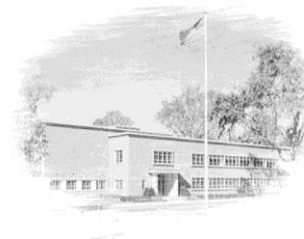




NOTICE OF MEETING OF THE
ARCHITECTURAL DESIGN REVIEW BOARD

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



MEETING MINUTES

TUESDAY, JUNE 28, 2022, AT 6:30 P.M.

Present: Celia Petersen
Lynn Krug
William Alisse
Michael Sbeglia

Absent: Donald Hickey Jr.
Paul Capece
Sean O'Brien

Also present: Giuseppe Giovanniello, Superintendent
Meeting commenced at: 6:50 p.m.

I. Approval of Minutes:
Minutes from the meeting held on **May 24, 2022.**

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

1. APPLICATION OF SWEETGREEN in accordance with section **§57-5.A.7** and **§200-43.E.1.A** of the Village code, to issue a sign permit for two (2) **36.6 sq. ft.** wall signs, at the front and rear of the premises known as **191 SEVENTH STREET** (Map of Garden City Central, Block 7, Lot E10, C-2 District).

A. Would cause a wall sign to exceed 50% of the total permissible area for an exterior sign on the front of building (40 sq. ft.). Building Department application # **2022-11631**, by Mauceri Sign Inc.; and Application for temporary signs presented by Allison Stewart for Sweetgreen.

James Mauceri presented the changes as per the Board's previous comments. Mr. Mauceri started with the exterior signs and presented revised drawings showing a slightly more than 20% reduction in size and requested approval where 10' is Code compliant. He referred to Page 7 which shows the revised plan for the sign to be 29.24 sq. ft. which represents a 21% reduction. Mr. Mauceri presented an additional copy to the Board for clarification stating for clarification Page 3 refers to the front and Page 5 is the rear.

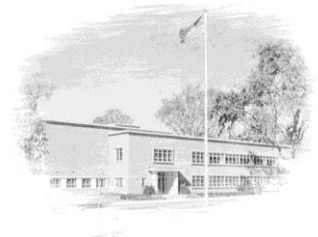
Mr. Alisse questioned whether the signs were identical for the front & rear and it was discussed that the front elevation still looks too large. Mr. Mauceri stated the scale could be off a little, but it was, in fact, reduced.

Ms. Stewart stated they would prefer the larger sign in the front and the second sign in the rear to be smaller. Mr. Mauceri stated he complied with what the code allows and stated that the storefront is 20' wide overall length is 14'2" and is still clear 36" at left and right.



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Ms. Petersen thought it still exceeds the Code, but Mr. Mauceri stated it complies. Previously, the sign was 18" by 16' and it was reduced to 16" and the width to 14'2". Originally, it was 36.56' and reduced to 29.24% which represents an 80% reduction. He stated the letters are nationwide and cut to size. Mr. Alisse requested them to provide a rendering of the true size. Mr. Sbeglia requested that a rendering be submitted to the Building Department showing proper scale with dimensions.

Ms. Petersen stated she is okay with the rear signage and requested pages 3, 4 and 7 showing details of front signage to be resubmitted. Mr. Mauceri stated he will resubmit the whole packet for further review. Mr. Sbeglia requested clarification regarding the duration of the temporary sign since it does draw attention. Ms. Petersen inquired if the decal would come off after the construction is complete. It was stated that it is meant to hide the construction, but the Board felt it is a little excessive.

The Board asked for the time frame for the decal, and Ms. Stewart stated it will 3-4 months. Mr. Sbeglia mentioned that we will get a lot of calls on it and why it is being permitted. The Board likes the concept and Mr. Alisse suggested adding coming soon and maybe just the green (not the yellow) and the salad decal is okay. The Board recommended the approval be for maximum of 4 months only. Rear signage approved. Front signage and temporary signage to be revised and resubmitted electronically.

The Application was approved subject to the above conditions.

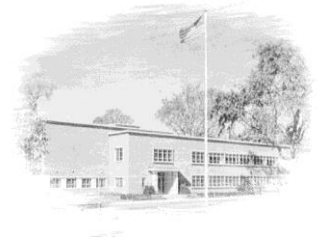
- 2. APPLICATION OF JOSEPH & NICOLE BARRESE** in accordance with **§57-5.A.3** of the Village Code, to allow the issue of a building permit for the erection of a **641 sq. ft.** two story rear addition with **46 sq. ft.** basement entrance, and **470 sq. ft.** wrap around porch at the front (demolish **153 sq. ft.** rear porch); at the corner dwelling known as **3 HUNTINGTON ROAD** (Map of Country Life development, Block C, Lot 23, R-6 district). (Building Department application # **2022-11820**, Giuseppe R. Adragna, R.A.) Adjourned at the May 24, 2022 meeting.

Mr. Adragna presented changes as per the Board's previous comments and presented a revised color rendering. He mentioned that the project involves the front porch addition and two-story addition at the rear. The Board requested clarification as to the window color trim black verses white, and the owner wanted the new window to march the existing which is black. Mr. Adragna also discussed that the front porch is nearly on grade, barely a step up and prepared a planting list which will allow some separation and make the porch more prominent. At left on the Washington Avenue/Huntington side, it is already screened and will not be visible. Mr. Adragna also mentioned that the window casing on the outside is white to match the siding and the window is masonry to masonry and there is no trim since the stone encases the windows. The front door is existing to be white; the



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same size and color and most of the work is in the rear of the house.

Mr. Alisse questioned the size of the columns. Mr. Sbeglia requested that the columns be 10" to give it more character and stated that you cannot oversize columns and since the porch is being expanded, the house will look bigger from the street. Mr. Alisse mentioned the floor material which it was stated to be bluestone in a grayish color. Mr. Sbeglia inquired if they are taking the roof of the garage off, and Mr. Adragna stated they are taking it off to get to the two story in the rear and extending it to keep the roof line in the original shape and to hide the two-story addition. Mr. Sbeglia inquired about the existing stone and Mr. Adragna stated the homeowner loves the stone. Mr. Sbeglia suggested removing the stone at the front façade when adding the porch, which would be the whole side of the chimney. Mr. Adragna stated that the stone will be on the first floor only. Mr. Sbeglia questioned about the chimney if it is stone or brick and Mr. Adragna referred to the elevation plan which shows the lower portion in stone then brick. Mr. Sbeglia requested a correction in the rendering and suggested if the plan is to keep the stone which goes $\frac{3}{4}$ of the way up chimney, the little roof skirt should be its own material. Mr. Adragna agreed to remove the little portion of the roof and stated that the chimney and stone are existing and the chimney and the stone on the wall are at the same height. Mr. Sbeglia suggested when adding the second-floor addition, instead of adding the stone they add brick. Mr. Adragna stated the stone is too low is not as close as it looks. Ms. Petersen stated the side elevation is inaccurately drawn and the chimney is not higher, and Mr. Alisse stated the chimney sticks out at that point. Ms. Petersen then stated since it is existing, she is more sympathetic.

Mr. Adragna then presented a photo from his phone of the existing condition which is irregular but mentioned that the chimney is structurally sound. Ms. Krug mentioned that the front door does not match the rendering, but it was stated that it will remain as existing. Mr. Sbeglia suggested the idea as to the stone coming through by removing the little roof and connect with the stone to go all the way up and to wrap it around at the same angle as the porch roof. Ms. Petersen requested a revised plan to be sent electronically for further approval.

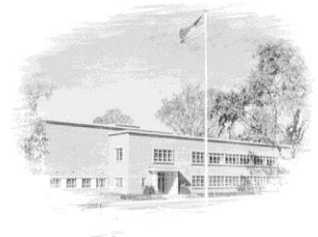
The Application was APPROVED, subject the above condition.

- 3. 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**, Combined Resources Inc.



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Salvatore Ferrara presented the application as per the Board's previous comments and referred to a photo of the existing conditions. He mentioned that the owner intended to clean up the building and never filed. The existing front elevation showed stucco with pilasters and capping on the corners, and they felt it looked too residential. The plan was to redo the exterior and turn the brick around the corners of the building (not for signage). There is a 5' alley way that is also remaining with a large format pattern 2' x 3.5'. They chose a dark gray color and to remove the pilasters and make it a flat batten. Since the bottom portion was a light color, they decided to go with a darker color, since there are no drains in the street and felt it important to put a darker band so water splashing up will not discolor over time. They will also paint the doors to match the stainless steel.

Mr. Alisse inquired as to the height of the doors which is 10' and 12'. It appears that the windows look so much higher, and Mr. Ferrara stated they are and almost look out of place, but they are existing so not much can be done. Mr. Ferrara also stated that they are completing the stucco all across the façade, just to clean up the appearance of the building. Ms. Krug mentioned that she heard that that they will be repaving the road in that area and Mr. Ferrara stated there are no drains on that road and the services come across the road and they talked about putting storm drains on the south side. Ms. Krug also suggested checking the schedule prior to doing this work. Mr. Sbeglia commented "it is what is."

The Application was APPROVED.

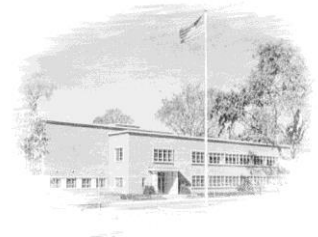
- 4. APPLICATION OF DANIELLE MORALES & RICH SELKOWITZ** in accordance with **§57-5.A.3** of the Village Code, to allow for the issue of a building permit for the erection of a **500 sq. ft.** side second floor, and **204 sq. ft.** rear additions, with **41 sq. ft.** front porch; at the dwelling known as **51 MAXWELL ROAD** (Map of Mineola Plaza, Block 10, Lots 29, R-6 district). Building Department application # **2022-11980**, John E. Stumpf, R.A.

Mr. Stumpf presented the application which is a straightforward second floor addition on a split and a small rear addition. They are changing the siding and roofing and presented samples for review. The siding material is 4" vinyl gray siding and the roof is a charcoal black roof; nothing else is changing. The plan shows the addition of an eyebrow over the garage and a couple of peaks to try to align the facade which is completely in context with neighboring homes in the area. They are also adding a new front door in charcoal color and Anderson 400 series windows and plan to update energy with a new central air conditioning system.



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Ms. Petersen commented that the window above the front door is a little too large and Mr. Stumpf agreed to take a foot off. Mr. Sbeglia stated there is a lot happening above the window which may be throwing it off. He suggested to wrap around the roof and Mr. Stumpf said to have no window there would not be in proportion. It is a secondary window and agreed to cut it back in height to allow space above the elliptical window. Mr. Alisse was concerned about the fresh air grills in the gable over the bedroom window since they look like they are 'squeezed in' and Mr. Stumpf agreed to reduce it to 12" instead of 18" which should be fine. Mr. Sbeglia suggested making the three peaks more pronounced and Mr. Stumpf stated then they would not be code compliant. Mr. Stumpf did not have a problem with it and was trying to match the neighboring home peaks. Mr. Sbeglia suggested that the window above the front door be reduced and the grills in the gable be made a little smaller. Ms. Krug inquired about the landscaping and Mr. Stumpf stated the existing landscaping will remain.

The application was APPROVED, subject to the above conditions.

- 5. APPLICATION OF TIMOTHY & MARICLAIRE MOON** 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 **1440 sq. ft.** full second floor addition, and **18 sq. ft.** front portico, (demolish **305 sq. ft.** accessory porch, at the dwelling known as **50 LOCUST STREET** (Map of Garden City East, Block 109, Lots 6, R-12 district) Building Department application # **2022-11670**, Emilio Susa, R.A. and the owner, Mr. Moon.

Mr. Susa presented the application for renovation of the existing house stating no expansion to the first floor and the bulk is the new second floor over the existing to provide three bedrooms and a bathroom. The existing house is a Tudor-type style and trying to keep the style for the new addition, referring to the rendering. They are keeping the stucco on the first floor and second floor will match the black windows and majority siding will be Hardi siding in 'Monterey Taupe' and the batten boards and corner board will be Hardee in 'Woodstock Brown', to compliment the colors. The window trim will be white/off white. Mr. Susa referred to the material packet showing the gutters, leaders and the roofing to be GAF 'Pewter Gray' and he passed around sample boards.

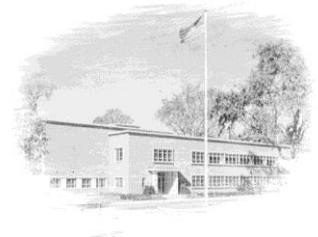
Mr. Susa stated that they will be applying for a variance for a small, covered portico with a copper roof. Mr. Alisse stated he is troubled about the second-floor elevation since the windows protrude and Mr. Susa stated it will be softened up with the proposed portico, which requires a variance. Ms. Petersen inquired about gutters/leaders which Mr. Susa

stated will be 'Musket Brown' and the side-light windows will be swapped with the addition of the portico. The portico will have a copper standing seam roof which will patina over time to match the color scheme.



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Mr. Sbeglia likes the addition of the portico but suggested adding a window which Mr. Susa stated it to be a closet. Mr. Susa stated they could eliminate the side lights and possibly enlarge the front door. Mr. Sbeglia suggested possibly putting a window in the closet or a shorter window, not a full height sidelight might give it a better appearance. Mr. Moon said the shorter windows will take away from the entrance and Mr. Sbeglia suggested it would make it more symmetrical. Mr. Moon stated he would prefer to enlarge the front door to 42” and kill the side lights. Mr. Susa also suggested adding carriage lights. Mr. Sbeglia requested a revised rendering be sent electronically with the gutters and leaders included.

The application was APPROVED, subject to the above conditions.

- 6. APPLICATION OF CALOGERO’S** in accordance with the provisions of Section **200-82** of the Village Code, to allow for the issuance of building permits, for the erection of a **600 sq. ft.** structural tent, for use as outdoor dining, in the rear of the existing commercial premises, known as **919 FRANKLIN AVENUE** (Map of Garden City East, Block 153, Lot 5, C-4 District). Building Department application # 2022-11933, Daniel Fabrizi, R.A.

Mr. Fabrizi presented the application and stated that the tent required a state variance as well as Zoning Board of Appeals approval. Mr. Fabrizi stated that the owner still has the need for a structure for scheduled events which is the same tent, but smaller. The original was 30’ x 40’ and the proposed tent is 20’x 30’. The temporary structure was allowed for 180 days, as per the State Code.

Ms. Petersen stated she does not have an objection; no signage is being proposed. Mr. Fabrizi mentioned that after this approval and especially since the owner has small parties planned, they will apply for a permanent addition to the building to accommodate.

Application was APPROVED.

- 7. APPLICATION OF 179 TULLAMORE LLC.** as per section **§57-5.A.1** of the Village code, allowing issuance of a building permit, for the erection of; a **2,938 sq. ft. 2 1/2 story** dwelling with **271 sq. ft.** one car garage portion and one off street parking space, **48 sq. ft.** front portico and **1,820 sq. ft.** basement, and landscape plan (demolish **2,250 sq. ft.** existing dwelling and **334 sq. ft.** attached garage), at the premises known as **179 TULLAMORE ROAD** (Map of Garden City Gables, Block 8, Lot 1, R-6 District).

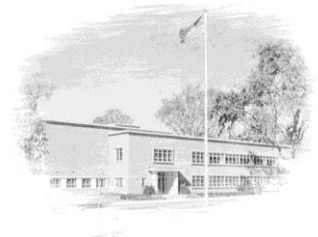
Building Department application # **2022-12030**, Daniel Fabrizi, R.A.

Mr. Fabrizi presented a color rendering of the new dwelling of a transition in style 4-



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bedroom house. The proposed materials include asphalt Timberline roofing, slate color, Hardi siding 7" exposure, 'Arctic White,' windows Anderson 400 series in white with colonial grills and portion of standing seam roof in 'Dark Bronze'. The elements of the platform will be thin brick veneer in a whitewashed finish to compliment the siding.

Mr. Sbeglia commented and was pleased with the 12" columns and Mr. Fabrizi felt they were in proportion with the house. Ms. Petersen requested photos of the surrounding homes and Mr. Fabrizi stated the neighboring house was done a few years ago and has beige Hardi siding with an eclectic look and further down the block has more traditional homes. Mr. Sbeglia questioned if the portico could go out a little further and Mr. Fabrizi stated due to the continuous roof line, it would count towards lot coverage. Mr. Sbeglia felt the portico looks "slapped on" and suggested a more pronounced portico and it was stated that there is 3.-4' and the house is recessed further back. Mr. Sbeglia felt the portico should pop out instead of the standing seam roof being more pronounced. Mr. Sbeglia suggested bringing the portico out another 2'. Mr. Alisse is concerned with the gable at the garage and the need for it to extend and Mr. Fabrizi stated it is on a different plane. Mr. Fabrizi agreed to switch out the material and make the portico in standing seam, instead. It was also stated that it is hard to see in the rendering behind the trees. Mr. Fabrizi stated they added the standing seam to try to break up the façade, and the addition of the portico will give it more of a sense of entry. Mr. Sbeglia stated that the entrance needs to be grander, and Mr. Fabrizi stated there is a lot of push and pull with the design. Mr. Sbeglia also mentioned that the elevations are nicely arranged. Mr. Fabrizi agreed to include the portico and the standing seam might take away and should be regular roofing instead.

The application was APPROVED, subject to the above condition. Ms. Petersen stated the landscape plan was nicely done was also Approved.

- 8. APPLICATION OF JOHN McDAID** as per section §57-5.A.1 of the Village code, to allow the issue of a building permit to erect a **4,222 sq. ft. 2 1/2 story** dwelling with **271 sq. ft.** front porch, **2,163 sq. ft.** basement and, **463 sq. ft. 2 car** attached garage (while demolishing existing **2,790 sq. ft.** one story dwelling with **2 car** attached garage), at the corner premises known as **5 WARTON PLACE** (Map of Garden City East, Block 144, Lot A.-4163, R-8 District). Building Department application # **2022-12040**, plans of John J. Viscardi, R.A. and John McDaid.

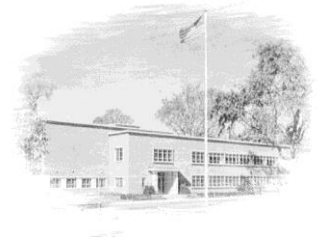
Mr. Viscardi presented the Application and discussed that the lot has a large area which is village property in an R-8 Zone and the front in an R-20 zone. The proposal is for a new house with the main entrance on Warton Place on a corner lot with additional land in front

which gives it a stately look. The opposite on Keenan Place, will be a two-car detached garage and a center hall colonial and the proposed porch is 44' wide and 10' square columns. Mr. Viscardi mentioned he wanted to expand the porch across the front with



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French doors off the living and dining rooms with limited grills on the windows. Materials include 7' Hardi-board siding and wanted a more classic look with a steep roof pitch and diamond shape window and segmented pediment for a different look. All leaders will be placed along the side of the house to keep it very orderly. The layout includes first floor living & dining rooms and suite on the first floor. The elevation on Keenan Place to address the façade over the garage and created a reverse gable with same diamond shape window and master bedroom with a segmented arch above the window. Trim will also be white with 'Emerald Green' shutters, GAF architectural roofing in 'Charcoal', garage door raised panel work and the only stone at the base of the front porch which is granite in square and rectangular and roof in charcoal color.

Mr. Alisse is troubled with the shutters on the second floor and Mr. Viscardi stated he felt that they work with the window to add a splash of color to the façade, but he agreed to eliminate above the shutters above the front door. Ms. Petersen suggested not to look at them as shutters but a splash of color, instead. Mr. Alisse felt the shutters are not needed there since it is a large window. Mr. Sbeglia suggested by taking away those shutters will make the front door look more pronounced.

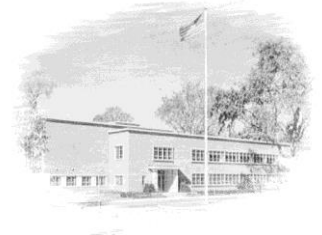
Ms. Bibla then discussed the landscape plan which showed they eliminated the front driveway and placed the driveway on Keenan Place which allows for a 22' driveway for four cars to park. Rather than enter from the driveway to the front door, a front walk is placed on Warton Place and created a curve 4' wide walk with planting bed and some existing trees. They plan to remove a Mulberry tree and add street trees and additional trees along Keenan Place. It also calls for the removal of some messy shrubs and add Kwanzan cherry trees and to remove an existing oak tree and a large white pine which is not something you want next to the house since they start to break up and fall apart and wouldn't want to have to remove it later. Maples and dogwood trees will be added at the rear, along with birch trees, there is an existing cedar tree at the side and additional plantings will be added to wrap all around. Ms. Bibla also mentioned that the rear yard is shallow and created a hedge and screening for the a/c equipment and also added evergreen planting along the neighbor's yard. A Blue stone landing and bluestone step to a paver patio is also proposed.

Mr. Alisse referred to the four (4) cherry trees in the rear and whether they are not too tight. Ms. Bible stated she was trying to keep it even spaced and state she can shift them down and closer to the corner and further away from the driveway. Ms. Petersen inquired about the Village tree being removed, and possibly adding a tree where they are closing the driveway apron, but it should be on Village property. Ms. Bibla recommended centering it on the strip of Village property. Also, since it is a huge property, possible adding some shade trees in the lawn areas and Ms. Bibla indicated the additions on the plan. Ms. Petersen requested that new trees be planted to replace the trees being removed. Ms. Krug stated that the Village does take care of the trees, but they do not mow the grass there. Ms.



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Bibla suggested Linden tree be planted there.

The Application was APPROVED, subject to the above conditions.

Next Meeting:

Tuesday, July 26, 2022 @ 6:30 pm

Addendum:

Application of 3 Huntington Road - revised plan submitted electronically- APPROVED

Application of 179 Tullamore Road - revised plan submitted electronically- APPROVED