He appreciates the rhythms as to when it was built, and they are synonymous and depending on the style you are going for. Mr. Capece stated the stone at the top is not working and there is something unresolved with the little windows, it feels like two separate homes and is not working proportionately. Mr. Sbeglia asked if it is an existing garage door since it is so pronounced and looks front and center which is an overpowering feature. If you want the house to look to scale you have to make the extension more symmetrical within the floor below, so it looks more attached. He also does not know where the elliptical windows is coming from. The garage door has a sunburst and feels it is disjointed. Mr. Sbeglia stated you have to try this again. Mr. Alisse stated the fenestration does not make sense and that portion should be centered. Mr. Keyloun stated the projection on the plan is difficult to replicate and is more pronounced in the rendering and symmetrically he can work with that. Ms. Petersen also requested samples of the 'Century Model' style home.

The Application was ADJOURNED.



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 22, 2022

- 6. APPLICATION OF BRIAN & COURTNEY NARDUCCI – 178 WELLINGTON ROAD** in accordance with section 57-5.A-3 and 200-45.3 of the Village code, for approval to issue Building permits for the installation of; a **7.92 kW (22)** panel solar array on the rear roof, at the premises (Map of Garden City Estates, Block 20, Lots 41, R-8 district) Building Department application # 2022-11349, Empower CES, LLC.

Matt Toy presented on behalf of Empower Solar. He presented the project proposing a 22-panel system, 7.92 Kw at the rear of home simple and neat design electrical equipment at rear as well and Board was presented with renderings. Mr. Hickey commented regarding the two panels at the left side and whether they can be on the lower roof. Mr. Toy stated this was due to production, but they will fit on the lower roof as well, but production will not be as great at that location, also possibly due to the existing tree. Mr. Toy stated that as long as the power is not decreased significantly, they can go on the lower roof.

Mr. Alisse inquired if the panels of the full array are all the same size and suggested that they align on the right side. Mr. Sbeglia asked if the panels were visible from Somerset Avenue and Mr. Toy stated he does not have a rendering of that and there are a few trees in the back and the Chairman stated as long as they are only visible from the backyard. The roof as shown in the photo looks like a bigger roof and the two panels in the drawing have a shorter dimension. Mr. Toy stated it looks like the roof is shorter on the plan and the photo is more accurate of the roof area. Mr. Sbeglia stated the roof was drawn incorrectly and the plan needs to be updated and by relocated the two panels to the lower roof will make it work and takes away from the potential of being visible. If that works, submit the revised plan to the Building Dept. electronically.

The Application was APPROVED subject to the revised plan.

- 7. APPLICATION OF SOO & DR. AMY WONG – 108 WASHINGTON AVENUE-** in accordance with section 57-5.A-3 and 200-45.3 of the Village code, for approval to issue Building permits for the installation of; a **12.8 kW (32)** panel solar array on the rear roof, of the premises (Map of Garden City East, Block 141, Lots 11, R-8 district) Building Department application # 2022-11403, Tesla

James Casella presented the Application for Tesla. He discussed the P V system 21-panel Tesla 400-watt 804 Kw array. Everything is on back of the house and will be installed using triple black panels and will not be visible. X marks the spot on the plan and James stated the large X makes the spot and the main array is what is being proposed. Mr. Sbeglia asked where the electrical panels will be located, and it is on the south side left



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 22, 2022



side dead center as shown on D2 of the plan. Mr. Capece confirmed that the panels are on the rear of the house and Mr. Casella stated south is always down and Mr. Sbeglia wants to know if coming down the street where the orientation of the panels will be.

You will be looking at the house and the panels will be on the opposite side and is clearly straight forward. Mr. Sbeglia also mentioned the power set up and Mr. Hickey stated you can hardly see the house and the panels will not be visible at all. Mr. Sbeglia asked for a photo of the power cells which can be seen on page 9 of the plan. This house will not be getting a power cell the meter will be blocking and the inverter is behind it.

The Application was APPROVED.

- 8. APPLICATION OF PHILIP LAM – 70 EDGEMERE ROAD,** in accordance with section 57-5.A-3 and 200-45.3 of the Village code, for approval to issue Building permits for the installation of; a **7.3 kW (17)** panel solar array on the side and rear rooves, and a **27** kWh energy storage system, at the side of the premises (Map of Descriptive, Block D Lot 78A, R-8 district) Building Department application # 2022-11404, Tesla

Mr. Casella presented the Application for Tesla. Ms. Lam was also present. The Chairman stated since the railroad is there, he inquired if, when driving south on Edgemere you will see a section of the roof north facing as can be seen on page 9, you will see those panels. That would be considered the front yard and panels on the side roof is not permissible and there is a section of the roof at the back of the house where the larger array can possibly be relocated.

Mr. Capece asked if the panels can be relocated since it is the lower roof which faces the railroad, and the north side is very visible. Mr. Casella is aware that no panels are permitted in the front of the house and ideally the east side and the north side would be most inefficient. The only way is to discuss it with homeowner since 425 watts, you get extra wattage and may be able to downsize on that mounting plane. It would be too big and trying to capture as much as sunlight as possible and they were trying to make it work. They went through the 395 and the production would be lower and tried to find some middle ground. Mr. Capece stated due to multiple hip roofs at the north side, simply would not work. Mr. Sbeglia pointed out the three sides which would be allowed. Mr. Casella stated his guess would not be a significant change and the four roof surfaces cannot have panels and the other three toward the back might give enough for an array of 14-15 and Mr. Casella leaves that up to the designer. Mr. Casella asked about the storage systems since the system has two power walls on the north side and they must be shifted to the south side as well. When driving south on Edgemere Road, you will see it and after

you come through the RR you cannot see the house. The Chairman suggested restudying



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 22, 2022



it and come
next meeting.

back at the

The Application was ADJOURNED.

- 9. APPLICATION OF STEPHANIE BIRD – 86 ROXBURY ROAD-** in accordance with section 57-5.A-3 and 200-45.3 of the Village code, for approval to issue Building permits for the installation of; a **2.3 kW (7)** panel solar array on the roof, of the premises known as Map of Garden City Estates, Block 49, Lots 6, R-8 district) Building Department application # 2022-11430, Momentum Solar.

Application **ADJOURNED** at the request of Momentum Solar.

Meeting concluded at: 9:05 p.m.

Next Meeting:

Tuesday, April 26, 2022 @ 6:30 pm

Addendum to Meeting Minutes:

Application #2(35 Homestead Avenue)
3/24/2022 Revised rendering reflecting changes approved by the Board.