



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 26, 2022 AT 6:30 P.M.

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: 7:05 p.m.

- I. Approval of Minutes:
 - A. Minutes from the meeting held on **March 22, 2022.**

- II. Applications - Cases as follows:
 1. **APPLICATION OF DONALD M & AMANDA CAPRIGLIONE** 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 **296 BROMPTON ROAD** (Map of Garden City Terrace, Block 609, Lots 12, R-6 district). Building Department application # 2021-11145, by Robert Keyloun, R.A.& Donald Capriglione.
 - *A variance hearing is scheduled for April 19th, 2022.
 - **Adjourned at the March 22, 2022 meeting.

Mr. Keyloun presented the revised plan for the second-floor addition on an existing split-level home, adding a second floor over the living room/ kitchen for a master suite. They changed the geometry of the home. The bay window was off centered and adding three windows for symmetry. The plan also shows the addition of board and batten at the pediment and modified the garage doors to simplify them. Also adding cultured stone 41" above grade at the garage. The cultured stone is dry stack Eldorado Stone with a brick ledge above, Allside double 6" lap siding, the trim around the windows in white Azek 3.5", the windows are Anderson 6 over 1, corner posts will be white casing and trim exterior millwork color white. The front door Therma true 1/3 glass door single panel, and roofing is GAF charcoal black.



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The Board questioned if existing chimney will be demolished. Mr. Capriglione stated he has a tankless water heater and there will be no need for a chimney. Mr. Sbeglia questioned if this was a second submission and stated it was a huge improvement and someone stepped in and did

the right thing. It looks reasonable and the garage door is treated nicely but suggested to put something over the front door which is recessed and may get lost in that corner since it is far back from the garage; something around to accent to give more accent to the entry. Mr. Capece agreed with symmetry and the window over the door at the front is a huge improvement. Mr. Keyloun stated there are shadow lines which will give attention to the front door and brought some colonial features to an existing split which was a challenge. Mr. Sbeglia felt it is a carriage/cottage look and gives it a better scale and something around the entrance door would be nice possibly a trellis similar to over the garage possibly to give more of a sense of entry. Mr/ Alisse suggested maybe a solid trim around the door and also mentioned that the plan of the door elevations, appears to be one height on the left and another height at right. Mr. Keyloun stated the stone will maintain the line of the sill. Mr. Sbeglia asked for suggestions for the front door and Mr. Capece stated he can approve it with that comment and more attention is needed there, possibly a light fixture. They discussed possibly larger trim or a sconce. Since a sidelight is not possible, a nice light fixture or carriage light to fill in the space between the window and the door.

The Chairman asked for preferences on the corner trim since the trim at the peaks and around the windows will be white and the siding itself is a taupe color. The existing corner trim matches the siding, but the homeowner prefers white. Mr. Keyloun stated the corner posts project out ¼” and marries the corner well. Mr. Sbeglia suggested a natural mitred corner. Mr. Capece is okay with the white and due to the geometry, it makes sense for it to be white. Mr. O’Brien suggested to give some thought to the gutter locations. Mr. Sbeglia stated with the details it may be better to turn the gutter, so you don’t see the end piece. Most people don’t do that due to the extra cost and if you have to put it on the side it is better to return on both sides to look like a moulding and suggests returning it that foot and mitre the outside corner, and you can mitre it again, so you don’t have square edges. It would be similar to terminating crown moulding and will enhance the facade and roof line. Mr. Sbeglia then suggested to return it back to the siding and will enhance the architecture.

The Application was **APPROVED**.

- 2** **APPLICATION OF PHILIP LAM** 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 known as **70 EDGEMERE ROAD** (Map of Descriptive, Block D-78A, Lots 2348, R-8 district) Building Department application #2022-11404, -by Tesla *Adjourned at the March 22, 2022 meeting.



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TUESDAY, APRIL 26, 2022 AT 6:30 P.M.

Application was WITHDRAWN by the representative of Tesla Energy.

- 3. APPLICATION OF ANDREW REACCUGLIA** 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 (412) sq. ft. one story addition in the Butler Road front, of the corner premises known as **398 STEWART AVE** (Map of Garden City East, Block 134, Lot N4). Building Department application # 2022-11453, by John J. Viscardi, R.A. *Variance hearing was held 4/19/22, reducing the (55.0') required front setback from Butler Place, to no less than (38.18').

Mr. Viscardi presented the color renderings of the proposed addition. He discussed that the existing house is a corner lot at Stewart and Butler Place. The owners received a variance for the front yard setback and was limited as to where they can build. From the photos, it is a large brick building with slate roof, stone at the vestibule, window trim and gutters are black. Basically, building a one-story family room off the corner of the house with a fireplace. The materials include the existing odd stone on the chimney which is kind of a stacking stone. They plan to cap that and take the stone from the vestibule and apply it to the one-story extension, using white Hardi board with a standing seam roof for a nice element with snow guards, shutters and gutters to match. They are adding a little bit of stone with black standing seam roof. The old chimney will be rebuilt instead of a fireplace enclosure and a small chimney will look better to keep it simple and lighter in color. The existing house is all brick which is dark enough and idea is to try to lighten it up. The property was previously subdivided, and the garage has front and rear door and old driveway to the garage.

Mr. Sbeglia questioned if the stone is existing and the plan to match the stone at the addition and he is okay with it since they are tying in with it but feels the black standing seam roof is not going to work. Mr. Viscardi stated that based on the colors of the house, gutters, leaders and front door, they are going with that theme, and this is an addition to an existing house. Mr. Sbeglia stated he's seen standing seam roof as an accent roof using different materials. Mr. Viscardi stated an asphalt roof is not a good alternative to the slate roof and a black standing seam roof is not uncommon. He also stated he felt that the black is a good choice since the slate is a multi-colored and the black would look fine. Mr. Capece stated the railing does have black and the slate roof is a prominent feature. Ms. Petersen suggested possibly gray or another color to match. Mr. Viscardi referred to the color 'burnished slate' from the standing seam roof color choices. Mr. O'Brien suggested a painted aluminum, so it doesn't look new. Mr. Viscardi stated lead coated copper is very expensive and too costly and went with aluminum instead since the standing seam roof is less costly. Mr. Viscardi stated he has done this on previous projects, and it gives a nice look. The burnished slate color may work, and it will blend with the colors. Mr. Capece was pleased with the materials.

The Application was APPROVED subject to the color burnished slate standing seam roof to match.



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- 4. APPLICATION OF WILLIAM & ADRIENNE SEBRING** 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 **2,869 sq. ft.** second floor, and a **111 sq. ft.** front porch additions; at the corner dwelling known as **71 POPLAR STREET** (Map of Garden City East, Block 116, Lots 13, R-12 district). Building Department application # 2022-11472, by John J. Viscardi, R.A.

Mr. Viscardi presented and mentioned that there is a slight change to the previously submitted material list regarding the shutters and siding. The photos show a very large cape on an 80' x100' lot and planning to build a second-story addition. The owners have done projects before for a family room, kitchen, finished basement and also plan to do partial interior renovation. The front door cannot be seen from the street which will be enhanced for a four-bedroom addition. The existing brick is Roman brick since there is so much of it and the original plan had stone. They are keeping the brick and mentioned that they received estimates for replacing the brick, but it was too costly. The porch is being extended forward and the windows will remain on the first floor. A new front door at sheet #5 shows a section of the door and the porch. Since there are two sets of stairs and needs a hallway to connect the two. At the front elevation, the windows line up and the master suite is at the side and adding a couple of doghouse dormers. The materials include a color change to 'pearl gray' siding and 'charcoal' roof, 'pearl gray' corner boards and played with the scale a little so the façade would not be mundane. The plan shows a steeper pitch with the doghouse dormers on both sides of the gable and lowered the scale, bringing the roof line down and at the top doing a different type of grill pattern for an elegant look. He also mentioned that there are large homes in the area and some old homes from the 1920's and he feels that the house will fit in the scale of the neighborhood. The average roof is 29.95' and will be closer to 31'. The gable will be lowered and when looking at it, it has two facades since it is a corner lot. The brick cannot be patched since it is a Roman brick from the 50's from a different era. At the front door they are extending the stone and will match it where the door opening is and bring the column in for separation.

Mr. Capece asked about the shed dormers and understands that the dormers allow to keep the pitch 12 on 12, and the payoff is worth it. Mr. Viscardi stated he has things lined up and especially since they are not touching the first floor, and this will be the owners' final project. Ms. Petersen requested a sample of the fieldstone and Mr. Viscardi feels he can match the tone of the colors. Mr. Viscardi also commented that they are eliminating the window and putting in sidelights at the front door. Mr. Sbeglia questioned if they thought about the location of the front door and Mr. Viscardi stated you walk right into the living the room and there is no solution unless you redesign the first floor. Mr. Viscardi stated they have done a lot of work on the house, and they do not plan to touch the first floor and the entrance is existing.

The Application was APPROVED.



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- 5. APPLICATION OF SITE MORTENT M.M. CORP.** in accordance with section §57-5.A.7 and §200-43.E.2.A.1 of the Village code, to allow for the issue of a permits for exterior alterations and the maintenance of two existing wall and one awning sign at the commercial premises known as, **91 COMMERCIAL AVENUE** (Map of Descriptive, Block D, Lot 22, S District). Building Department application # 2022-11535, by Combined Resources Inc.

No appearance on behalf of the Applicant.

- 6. APPLICATION OF GARDEN CITY COUNTRY CLUB,** in accordance with section 57-5.A-2 of the Village code, for the approval to install seventy (70) (1.5) sq. ft. “No Trespassing Signs” every 24.0’, along a 1,650’ section of existing chain link fence, beginning 50.0’ from the rail trestle, running Southerly along the Western boundary (Edgemere Road); at the plot known as **206 STEWART AVENUE** (Map of Descriptive, Block D, Lot 78, R-40 District). From a plot plan filed with the Building Department. Application # 2022-11408.

Mr. McFail presented on behalf of the Garden City Country Club in an effort to secure the border on Edgemere Road, especially when it snows. They wanted to pick a sign instead of the red/white sign and presented the sign which he felt would be more pleasing to the eye and suitable for a country club. Ms. Petersen asked if they are taking the red sign down and Mr. McFail responded that he felt that the proposed sign would look more appropriate and since the main concern is with trespasses, they proposed for the new sign to be installed every 24’. The Chairman questioned how they will be mounted, and Mr. McFail stated they will be installed on the posts to give a nice appearance, especially for the Village of Garden City. The Chairman asked if every 24’ is necessary. Mr. McFail stated that if someone is planning to sleigh ride there, 24’ is constant and someone can’t say ‘oh I missed it’ installed at every third or every four bays. Mr. Sbeglia stated it would actually be 32’ apart since each bay is 8’. It was discussed that every 32’ may be preferred to give notice that it is private property. It was then decided that every 24’ would be better having two open and then the sign. Ms. Petersen questioned how many times they repair the fence, and it was stated that the fence is repaired every time it snows. Mr. McPhail stated that the sleigh riding is all good until someone gets hurt. This year, someone broke his leg this year there and some kids even slide under the gate, and they are trying to avoid this in the future.

The Board questioned if there are security cameras, and it was stated they are only around the building and from a legal point of view they want to give notice to trespassers.

The Application was APPROVED for the signage to be installed every 24’.



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7. **APPLICATION OF 'FOR FIVE COFFEE ROASTERS'** in accordance with section §57-5.A.7 and §200-43.E.1.A, and a variation of 200:43.E.(1)(I) as per the provisions § 57-8C of the Village code; to allow the issue of a permit to install two (2) 16.8 sq. ft. backlit channel letter wall signs, at the front and rear of the business premises known as **147 SEVENTH STREET** (Map of Garden City Central, Block 7, Lot 14, C-4 District). Building Department application # 2022-11618, Sign Up Now

George Palmieri from Sign Up Now presented for signage to include a black backlit halo lit sign for the front and solid ¼" thin letters for the rear also in black. He presented samples of the actual letters. The Chairman requested confirmation that the sign being proposed is not a light box. Mr. Palmieri stated the letters are mounted an inch and a half from the wall which gives a halo look, and at the rear, just cutout of a solid piece of aluminum non illuminated. He mentioned that the signs are all backlit. The Chairman questioned the back side and whether the sign will actually fit there, and Mr. Palmieri stated it is 8'5" long. Mr. Sbeglia stated he is not clear where the sign will be installed in relation to the façade. Mr. Palmieri presented the plan showing the exact location of the signs. Mr. Palmieri also stated the back is hidden and you may not see it from the parking lot. Mr. Capece suggested centering the sign over the doorway. The Chairman stated the left side of the sign might be beyond the area and Mr. Sbeglia stated he thinks it will have enough room. It was stated that there is approximately 12' there to play with. Mr. Sbeglia likes the sign, but it is very simple-looking, and Mr. Palmieri referred to a photo of the Manhasset store for comparison. The owners have many other stores on LI and another one opening in Merrick. Mr. O'Brien questioned if the letters are pinned into the wall and Mr. Palmieri stated once it is set up you cannot pry it off and have used it for over 40 years and the material is very expensive. Ms. Krug questioned the black painted satin finish and Mr. Palmieri presented the sample which is acrylic polyurethane ten-year matte finish, and the paint company calls it satin. Mr. O'Brien asked if there will be individual wall penetrations for each letter and Mr. Palmieri showed how it would be installed which is a standard halo installation.

The Application was APPROVED.

Next Meeting:

Tuesday, May 24, 2022 @ 6:30 pm