



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, MAY 23, 2023, AT 6:30 P.M.

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

Also present: Giuseppe Giovanniello, Superintendent Building Department

The meeting commenced at 6:50 p.m.

I. Approval of Minutes:

A. Minutes from the meeting held on **April 25, 2023**

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

- 1. 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, James DeLuca, RA  
\*Adjourned at the April 25, 2023, meeting. Present Mr. Viera & Mr. Mirto.

Mr. Mirto presented the revisions as per the Board's previous comments. He discussed the changes and presented two front elevation renderings. Previously the design was between modern & traditional, and the revisions bring in a more traditional style with the roof brackets adding one gable to bring more balance on the Old Country Road elevation.

Mr. Capece stated that by adding the pitched roof instead of the flat roof and staying with one approach and carrying it through, he felt this was an improvement but questioned the gray at the bay window pop out. He questioned if that shows up anywhere else and Mr. Veira stated they wanted a farmhouse style/modern traditional combination. Mr. Alisse requested a sample of the paint which was stated to be Benjamin Moore 1497 "Gray Storm" which is a light gray to go with everything and houses in the area have similar colors. The Board questioned the dimensions of the columns which are 8". Mr. Capece stated since it is a narrow entryway the 8" column would work. Mr. Mirto presented a photo in white. Mr. Veira also showed a photo of the house prior and a photo showing expanding the entry



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way to do something more modern in the farmhouse style which shows the color of the house to make it look beautiful. Mr. Alisse asked if the color will be on the sides as well and Mr. Viera stated it will all be the gray color. Mr. Bauer questioned why there is no trim in the photo and Mr. Viera stated it is not finished as yet. Mr. Alisse is not crazy about the color since the tone is too brown and Mr. Capece is in agreement but stated it is an improvement over the prior submission.

The Application was APPROVED.

- 2. 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. AND Mr. Buckman were present  
\*Adjourned at the April 25, 2023, meeting

Mr. Pyzynski presented a rendering to the Board and stated there is a change in the paving to alongside the driveway.

Mr. Capece advised Mr. Pyzynski that a color rendering is required. Mr. Pyzynski stated there were a number of revisions to make the space more livable, not wanting to create a two and a half story house. They had a heavy hand in the design process and material selection and the color rendering will clarify how the materials go together nicely. Mr. Pyzynski stated that the siding color is beige 4", charcoal roof, and changed the trim to white instead of sandstone. Mr. Capece requested a sample of the prior sandstone color for comparison which was presented. Mr. Buckman stated they are trying to match the garage door since the windows are black and the front door is brown. The Board suggested painting the garage door black, but Ms. Buckman stated it is too big and is a different surface material and would not match. It was stated that by changing the trim to white and making the entry door brown in fiberglass or possibly a black entry door. Ms. Buckman stated she did not like the black entry door. Mr. Alisse questioned the window height to the right of the center gable, which is right at the peak of the roof, possibly making it 2" higher. Mr. Pyzynski agreed to make the change to all three windows. It was suggested to do a white garage door with windows at the top. Mr. Capece asked about lighting which Mr. Pyzynski stated was submitted with the original package.



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The Chairperson inquired as to the color of the railing, which was stated to be black vinyl. Mr. Capece asked if it can be an iron painted railing instead, and Mr. Pyzynski stated the vinyl is a wider railing and would be easier for Mr. Buckman to handle. Mr. Buckman questioned the price difference and mentioned that the iron does rust and has to be maintained. The chairperson stated the vinyl is thick and out of scale and the iron will stand up better. Mr. Pyzynski agreed to the iron railing, white garage door, and lift the windows.

The application was APPROVED.

- 3. 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. \*Adjourned at the April 25, 2023, meeting Mr. Cohen & Ms. Thompson were present.

Ms. Thompson discussed that they are adding curb appeal to the house and install an egress window as part of the process which is the window one on the left of the rendering.

Mr. Cohen presented and stated that the existing home is a 1950 cape cod home with a nondescript dormer on the second floor and the plan to add a reverse gable, two doghouse dormers. Previously, there was a concern with the barrel roof and the Board asked for other options. The elevation shown in Option #1 is the original, the second option with a reverse cable with doghouse dormer, #3-barrel roof on center window, 4<sup>th</sup> circle top windows. The Board requested a sample of the stone veneer. Ms. Thompson stated she prefers the original option to dress up the home for aesthetics and curb appeal and stated the homes in the area is a “mixed bag” and in no relationship with each other. The house faces the firehouse.

Mr. Capece stated the original has a certain look and the dormer has a nondescript element. Last month it was suggested to create a long, wide dormer and broaden it across the front to make it more usable inside. As to the barrel dormer, he stated that a third element is being introduced which does not show up anywhere else and does not work. Mr. Capece stated he prefers option #2 and would continue running a shed roof dormer across the house which would be more pleasing and give more space but is okay with Option #2. Mr. Cohen mentioned that the Thompsons are “empty nesters” and it would run approx. \$55,000 additionally and they do not need the space and felt it is subjective like anything else. Mr. Alisse asked if the windows could be shifted on the ground floor and Mr. Cohen



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stated that area is not being touched and no reason to touch those areas. He also mentioned that the house has been that way for 75 years and this is a minor job just to freshen it up. Ms. Krug mentioned that she prefers option #2, and Mr. Bauer and Mr. Alisse agreed and liked the dark windows. Mr. Capece suggested simplifying the design.

The Application was APPROVED for option #2.

- 4. APPLICATION OF MICHAEL & NICOLE ROMANO** in accordance with §57-5.A.3 of the Village Code, for issuance of building permits erecting a **104 sq. ft.** one story addition, with **97 sq. ft.** open porch and **31 sq. ft.** portico at the front, at the dwelling known as **14 HUDSON ROAD** (Map of Nassau Homes, Block F, Lots 40, R-6 district). Building Department # ADRB-000126-2023, Jared Mandel, R.A. & Mr. Romano were present.

Mr. Mandel presented the project and stated the owners wanted a facelift to work with the existing style and bring in some additional features and add more space and character at the same time. They discussed a portico at the front entry and decided to use this opportunity to redefine the front entry. In designing the portico, they decided to carry some lines up to give more height and did not want to rip apart the whole roof line just add more depth. They plan to remove some shrubbery and redefine the area. At the garage side, they plan to use some of the dimensions as in the left and add above the garage and add depth to the front porch.

The materials include neutral colors GAF charcoal shingles, shown in the rendering in the gray tone and presented a sample of the siding and sample of the stone with gray tones, redefine the windows and modernize it with black tones. The front door will be Thermo-Tru entry door in black to match the windows and the columns will be Perma wrapped in white color to lighten it up and bring neutral colors to bring it together. The garage door will have a wood tone and the porch and landing in bluestone, white railing to match the portico and trim and soffits in white. Mr. Mandell corrected that the windows will be white not black.

Mr. Capece asked about the gable on the right which does not show gable popped out on the plan. Mr. Mandell stated he prefers more depth to be able to pour concrete and may use 2x4's and the Board asked if one column instead of the double column would be considered. Another comment is that there is heavy trim in relation to the siding and would be nice if the white elements were thinned out more. Mr. Bauer suggested eliminating the two columns in the center pilaster and removing the pilasters on the back side which will eliminate a lot of the white. Mr. Alisse inquired as to the shutter color which it was stated was gray on the drawing since the siding is gray and suggested white



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or black shutters. Mr. Mandell mentioned a dark gray shutter. Mr. Capece requested a revised rendering and Mr. Mandell stated white would be too much and suggested black shutters, which the Board agreed. The concern for too much white and the cupola makes it look a little busy and Mr. Mandell and Mr. Romero stated he likes the copula. Ms. Krug inquired as to how to get on the porch and whether there is enough space there as seen in the rendering. Mr. Mandell stated there is enough room to access the porch and Mr. Capece confirmed that you can only enter the porch from the inside and it is a private porch and that is the intention of the design. The entry door will be black. Mr. Capece suggested that with the black shutters suggested a black iron railing, but Mr. Bauer stated it would be adding another color. Mr. Romano liked the idea of black railing across the porch, especially when the double columns are eliminated.

The Application was **ADJOURNED** pending receipt of an updated rendering to be submitted electronically showing the revisions to the columns, railing and shutters.

- 5. APPLICATION OF MR. & MRS. MAURICIO BENITEZ**, in accordance with §57-5.A.3 of the Village Code, for issuance of building permits, erecting a **133 sq. ft.** one story rear addition with **15 sq. ft.** portico, **78 sq. ft.** side porch, and **47 sq. ft.** Garden Street front portico (demolish **38 sq. ft.** rear cellar entrance), at the corner dwelling known as **55 WASHINGTON AVENUE** (Map of Garden City East, Block 117, Lots 1, R-12 district). Building Department application # ADRB-000138-2023, Jared Mandel, R.A. Mr. Mandell & Ms. Benitez were present at the meeting.

Mr. Mandel presented the project They are currently living on Kensington Road, and they found the perfect fixer upper. They came to the Board for advice and talked about the recommendation to change the front on Washington Avenue and turn it over to the side street and make it more appropriate for balance. The rendering shows they kept with the existing character with a Gambrel roof but wanted to modernize it. They didn't want to take away too much and balanced the façade and bring more presence to the entry and refocused the area to redefine the front entry from the side street. They also thought about changes to the window style but keep the tradition of the home.

The proposed materials include charcoal roof, accent with some metal roofs on the first floor to bring modern touch to traditional design and bringing in and keeping natural materials like painting the brick in whitewash and the windows a dark gray tone window to compliment gray Hardi siding and look to do board & batten in Azek material in gray color to be uniform. The brick would be a limewash and gray would be consistent. The



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trim would also be gray. The columns in wood tone and related back to the gray tones. Mr. Alisse asked for sample of the wood which would be a walnut color. The Chairperson noted the plans call for Versatex (PVC) wrapped columns, and a sample is needed because the rendering shows wood grain columns. Mr. Mandel stated that they may want to stain the wood a walnut color. Mr. Capece asked if the windows were casement and whether they considered 2 over 2 instead. Mr. Mandel stated they were considered but felt it did not match with the intent and the squares would get too small. Mr. Capece stated the second-floor windows do not match the first floor 6 over 6 designs. Mr. Capece also mentioned he is not sure of the wood but stylistically the farmhouse and craftsman style is not working. He asked for the size of the columns which is 14" and the porch will be bluestone. Mr. Alisse stated it is very unusual and Mr. Mandell stated it is creative. Ms. Krug asked when the house was built, and it was stated it is pretty early and may have had gas lighting at once time. Mr. Alisse stated the porch seems so deep and Mr. Capece stated he is happy they are renovating the house and is not happy with the gray and prefers the sample to understand the palate for subtle changes and it is hard to tell and would like some clarity. Mr. Mandel stated he can bring in some stained wood and move the project forward and work with the Board and keep the construction drawings going as long as there are no architectural features. Mr. Capece also mentioned the transition to the standing seam roof. Mr. Mandel stated the whole porch is metal and referred the Board to the rendering. Mr. Bauer asked for a landscape plan and Mr. Mandel stated the landscaping will remain and may add some additional landscaping since they would like to have more privacy on Washington Avenue.

The chairperson stated that the Board agreed with the basic architecture and would like an updated rendering, samples of the colors with the wood since the design is gray/brown and they need to see the materials. Mr. Capece suggested looking at the windows again and Mr. Mandel stated they did a rendering earlier that way but felt it looked better this way. Ms. Benitz, the owner, mentioned that she is a Landscape Architect and intends to do some additional landscaping. The Chairperson suggested returning with the rendering, samples, landscape plan, sidewalk and path lighting. Mr. Mandel asked the Board if they have to return, and it was stated that they can return with the samples and landscape plan. The architecture plan was approved and show gutters and leaders on the plan also.

The Application was **ADJOURNED**.



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- 6. APPLICATION OF MR. & MRS. VINCENT & MARIELLE RIORDAN**, in accordance with the provisions of Section **57-5** of the Village Code, to allow for issuance of a building permit for the erection of; a **1,674 sq. ft.** second floor addition creating a **259 sq. ft.** porch at the rear, and constructing a **330 sq. ft.** roof over porch at the front (demolish existing 570 sq. ft. 1/2 story), at the corner dwelling known as **81 MULBERRY AVENUE** (Map of Mineola Plaza, Block 22, Lots 41, R-6 district).  
Building Department application # ADRB-000131-2023, Kenneth C. Long, R.A.

**Adjourned at the request of the Applicant.**

- 7. APPLICATION OF BRIAN & EILEEN EISENHAUER** in accordance with section **57-5.A-3** of the Village code, to allow issuance of building permits erecting a **201 sq. ft.** second floor side addition, at the premises known as **5 PRIMROSE COURT** (Map of Mineola Plaza, Block 15, Lot 50, R-6 District). Building Department application # ADRB-000137-2023, Howard P. Curtis, R.A. & Mr. & Mrs. Eisenhauer were present.

Mr. Curtis presented the project and stated the project is a very small center hall colonial and the owners desire to get more breathing room. It had a flat roof garage with a door out of the bedroom which was basically “an acorn and pinecone collector”. The owners wish to use this opportunity to get better closets, room for a desk in the area and in doing so add a second story over the garage, to the right is existing.

They are matching the simple roof skirt and adding a window to match the other front window which is an egress window and match the materials with shake siding, Azek material and lighting in the soffit. The entire house is not being re-sided just matching the existing materials. The garage has existing stone and building from the one story above. They want to keep it in the same color family and showed the bronze color for the metal roof.

The application was **APPROVED**.



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- 8. APPLICATION OF CHRIS & ANA IBIS SEEBRATH**, as per section §57-5.A.1 of the Village code, allowing issuance of a building permit, erecting a **4,393 sq. ft. 2 1/2 story** dwelling, with **440 sq. ft.** two car attached garage, **1,745 sq. ft.** finished basement, **205 sq. ft.** front porch, a **200 sq. ft.** open porch and **200 sq. ft.** 2<sup>nd</sup> floor balcony with a **77 sq. ft.** cellar entrance at the rear, (demolish existing **2,881 sq. ft.** one story dwelling and 2 car attached garage), at the premises known as **60 OSBORNE ROAD** (Map of Garden City East, Block 137, Lot 13, R-20 District). Building Department # ADRB-000140-2023, Daniel Fabrizi, R.A.

Mr. Fabrizi presented a color rendering of the new dwelling on Osborne Road in a transition style and the clients requested a porch across the front. The property has a deep setback, and the color palette is basically Hardi plank siding in light gray, Newport stone blend granite gray with black and some beige, black roof, standing seam accents over the arch and some standing seam metal bronze roofing and the window trim will be white.

The Chairperson requested a sample of the stone or color and Mr. Fabrizi passed around a photo of the stone. He stated that brick will be added at the arch top window to follow the curve to introduce some red brick as an accent. Mr. Alisse stated he is worried about the soldier course of the brick since it is a very big area and felt that the brick will help reinforce the arch. The wainscot is at the garage. Mr. Capece asked if the ledge will also have the soldier course in brick. Mr. Alisse requested a plan showing the water table. Mr. Fabrizi stated it was a last-minute thing and felt that the brick would be a nice accent and Ms. Petersen suggested the sill be a double brick under the arch window, so it doesn't look thin. Mr. Capece suggested something that ties into that window with the water table and Mr. Fabrizi stated it will be a bluestone water table and will address the arch top. Ms. Petersen stated it cuts back on the massiveness and she likes the arch since it gives a pop of color. Mr. Capece suggested the double window over the garage door and is not sure if that is working. Mr. Fabrizi's intention was to cut down on the massive appearance and originally it was one dormer across, and the middle portion recessed a bit to dress it up with crown moulding to push it back from the second story. Mr. Fabrizi mentioned to look at the right-side elevation to see how its tucked into the roof structure. From the side elevation, it looks like a panel element and from the front you see the siding. Mr. Capece requested a section of that detail and Mr. Fabrizi stated it will be part of the construction drawings. Mr. Capece asked if it was an elevation model, or three D and it was requested that it be presented in three dimensional.





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The Application was **ADJOURNED** pending the electronic submission of a revised plan showing the brick and clarification as to the windows over the garage.

- 9. APPLICATION OF CALOGERO'S** as per section **§57-5.A.1** of the Village code, allowing issuance of building permits, for the erection of a **1,102 sq. ft.** glass enclosed accessory dining structure with operable roof, in the rear of the existing business premises known as **919 FRANKLIN AVENUE** (Map of Garden City East, Block 153, Lot 5, C-4 District). Building Department # ADRB-000145-2023, Daniel Fabrizi, R.A.

Mr. Fabrizi presented the application which came before the board last year for an extension to the temporary tent. They are now proposing a permanent structure and are proposing a system with aluminum extrusion panels with glass that open completely with no ceiling. The doors are sliding doors to give openness in the summer months and in the winter, it will close to protect the patio. Mr. Fabrizi presented a sample which is an opaque material, and it is a motorized remote-control system, automatic and it completely retracts and works with one motor and the fabric is PVC and completely waterproof. The design has a downspout with gutter system when rainwater shoots the water down the external pillars and the fabric drapes as it retracts. The system is a bronze color, and the fabric is a gray color. It protects you from all weather conditions, rain and UV rays. There is a door for main egress and ingress.

The chairperson inquired if it is the same height as what was previously proposed, and Mr. Fabrizi stated once they work out the system, they will have a better idea. The owner of Calogero's, Mr. DiGangi stated they will try to work out the colors with the surrounding buildings. Ms. Petersen asked if the paving would remain, and Mr. DiGangi stated they have to keep the pavers the same color.

The Application was **APPROVED**.

- 10. APPLICATION OF 718 REST LLC**, as per section **§57-5.A.1** of the Village code, allowing issuance of a building permit for exterior alterations and wall signs, in the front and rear of the proposed restaurant 'GULA', at the commercial parcels known as **174 and 176 SEVENTH STREET** (Map of Garden City Central, Block 20, Lot 70 and 16, C-2 District). Building Department # ADRB-000142-2023, Daniel Fabrizi, R.A.

Mr. Fabrizi presented the project which went before the Board previously and now they are expanding the space. He presented a front elevation rendering for the color palette white cement stucco wash and black storefront doors. He mentioned that there is a modification to the storefront. They are keeping the brick, painting it white with a new



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storefront and 9' overhead door will be black metal frame glass for black/white palette. Mr. Fabrizi stated that they had to reinforce the existing brick veneer and install a steel beam to accommodate the system. They are also moving the kitchen to the space next door.

Mr. Capece stated he is concerned with the wind and canopy and Mr. Fabrizi stated the structural engineer reviewed the specs. Mr. Alisse inquired if they considered a bifold system, but they prefer the overhead door. Mr. Alisse is worried about the size. The owner stated that the door is being shipped from Minnesota and is made by Crown Doors and saw a similar one in a restaurant in the Hamptons. Mr. Fabrizi stated when it opens it is on hydraulics. Ms. Krug inquired when do they plan to open, and the owner stated they plan to open in September.

The Chairperson inquired as to the actual name of the system. She also asked about drainage on the public sidewalk and was concerned about people walking on the sidewalk and Mr. Fabrizi stated it is on the property and the chairs and tables would be outside the drip line. Ms. Petersen stated that it can't be located on Village property. The owner stated he is a village resident wants to make the street appearance even better.

The Application was **APPROVED**.

**11. APPLICATION OF LT GARDEN CITY LLC**, in accordance with section **57-5.A-2** of the Village code, for approval to issue sign permits for the Morgan Stanley tenancy consisting of four **37.0 sq. ft.** halo illuminated lettered wall signs, mounted on the four sides of the commercial building known as **1200 FRANKLIN AVENUE** (Map of Garden City Central, Block 12, Lot 1, C-B District). Building Department # ADRB-000128-2023, Signs of Success.

\*The approval of which would allow four signs at an elevation above 15.0'.

Mr. Robert Renek, the CFO of Morgan Stanley discussed that they have been in the community for decades and they have over 20 employees and many are Garden City residents and some commute to New York City. They plan on growing the business for decades to come.

Mr. Steven Chen from Signs of Success discussed that the name is their logo and they are requesting some exceptions with the lettering. The primary exception they are requesting since Garden City has 24" maximum height and would like to use 24" cap height and if you draw a box around the sign, and Morgan Stanley would like to go with straight lettering which is more elegant especially with the building in relation to the former Lord & Taylor lettering and to take into account the traffic patterns in the area. They also want to be true



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to their brand with for simple halo channel letters with cap height of the letter “M.” No raceway, no cabinet no illumination for the four identical signs. Mr. Capece requested the terms of the scale and Mr. Chen stated the elevations are to scale as shown on page 4. Mr. Capece stated that the logo on page 4 looks larger, larger than the window bay and the top elevation. Mr. Chen stated he tried to scale it the best he could. It was stated that the

elevation does not show a three bay window and the architectural drawings is how they are scaled to the signs. Mr. Capece stated he does not want to approve anything that does not jive since it looks out of scale. He also wants to be sure the sign sits in the window bay. Mr. Cohen stated that the elevation at page 3 should be correct since it is all done in CAD and the point is well taken.

Mr. Bauer inquired as to tenant signage, and it was stated that the tenant would have to reapply to the Board. Mr. Alisse felt the sign presented in in keeping with the Morgan Stanley logo.

The Application was **APPROVED**.

**12. APPLICATION OF ELIAS PROPERTIES INC.**, in accordance with the provisions of section §57-5 of the Village code; to allow issuance of permits for exterior alterations and replacement signs, at the new tenancy ‘**J McLaughlin**’, at the front and side of the business premises known as **179 SEVENTH STREET** (Map of Garden City Central, Block 7, Lot W-10, C-4 District).

Building Department # ADRB-000136-2023, Donald Larsen, R.A.

**Adjourned at the request of the applicant.**

**13. 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.

\*Adjourned at the April 25, 2023, meeting

Mr. Lazzaro presented revised plans which were sent electronically, and he understands that the Board had some additional comments. Mr. Lazzaro stated there was an error and



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should be 3'x4' extended so they match the windows on the north elevation and the easternmost window was added with the existing gas meter. A change was made and indicated a proposed car charging station on the north elevation. Mr. Lazarro also stated that the doors on the second floor at the east elevation are sliders and the Juliett balcony has no depth. The proposed windows are Velux and helps the drawing read well and was drawn rectangular and the skylight K is located over the stairs.

Mr. Alisse inquired about the Juliett balcony which is an emergency escape and rescue door. Mr. Alisse was concerned with the balcony and asked what the reason was for the balcony and Mr. Lazarro stated it was for the look and that bedroom is for the youngest daughter for a romantic feel. Mr. Capece inquired about the floor of the balcony which is depressed for weathering and the balcony will be set into that but will probably be 2x8, 2-3's tied together for the railing to sit on. Mr. Capece inquired whether it is going to sit inside, and Mr. Lazarro stated it will be a flared siding element. The Hardi siding at the corner, if the weaving does not look good, the corner post dies at the flashing and the siding returns on itself and not sure until he gets to that detail. Mr. Capece stated he is okay with the Juliet balcony. Mr. Alisse has a question about the window framing on the one next to the door, which is butted against the door frame, shows different angles and protrudes longer and should be consistent. Mr. Capece stated he does not have issue with much else but especially over the front door and these details really matter and how the corner post interact. Mr. Lazarro stated all the trim around the window are drawn by hand and will have more room between the siding and window.

The Board suggested submitting electronically to show the window and the entry door as to the head moulding. The left side is at more of an angle, and you need to reconcile the elevation. Mr. Lazarro stated they will match the dimensions shown on the plan. Mr. Lazarro stated that the dimensions will be shown on the construction drawings. Mr. Lazarro also questioned why this was not brought up at the last meeting.

Mr. Capece requested a larger scale of the elevation, so it reads better, and the second item is the transition from the corner post to the siding and how it gets reconciled. If the flare does not work, he can go back with the corner since the horizontal element works there but it does not reconcile. Ms. Krug asked about the car charging station which is above the gas meter and whether it can be located there since she worked with Con Ed for over 40 years. Her daughter has a charger in the garage, and she is concerned with the relationship to the gas meter. Mr. Lazarro stated that from a code point of view and did not want to put it on the front elevation and is less conspicuous there. Mr. Capece mentioned that there should be a separation between the gas and electric meter and Mr. Lazarro stated he will check the code. Ms. Petersen asked if there is a separation between the windows or whether they are contiguous, and it may be the way it is drawn. Mr. Alisse also mentioned



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the protrusion of the balcony and requested a profile of the balcony and Mr. Lazarro stated it will not project beyond the face of the skirt. The Board is trying to understand how the balcony operates and how it ties into the flair. Mr. Lazarro stated he would have appreciated these comments at the last meeting.

The Application was **ADJOURNED** pending the electronic submission of the revised plan showing the corner flair detail and balcony. The Chairperson requested the applicant to resubmit the whole package electronically to make it easier than to dig out the prior drawings.

**PRELIMINARY CONFERENCE**

**14. APPLICATION OF TONY'S TACO HOLDINGS LLC.**, in accordance with the provisions of section §57-5 of the Village code; a preliminary conference for proposed exterior alterations and signs, of a **3,940 sq. ft.** first floor portion for restaurant use, at the commercial premises known as **118 SEVENTH STREET** (Map of Garden City Central, Block 6, Lot A3 and A4, C-2 District). Building Department # ADRB-000141-2023, Beth Donner Designs, Salvatore Ferrara, R.A.

Mr. Ferrara discussed that Tony's Tacos is taking over the prior Capital One Bank building and the existing brick building has brows over the window with copper or aluminum and from his experience are very difficult to remove. The owner of Tony's Tacos has three other locations and is a growing chain. He wanted to cover the façade with Hardi Board in Black and Mr. Ferrara stated he is not a fan of black and he favors the white façade but wanted to get the Board's comments. He prefers to work with the brick and use a canopy. The doorway has an ornate primary entrance, and the cooking equipment is on the right side and has to run the equipment straight up. From the 7<sup>th</sup> Street entrance will be the ordering line and kitchen behind. The right side will be the main dining side and there will be a door where they have a new product line with waffles and ice cream, crepes for a full-service facility. There is a column and existing entrance to the bank and a wide opening there already and propose to take out the extra piece of masonry. Mr. Ferrara presented some alternate elevations in gray, but he prefers the white and the existing pediment comes to that point with the flashing and cannot dig that out very easily and will be the marking of the previous entranceway.



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Mr. Alisse stated he feels the black would be more cultural and Mr. Ferrara stated it is more Mexican/Italian. Mr. Ferraro stated he might do the awnings in white.

Mr. Bauer stated that if you look at the other store fronts, they all have much small signs and with the existing façade he feels it will change the character of Seventh Street. Mr. Ferrara stated he did try to match the facades in the area, but they wanted to do something a little different with this storefront. Mr. Capece mentioned that he understands it is easier to cover it up but looks like supermarket proportion. If you want something larger you

need taller windows that work off the brick and work with the scale of the building and even the white is not doing it. Mr. Ferrara stated he can probably work the brick and there may be shadows and where he can't, he may do something else in those areas. The yellow door is their thing also. The only thing they did ask about and want sure if accepted to put a sign that says "cereal and fun" but he is trying to persuade them. The doors are 6'8" more residential doors. Ms. Krug asked if Tony's Tacos is a chain and Mr. Ferrara stated is backed by Umberto's of New Hyde Park.

The meeting concluded at 9:15 pm

**Next Meeting:**

**JUNE 27, 2023**

**Addendum to Minutes:**

Application #8 **60 Osborne Road** – The revised plan sent electronically was unanimously APPROVED by the Board.

Application #13 **-36 Maxwell Road-** The revised plan sent electronically was unanimously APPROVED by the Board.