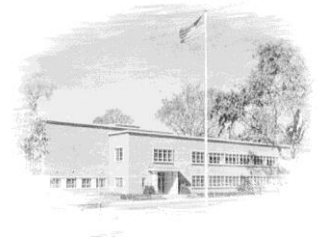




NOTICE OF MEETING OF THE
ARCHITECTURAL DESIGN REVIEW BOARD

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



MEETING MINUTES

TUESDAY, APRIL 25, 2023, AT 6:30 P.M.

Present: Celia Petersen, Chairperson
William Alisse
Paul Capece
Sean O'Brien
Michael Sbeglia
James L. Bauer

Absent: Lynn Krug

Also present: Giuseppe Giovanniello, Superintendent Building Department

The meeting commenced at: 6:55 p.m.

I. Approval of Minutes:

Minutes from the meeting held on **March 28, 2023**, were Approved.

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

- 1. APPLICATION OF ANN MIXON** in accordance with section **57-5.A-3** and **200-45.3** of the Village code, for issuance of Building permits to install; a **15.74 kWh (36)** panel solar array on the side and rear rooves, at the premises known as **60 FAIRMOUNT BOULEVARD** (Map of Richlands, Block 7, Lots 26, R-8 district). Building Department # ADRB-000088-2023, NY State Solar
*Adjourned- March 28, 2023, meeting.

No appearance on behalf of the applicant.

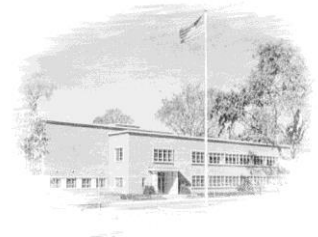
- 2. APPLICATION OF ROBIN EFFRON & SAMUEL ROBERTSON**, in accordance with section **57-5.A-3** and **200-45.3** of the Village code, for approval to issue Building permits to install; a **14.1 kW (34)** panel solar array on the front, rear and accessory structure roofs, of the premises known as **15 BEECH STREET** (Map of Garden City East, Block 129, Lot 13) Building Department application # ADRB-000075-2022, EmPower CES, LLC.
*Adjourned- February 28, 2023, meeting.

The homeowner, Robin Effron, presented since the representative from EmPower was unable to attend. Ms. Effron stated that the most recent plan submitted shows changes since the February 28, 2023, meeting. The feedback from the prior meeting was to ensure that all panels are at the rear and not visible from the street. They came up with a



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, APRIL 25, 2023, AT 6:30 P.M.

design especially since it is a sideways facing house, and it was suggested to relocate the vents. Ms. Effron stated that they plan to redo the roof and install black shingles to further reduce visibility. The previous plan showed the panels mostly on the rear and due to roof vents resulted in odd configurations. The panels are now organized in a more rectangular shape. The panels on the garage are not visible from the street, which shows 3 panels on the west side of garage not visible due to neighbor's large hedge row. The panels are shown in an asymmetrical pattern and the two panels at the gable roof, which is upwards and flatter, will not be visible.

Paul Capece stated the Board members have different plans and it would be difficult to decide. Mr. Alisse stated the panels are a lot more orderly except for the two on the gable roof (4 altogether). The homeowner asked if the application can be approved without a revised architectural plan taking away the 4 panels. Mr. Sbeglia stated he knows the house and no matter where the panels are located, they will be visible.

The Board discussed the options and requested the applicant to resubmit the plan electronically with the three panels on the West side of the garage minus the 4 panels and to also submit photographs of the roof from the street from both sides.

The Application was ADJOURNED subject to the electronic submission of the revised plan, for review and approval.

- 3. APPLICATION OF TIMOTHY & KATHLEEN CROWLEY**, in accordance with the provisions of Section **57-5** of the Village Code, for issuance of building permits to erect a **223 sq. ft.** first floor rear addition with an **857 sq. ft.** second floor above and at the side, a **40 sq. ft.** roof over masonry landing and **8 sq. ft.** bay window in the front (demolish **20 sq. ft.** one story rear walk-in bay); at the dwelling known as **68 PELL TERRACE** (Map of Pell Gardens, Block 531, Lots 97, R-6 district). Building Department # ADRB-000089-2023, Victoria Morelli, R.A.

*Adjourned- March 28, 2023, meeting.

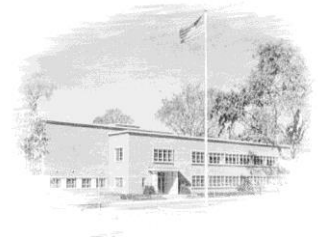
Ms. Morelli revised the plan as per the Board's comments at the February 28, 2023, meeting. The second-floor windows were reduced and the siding down to expose the brick at the bottom, added boxwood and created the portico with 10" columns with arch.

Mr. Sbeglia mentioned he was not present at the last meeting but is concerned with the portico and feels there is something missing and the connection to the columns is too



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, APRIL 25, 2023, AT 6:30 P.M.

light but feels it is a big improvement. Ms. Morelli mentioned that there is additional space due to the fact that it is a split level, and it was suggested to continue the roof to the garage and then draw the portico. Mr. Alisse questioned the color of the front door to be wood to match the garage which as per the Board's recommendation. The Board also mentioned that the double window on the second floor is overwhelming. Ms. Morelli agreed to reduce the size of the window, add railings on the steps, front door to match the garage door and extend the roof line at the left and then add the portico.

The Application was ADJOURNED, subject to electronic submission of a revised plan with changes as stated above.

- 4. APPLICATION OF LUIS SALAZAR & ZULY ARGUELLO**, in accordance with §57-5.A.3 of the Village Code, to allow for the issue of permits for exterior alterations, at the dwelling known as **173 NASSAU BOULEVARD** (Map of Garden City Estates, Block 23, Lot 17). Building Department # ADRB-000100-2023, AD Design Group.

*Adjourned- March 28, 2023, meeting (non-appearance).

David Higuia presented the project and stated that the first-floor brick façade to be removed and showed a sample of the stone. On the second floor, white siding is proposed and the side white panel siding. There is a change to the front door color. It was originally white and changed to Blue Navy- no glass panels. No change to any windows just replacing the stone, siding and front door. He stated it is an old house, just direct replacement windows.

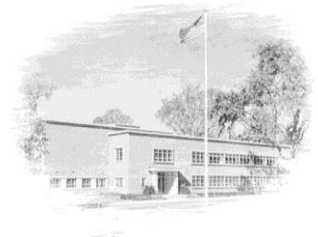
Mr. Sbeglia stated the side lights are too small and should be half the size of the middle windows. He suggested eliminating the stone between the windows, but the homeowner stated they want more light in those rooms. Mr. Sbeglia stated that the roof above the bay window needs to be addressed. The homeowner stated the sidelights are 18" and 32" not shown accurately on the rendering but they will be proportioned. Mr. Higuia stated it is actually a bay window and the soffit is 1' and is existing.

Mr. Capece commented that if they want the triple window it has to be centered on the window below, but Mr. Higuia stated due to the interior floor plan. It was suggested that the windows should be changed to double windows or shift the windows slightly to the left. Mr. Higuia stated they are not moving any windows, just replacing them. Mr. Capece suggested shifting them slightly. Mr. O'Brien questioned if railings are proposed on the steps, and it was stated no railings, with 10" square columns.



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, APRIL 25, 2023, AT 6:30 P.M.

Mr. Higuia stated the floor plan will allow for the windows to be shifted slightly, eliminate the stone between the windows, and no railings. Mr. Alisse stated the element as to the window must be centered and Mr. Higuia will talk to his client and make the change as per the Board's comments.

The Application was ADJOURNED subject to electronic submission of a revised plan with changes stated above.

- 5. APPLICATION OF MICHAEL & ERIN DOHERTY**, in accordance with §57-5.A.3 of the Village Code, allowing issuance of building permits, to erect a **13 sq. ft. & 273 sq. ft.** first floor and **149 sq. ft.** open porch additions at the rear, and a **438 sq. ft.** second floor side addition (demolish **24 sq. ft.** one story rear vestibule), at the corner dwelling known as **59 PRINCETON STREET** (Map of Richlands, Block 3, Lot 82, R-6 district).
Building Department application # ADRB-000119-2023, John J. Viscardi, R.A.

Mr. Viscardi presented a color rendering of the proposed project. He stated the project involves a house on a corner lot front facing Princeton and other corner on Middleton. The porch is being removed for the rear addition, family room to stay and square off the back for better layout. At the side entrance will be the mudroom, pantry, powder room and kitchen, adding an open porch and upstairs altering the hallway and adding a master suite.

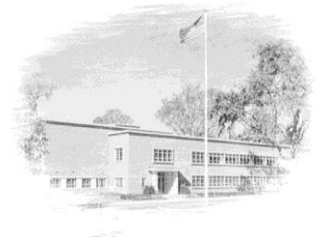
Mr. Viscardi stated they will be matching the existing materials. The roof is Pewter Gray and what is interesting is that the house has two different sidings- Cedar Impressions on the upper half and the lower portion is clapboard. They will be matching with Cedar Impressions 7" and clapboard siding in Heritage Cream color. The plan is to remove the flat roof and to add two windows. At the other front yard colonial roof to match adding two windows on top for master suite and porch coming out the back. Sheet #4 shows the elevations at the rear where the porch will be and the kitchen and second floor addition above. They are taking down the porch which is the same footprint for the kitchen addition. The owner will appear before the Zoning Board of Appeals for the a/c units and will be adding a couple more a/c units.

The Board inquired about a Landscaping Plan and Mr. Viscardi stated the property is heavily landscaped and will add some hedges to screen the at a/c units. Sheet #1 shows very tall hedge rows along that side of the house and survey shows that and are not changing anything. Mr. Alisse inquired if there is a change to the living room and whether the windows will be changed, since the three existing windows do not line up. Mr. Viscardi stated it is the family room and they will line up and will match the grill patterns and facade board and the second floor will change the look of the house. Mr. Sbeglia mentioned it 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

TUESDAY, APRIL 25, 2023, AT 6:30 P.M.

missing a vertical line. Mr. Viscardi stated there is a roof return. The rendering shows facade returns, and they are emulating what is currently there and it will be balanced. The photo on page 2 shows the roof return and will match what is existing. Mr. Sbeglia requested the size of the columns which are 10”.

The application was APPROVED, subject to the electronic submission of a revised elevation plan.

- 6. APPLICATION OF YOUNG GUL & KYUNG MEE CHA**, in accordance with §57-5.A.3 of the Village Code, permitting the erection of a **3,667 sq. ft. 2 1/2 story dwelling** with **48 sq. ft. front porch, 2,280 sq. ft. basement and, 484 sq. ft. two car detached garage** (while demolishing existing **2,307 sq. ft. one story dwelling with two car attached garage**), at the premises known as **25 SAINT PAULS CRESCENT** (Map of Garden City Central, Block 92, Lot 97, R-12 District). Building Department # ADRB-000113-2023, John J. Viscardi, RA.

Mr. Viscardi & Ms. Bibla presented the project. Mr. Viscardi stated the application is for a new dwelling on St. Pauls Crescent and the owners received a variance for two items on the property one for minimum setbacks since it is a pie shape lot, and 1% for lot coverage. The Board appreciated the smaller scale and footprint on the second floor is scaled back. The owners wish to build the house with everything they need on the first floor. The proposed two-car garage created the variance. The first floor will have a study, family room, dining room, kitchen and a master suite. The second floor is smaller with a balcony at the front and three bedrooms.

The proposed materials include Architectural style asphalt roof shingles in Charcoal, wood Maibec White Cedar shingle Nantucket 6” exposure siding in Cape Cod Gray. The façade two blue stone cap, all windows Anderson A series- white. Azek crown and dental mouldings, raised panel, dentil blocks and trim. Cape Cod gray thin stone veneer wainscot, chimney and porches and steps. The columns are 12” round at the portico.

Ms. Bibla discussed the landscape plan. The plan shows a blue stone walk from front door to sidewalk and there is an oak tree there and she will be requesting the town to remove it since it is heaping the sidewalk. There is an existing significant evergreen buffer and does a nice job of screening. The plans show a classic landscape plan across the front of the dwelling and removing a dogwood tree which will be replaced. Some Crepe Myrtles trees hedges will be planted across the front, not completely symmetrical. If necessary, will remove the trumpet vine and add flowering perennials and the proposed a/c units on the West side will be screened as well. Dry wells are proposed for drainage,



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, APRIL 25, 2023, AT 6:30 P.M.

one in front and one in the rear. Belgium block trim will be installed at the driveway and at the backyard a bluestone paver concrete type color to match the bluestone in front.

Mr. O'Brien commented about the two crepe myrtles that it may get too crowded. Ms. Bibla stated they are upright varieties and will start out high enough. A dogwood will be planted in front of the garage and other than that they asked for a lot of sun in this new dwelling. Mr. Alisse questioned the entrance area and whether the bluestone paving can be done in a semicircle but was not sure since it is a substantial house. Ms. Bibla was in favor of the suggestion and will pull away the crepe myrtles at the same time. Mr. Sbeglia mentioned the trellis window and Mr. Capece stated he could live with or without it. Mr. Viscardi stated it would look empty without it and is adding brackets there. Mr. Viscardi also mentioned that the house is not balanced and thought it was a nice look and has seen it on many homes. Mr. Sbeglia suggested doing the trellis on the lower windows, but Mr. Viscardi stated he likes the look with the OG shape trim and is not something you see on many homes and felt it is a nice detail and fits in nicely with the design. The Chairperson stated once the vines grow, it will look very nice. The trellis is to remain with yellow trumpet vines as shown on the landscape plan.

The application was APPROVED, subject to the electronic submission of a revised plan.

- 7. APPLICATION OF MR. ANDERSON VIEIRA**, in accordance with the provisions of Section 57-5 of the Village Code, so as to permit and maintain, the erected **18 sq. ft.** first floor rear addition with a **94 sq. ft.** second floor above, a 12 sq. ft. portico and steps in the Old Country Road front and a 14 sq. ft. two story box bay in the Spruce Street front, with the reconstruction of the existing roof (demolish bay window); at the corner dwelling known as **41 SPRUCE STREET** (Map of Mineola Plaza, Block 5, Lots N-1, R-6 District, Building Department #ADRB-000104-2023, by Sam Mirto.

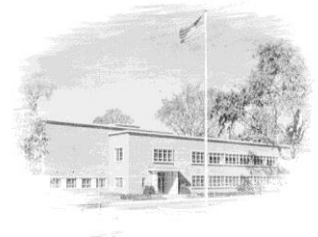
Mr. Mirto presented the plan and stated the siding will be changed to Artic White, Hardiplank lap siding 5" exposure, asphalt shingles GAF Timberline HDZ, white corner boards. The owner was approved for a variance for platform and roof overhang, and a/c units located in the back corner will be screened from the street on Old Country Road. Mr. Mirto advised the Board that the entire house was redone and rearranged and due to fire damage will be rearranged again.

Mr. Capece commented about the material above the two-story bay and whether it can be seen in the photos. It is actually an angled bay turned to a square bay. Mr. Capece suggested two options- to do a flat roof in three areas and Mr. Mirto stated this is a maintain and legalize. The question was raised regarding the gutters. They stick out 6" and will allow water to run down the side of the house. Mr. Alisse is troubled with 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

TUESDAY, APRIL 25, 2023, AT 6:30 P.M.

roof elements which seem to be fighting each other, otherwise it is a traditional house. Mr. Mirto stated the homeowner wanted more modern roofs and he did the work and came to him afterwards. He further stated that he tried to get him to do a pitch roof. Mr. Sbeglia questioned as to the purpose of the roof (facing Old Country Road) and Mr. Mirto stated it is too bland without it. Mr. Sbeglia commented regarding the two flat roofs are light oak and suggested bringing it into context with the upper roof to bring it together. Otherwise, it looks like a “mish-mosh”. Mr. Alisse is concerned about how the wood will weather and feels there is something disjointed about the roof over the side entrance, and it looks tacked on. It is understood that it is something that is already done. The homeowner wanted a tension rod for a modern look and Mr. Sbeglia stated you can’t just focus on these elements to make it work. Mr. Capece suggested going back and decide on what can be done to make it look cohesive. It is a simple house, and it could lend itself to a modern language. Mr. Sbeglia suggested removing the angles of the main roof and removing the gable over the front since it makes no sense. It was suggested to make changes to recognize the two styles of the house and work in one direction or the other and not look into each thing individually. If the owner wants modern, then go in that direction. Mr. Mirto stated that money issues came into plan and can’t allow these mixed messages.

The Application was ADJOURNED.

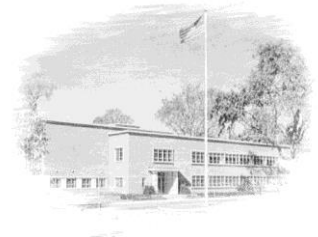
- 8. APPLICATION OF JOHN & DANIELLE NERO**, as per section §57-5.A.1 of the Village code, allowing for the issue of permits for the conversion of an existing **480 sq. ft.** detached garage to habitable space, and the erection of a **200 sq. ft.** open porch and a **35 sq. ft.** open Breezeway at the rear, and a **750 sq. ft.** one story front addition with a **528 sq. ft.** two car attached garage portion, and the installation of a **2,450 sq. ft.** driveway and parking court in the Hilton Avenue front, at the existing corner dwelling known as **36 HILTON AVENUE** (Map Garden City Central, Blo1. 2. 24, Lot 24, R-20 District). Building Department # ADRB-000120-2023, Daniel Fabrizi R.A.

Mr. Fabrizi presented the application for a two-car garage mudroom and bath to an existing residence. He stated that the inspiration for this design was to match the Dutch Colonial style of the existing structure and add some dormers and will match the existing materials. Mr. Capece commented on the location of the driveway. Mr. Alisse inquired about the outdoor space, and it was clarified that it is a pool cabana and creating a portico pavilion. Mr. Fabrizi tried to minimize the area and tried to use the zoning restrictions and the homeowner wanted to make it larger. The accessory structure height is at the maximum and had to treat it is an accessory structure and the pool encroaches in the front yard. Otherwise, it would be an accessory structure in the front yard. Mr. Fabrizi stated they will heavily screen the pool area and create a second layer of landscaping.



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, APRIL 25, 2023, AT 6:30 P.M.

Mr. Sbeglia feels the doors can stay where they are, but the roof should go in the other direction and will soften the whole look. Mr. Sbeglia questioned if the garage is visible, and Mr. Fabrizi stated it would be visible from the street. Mr. Capece stated he would like to see it in three dimensions to see how it will look from Fourth street and Hilton and can imagine it may be better than it looks. Mr. Sbeglia stated when you're in the driveway it may look very nice but would like to see a rendering since it is two dimensional. Mr. Alisse commented that the brick inlay should continue, and Mr. Fabrizi stated that the homeowner preferred it that way since you either enter from the front or from the mudroom. The rest is asphalt and he urged him to connect the inlay from the garage. The sunroom does not have a separate entrance and is only accessible from the mudroom. Mr. Fabrizi stated that the garage cannot move back further since it will impact the sunroom and rear yard. The Chairperson requested a landscape plan which was included in the packet. Mr. Capece stated it is a very large property. Mr. Alisse is concerned with cars possibly hitting the house. The Chairperson mentioned that the landscape will make the area look softer. Mr. O'Brien suggested adding more landscaping to the rendering for a softer look. Mr. Alisse stated that the two-car garage is very close to the house and possibly pushing it out more. Mr. Fabrizi stated they received a variance, and they have a landscape buffer at the front and cannot park two vehicles in the garage and the other will be mostly storage.

The Application was ADJOURNED pending the electronic submission of a revised rendering including the landscape plan.

9. APPLICATION OF CYNTHIA THOMPSON, in accordance with §57-5.A.3 of the Village Code, to allow issuance of permits constructing a **112 sq. ft.** second floor front addition with 2- 14 sq. ft. dormers (demolish **91 sq. ft.** second floor front portion), at the dwelling known as **16 CLINCH AVENUE** (Map of Descriptive, Block D, Lot 78A, R-6 District).

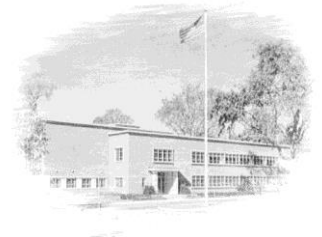
Building Department application # ADRB-000123-2023, William J. Cohen, R.A.

Cynthia Thompson, owner, explained that her architect had an emergency and was unable to present the project. The contractor and designer were also present. Ms. Thompson mentioned that the footprint is not changing and requested that the architect make improvements for "curb appeal" and presented a rendering. She discussed that the house is across the street from the firehouse no neighbor at the south side and the lot is a pie shape off Stewart Avenue. There are more modern houses down the street and the proposed house is a conservative Garden City house.



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, APRIL 25, 2023, AT 6:30 P.M.

The plan is to remove the flat roof dormers and add a gable roof with two doghouse dormers. The proposed siding is “Vienna Wicker” to blend in with the khaki tree background. Boulder Creek gray stacked stonework around the garage and foundation since house is built into a hill and to match the existing surroundings. The roofing is GAF Timberline in Fox Hollow Gray.

Mr. Capece inquired about the main dormer flat roof being changed to a gable roof and whether there are there any other changes. The owner stated the design is for curb appeal and wanted visual improvement and cosmetic changes along the way. She plans to replace the driveway and the front door and interior alterations that will take place as well. The Board stated that it is t is very different from other presentations and the owner stated she is happy with the result.

Mr. Sbeglia stated he is not crazy about the barrel-vaulted dormers and suggested the middle window be a round top window or eliminate the barrels. Mr. Capece asked if windows were added for bedrooms and felt that there must be a better solution for the windows. When making improvements to the house, it was suggested to study it more and by changing the large window element at the top and possibly the round top windows may be all it needs to complete the look. Mr. Sbeglia suggested taking the roof line out-not actually centered but what the architect did on the plan is not centered. It was also suggested that the architect draw up a few options and see which one she likes and to return to the Board with something better and the Board would like to see other options with the desired curb appeal.

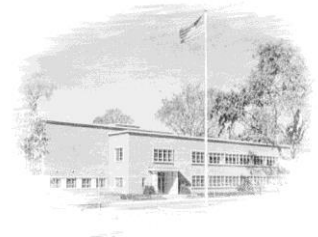
The homeowner stated she cannot assure that she will come back and feels the curb appeal is improved. She stated it is an improvement and if it requires Board approval in order to get a permit and may leave the house as it. Mr. Capece suggested looking into other options or diagrams and that would not be unreasonable to ask from her architect. She recognizes it is Garden City since it is beautiful and wants to stay with it. Mr. Sbeglia stated that these suggestions are for her benefit. Mr. Capece stated that an incredible amount of time is spent on other presentations and her architect should take that into consideration. Ms. Thompson stated she may leave the house as it is and may focus on something else. The Chairperson inquired if the reason for this design was to get more light in the house and Ms. Thompson stated she wants to drive up to her house and be happy with the curb appeal. The homeowner understands what the Board is saying but does not necessarily agree with it. The Board stated that more thought needs to be given to the project overall.

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

TUESDAY, APRIL 25, 2023, AT 6:30 P.M.

10. APPLICATION OF CHRISTIAN & MARY BRAVO 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 **27 sq. ft.** first floor addition with a **130 sq. ft.** second floor above at the front, a **260 sq. ft.** second floor rear addition and, a **604 sq. ft.** third floor 1/2 story; at the dwelling known as **36 MAXWELL ROAD** (Map of Mineola Plaza, Block 22, Lots 65, R-6 district). Building Department # ADRB-000127-2023, Thomas A. Lazzaro, R.A.

Tom Lazzaro and Mary Bravo presented the project. Mr. Lazzaro stated the project is a residential addition on Maxwell Road and showed photos of surrounding homes. He stated there is an existing addition and the proposed work is for a front addition and bring out the front walkway and the second floor with additional space for the attic. The habitable floor area will be less than 7'6". The roof pitch is 4 in 12 and the windows pop out in front. Mr. Lazzaro stated that the drawings were changed and presented the Board with new plans. He also mentioned to further complicate the matter, the front elevation is not correct. The window placement on the front elevation is moved closer to the bedroom balcony and a window added at the right side of the front door. The window is shorter on the plan, but the rendering shows it accurately. GAF Timberline asphalt shingles in Appalachian Sky, stone base with Eldorado stone with Azek trim in white to prevent from dirt collecting there. Corner board in white which will be caulked and not visible. Mr. Lazzaro stated that Eldorado stone does not make a cap and there is another cap manufactured that will work. Hardi plank siding in Arctic White for the façade. Benjamin Cotton Ball White will be used for the trim work. The stone will stop before the jam of the door (seen in the drawing).

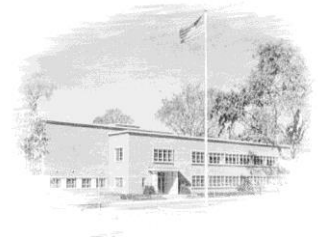
Mr. Sbeglia suggested that the stone should go to the jam of the door. Mr. Sbeglia stated the angle at the top should be less and come down a little bit and Mr. Lazzaro stated he likes the distance there. Mr. Sbeglia also stated that the roof line should come down a little bit and the circular window equally spaced. It was also stated that the pitch of the loft roof should be a little less but may be small. Mr. Lazzaro stated that the side elevation is shallow and cannot make it shallower. Also, the cricket is not shown on the front elevation and shows a built up of framing around the door not shown on the rendering. Mr. Sbeglia suggested that the rendering should match the drawings and better prepare the drawing.

Mr. Lazzaro mentioned that the garage door is a Clopay wood look door, and the front door is black and provided a cut sheet. Mr. Lazzaro stated there are drywells and the gutters and leaders lead into them. Mr. Capece requested that the materials be listed on the drawings and bring it up to that level so the Board does not have to guess with a laundry list of items and stated that this cannot be approved as submitted. Mr. Alisse stated the light fixtures are also missing. It was stated that the comments as the elevations and the drafting be addressed and to add gutters and leaders to the plan as well.



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, APRIL 25, 2023, AT 6:30 P.M.

It was also requested that the revisions be done graphically with dimensions with as much information as possible. The Board stated that they like the design but cannot be approved as submitted.

The Application was ADJOURNED subject to the electronic submission of a revised plan as per the Board's comments.

11. APPLICATION OF MR. GREGORY P. BUCKMAN in accordance with the provisions of Section **57-5** of the Village Code, for a previously issued building permit erecting, a **32 sq. ft.** one story vestibule and **32 sq. ft.** portico with a **180 sq. ft.** second floor addition in the front; a **235 sq. ft.** side one story addition, and **450 sq. ft.** open porch at the rear; at the dwelling known as **154 BROOK STREET** (Map of Garden City Lawns, block 12, lot 3, R-6 district) Building Department # ADRB-000114-2023, Leo J. Pyzynski, R.A.

Mr. & Mrs. Buckman presented the application and advised that the architect is just returning from a trip and could be here to present. Ms. Buckman discussed that they are doing a gable dormer in the front and moving the front door from left side to the center and building a portico and vestibule and addition at the left rear of the house.

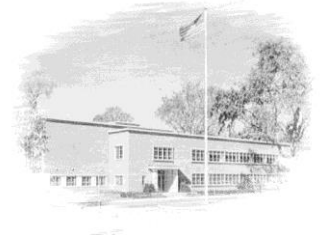
The materials presented are charcoal roofing, and siding in cream and with Sandstone cream trim color. The Herringbone color is the house and Sandstone is the trim which is very subtle. The Board requested a color rendering and wanted to see how it looks, visually. Mr. Sbeglia mentioned he never likes using two different siding so close together. Mr. Buckman stated just the window trim would be the lighter color. No samples were available. The existing windows are black, and Mr. Sbeglia mentioned he is okay with it. The portico is not connected to the columns and needs to tighten up that detail. These suggestions need to be relayed to the architect and a rendering would help with colors of all proposed materials.

The Chairperson is not sure of the black windows with the brown trim, but stated a rendering is required. Ms. Buckman mentioned that the columns are white, and the railings are black. The columns are the only white detail. The drawing shows the existing finishes including the garage and extending the siding down. The siding on the first floor must also be shown on the plan. The Chairperson mentioned that there is a lot of colors, but Mr. Alisse stated they are very subtle, and a rendering would help. Ms. Buckman stated that the surrounding homes have a lot of black/white themes, and she did not want to copy that, so they tried to go light but not loud. Mr. Sbeglia suggested having the architect do a rendering and send it to the Board electronically and then decide if they have to return to the Board.



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, APRIL 25, 2023, AT 6:30 P.M.

The homeowner requested guidance as to the steps which should match the siding and not to create a busy look with a lot of colors. Mr. Buckman questioned the pavers which should be moved over to create a walkway. The homeowner wanted to bring the pavers up to fill in the area at the garage and the stoop, and since the driveway is being widened, they would like to widen the apron as well. The Superintendent advised that the apron cannot be more than 20' but the pavers can start at that point and cannot go to 24-25'. A permit is required for the apron, driveway and a building plan for the actual construction. Mr. Buckman presented a sample of the proposed stone and mentioned that brick is shown on the plan. They are also planning to do an outdoor fireplace which will be in the same cultured stone. The plan shows bluestone for the steps.

The Application was adjourned subject to the electronic submission of a rendering and updated materials.

Next Meeting:

May 23, 2023

*Addendum to minutes:

Re: Application #3- **68 PELL TERRACE**

4/27/2023- The revised elevation plan sent via electronic submission was APPROVED by the Board.

Re: Application #6- **25 ST PAULS CRESCENT**

4/27/23 – The revised elevation plans sent via electronic submission was APPROVED by the Board as to Option #2.

Re: Application #8 **36 HILTON AVENUE**

4/28/23 – The revised elevation plan sent via electronic submission was APPROVED by the Board.

Re: Application #2, **15 BEECH STREET** – 5/15/23 The Board referred this application to the Zoning Board of Appeals for a determination.

Re: Application #4 **173 NASSAU BOULEVARD-**

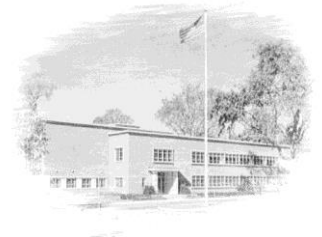
5/16/23 – The revised elevation plan sent via electronic submission was APPROVED by the Board.



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, APRIL 25, 2023, AT 6:30 P.M.

Re: Application #10 **36 MAXWELL ROAD** – electronic submission received and adjourned by the Board.

Re: Application #11 **154 BROOK STREET** – electronic submission not received prior to deadline.