



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

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

Absent: Michael Sbeglia  
Lynn Krug

Also present: Giuseppe Giovanniello, Superintendent Building Department

The Meeting commenced at: 6:40 p.m.

I. Approval of Minutes:

A. Minutes from the meeting held on **June 27, 2023**

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

- 1. 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 from the June 27, 2023 meeting.

Chris Daly appeared on behalf of Larson Architecture Works for the application for exterior storefront and signage for the new J, McLaughlin women's clothing store. As per the Board's comments from last month's meeting and the awning change was a concern since the awnings were not continuous with the adjoining stores. The awnings were abbreviated and are being proposed over just the doors and were made smaller in the darker navy-blue color, not turquoise. The existing lighting will remain.

Mr. Capece inquired if navy blue was a branding color choice and Mr. Daly responded it was, in fact, the J. McLaughlin brand color. Mr. Capece was also concerned with the arch top and transoms on the parking lot side. He stated that if you look at the existing windows you will see that the line comes on top of the door and is a cleaner look and the new design brings it in line with the sidelights but the height partially into the arch top does not work. It was suggested to bring it down, so it lines up. Prior to revision the look of the three awnings were consistent, but does not allow for the awning and created a darker



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appearance in the area especially since the other buildings have awnings. Mr. Capece suggested either no awnings or have the awnings, so they do not read half of the arch top. Mr. Daly stated that the existing awnings block the sunlight which is why they wanted to add more height to allow for more light to come into the store. Mr. Capece stated he is okay with it one way or the other. The Chairperson inquired if the building owner is okay with the color change and Mr. Daly stated the owner is okay as long as the tenants pay for the new awnings.

Mr. O'Brien suggested squaring off the arch window. Mr. Daly stated he likes the arch window the way it is and does not think the owner wants to open up the wall to square it off. Mr. Capece stated he would love to see it without the awning but understands wanting the pop of color but needs to bring it down to the current height covering up the transom. At the north elevation it is okay as is and Mr. Capece felt it is okay as well since it marks the entry. The chairperson questioned if there is only one dark blue awning proposed.

The Application was **APPROVED** as to the north elevation with blue awning only **ADJOURNED** as to the other elevations.

- 2. APPLICATION OF PALLAVI SRIVASTAVA** in accordance with §57-5.A.3 of the Village Code, to allow for issue of permits, to erect; a **130 sq. ft. & 216 sq. ft.** front and **187 sq. ft.** side first floor additions, a **706 sq. ft.** raised platform and monumental steps in the front; a **2,221 sq. ft.** second floor addition, with a **227 sq. ft.** front, and a **315 sq. ft.** rear balcony with a **126 sq. ft.** covered portion, an **83 sq. ft.** rear cellar entrance, at the premises known as **378 STEWART AVENUE** (Map of Garden City East, Block 131, Lot N6, R-20 district).

Application # ADRB-000139-2023, Richard Muesch, R.A.  
Adjourned from the June 27, 2023, meeting.

**ADJOURNED** at the request of the Applicant.

- 3. APPLICATION OF MILTON MENDEZ & PIEDAD GARZON,** 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 **3.8 kW (9)** panel solar array at the rear of the premises known as **120 NEW HYDE PARK ROAD** (Map of Stewart Manor, Block 20, Lot 12)

Building Department application # ADRB-000160-2023, Venture Home Solar, LLC.



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Mr. Stephen Luise appeared on behalf of Venture Home Solar. He stated the owner proposes a solar installation in the rear of the residence consisting of 9 panels 3.78 kw which will lead to 51% of total electric usage; black on black panels in the rear not visible from the street. He mentioned he submitted photos and a rendering showing the front of the dwelling and pointed out one panel at the front corner, otherwise nothing proposed in the front and all equipment will be at the rear of the dwelling. He stated it is a straight-forward installation.

Mr. O'Brien inquired if another panel could be installed at the back of the garage or possibly two could be rotated.

The Application was APPROVED.

- 4. APPLICATION OF ROONA LELE & HEMAL PATEL**, 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 **7.29 kW (18)** panel solar array at the rear of the premises known as **5 LINCOLN STREET** (Map of Shaw Gardens, Block S, Lot 9)

Building Department application # ADRB-000165-2023, Sunation Energy.

Mr. Phagu solar specialist appeared to represent the owner, Ms. Lele. He presented a few samples showing panels entirely in the rear of the house and photos from the front view no panels being visible from the street. The panels are black on black.

The Application was APPROVED.

- 5. APPLICATION OF HENG HSU**, as per section **200.45.3** of the Village code, to allow for the issue of building permits, for the installation of a **10 Panel 4.05 kW** solar array, at the rear of the dwelling known as **64 MEADOW STREET** (Map of Garden City East, Block 104, Lot 1, R-6 District).

Building Department ADRB-000173-2023, Sunrun Installation.

David appeared on behalf of the owner of 64 Meadow Street. He stated that all panels will be installed in the back, only ten panels are being proposed to produce 4.45 Kw and the panels are black with white grids.

Mr. O'Brien mentioned that it is a corner lot but not visible.



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The Application was **APPROVED**.

- 6. APPLICATION OF ZACKARY & SANDHYA BRACHIO**, as per section **200.45.3** of the Village code, to allow for the issue of building permits, for the installation of a **24 Panel 8.88 kW** solar array, at the rear of the dwelling known as **22 FIRST STREET** (Map of The Greens, Block 616, Lot 3, R-20 District).

Building Department ADRB-000175-2023, Sunrun Installation.

Brian appeared on behalf of the owner for 24 panels in the same panel design as previous application black with white grids and 8.88 kw on a mid-block site.

The Application was **APPROVED**.

- 7. APPLICATION OF MICHAEL & DANA DALY** in accordance with section **57-5.A-3** of the Village code, so as to permit the erection of, a **185 sq. ft.** second floor front (Whitehall Boulevard) and a **471 sq. ft.** rear second floor additions, at the premises known as **131 SOMERSET AVENUE** (Map of Garden City Estates, Block 17, Lot 53, R-8 District).

Building Department # ADRB-000170-2023, Howard P. Curtis, R.A.

Mr. O'Connell presented the rendering and mentioned that his plotter had a "tantrum" and the colors shown are not accurate. He printed the rendering out on a different machine which shows more accurate colors. He also mentioned that on the front elevation, they were originally proposing Tesla glass tile roof shingles which replicates a slate roof. At the time of filing and dealing with Tesla it was impossible and hard to find an authorized installer to speak with. Therefore, they are making an 11<sup>th</sup> hour change and using a GAF "Camelot Antique Slate" fiberglass roof instead. Mr. O'Connell stated that down the road he will add the Tesla roof, at a later date.

The Chairperson inquired if GAF manufactures solar panels. Mr. O'Connell stated they are not the same as Tesla which is a glass tile very durable life cycle, and each tile is approximately \$40 per tile and the roof on the left of the dwelling would cost upwards of \$25,000.00. You do need about 35% of tiles to be live and the rest are dummy panels, but it would be a very expensive roof. The decision was made to eliminate the Tesla tiles and will use the other product in the meantime.

The materials at the addition will match the existing siding material CertainTeed siding. The proposed project is to construct a 550 sq. ft addition for an ensuite with walk-in closets and seating area for a relative to help with the children and give them some privacy.



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Mr. Capece requested a sample of the proposed roofing material which will be “Antique Slate” roofing and the siding in colonial white 7” perfection siding. Mr. Capece asked if the windows match the existing and Mr. O’Connell stated the windows will be replaced to meet the egress requirements and the addition will be Anderson windows. Mr. O’Brien asked if a leader would be added from the downspout and Mr. O’Connell stated it come across above the garage. Mr. Capece inquired if the main part of the dwelling will stay the same. He mentioned the only design concern is the heavy header over the garage and felt that it draws too much attention to the garage and suggested the opportunity to change that detail. Mr. O’Connell stated it is a little ornate and by adding the one soldier course which sits on the casing. Mr. Capece mentioned that the moulding above the door is too much. Mr. O’Connell stated he could eliminate it and looks like a 8-9 “vertical and a crown on it and suggested emailing the revision for review.

The Application was **APPROVED** subject to the smaller header revision to be submitted electronically for review.

- 8. APPLICATION OF 110 JOHN STREET LLC.** in accordance with section **57-5.A-3** of the Village code, to allow the issue a building permit, for the erection of a **594 sq. ft.** front w/ **311 sq. ft.** garage portion (convert 126 sq. ft. portion to habitable space) and **95 sq. ft.** rear first floor additions, with a **2,966 sq. ft.** second floor above, a **123 sq. ft.** front and **545 sq. ft.** rear open porches, interior alterations all levels, at the premises known as **110 JOHN STREET** (Map of Garden City East, Block 142, Lot 11, R-20 District).

Building Department # ADRB-000174-2023, Paul Russo, R.A.

Mr. Russo and Keith Kaval presented the project and handed out a sample board and the landscape plan. Mr. Russo discussed the project stating that the project is to renovate the home on John Street which is on the west side of the road. The existing house is a ranch, and they are removing the top adding a second story and a two-story addition at the front, adding one story off the back and an addition at rear as well with a new driveway, walkway and some additional landscaping.

The proposed materials include white Hardi board siding on the house, ship lap pattern 5 to 5.5 exposure, white Anderson windows, black operable shutters, black asphalt roof, thin stone veneer not cultured, and a standing seam black metal roof over the front porch.

Mr. O’Brien questioned the 5” siding exposure and felt that when you shrink it down it may look too busy. Mr. Russo stated it could range up to 7” depending on the location.



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Capece stated the house has a nice design but the doggie dormers at the top may look a little small, but he is okay with it. Mr. O'Brien mentioned he feels it is an improvement over the existing house. Mr. Bauer questioned the adjoining homes in the area and Mr. Kaval stated there are several new homes on the block.

The Application as to the architecture plan is **APPROVED**.

Mr. Russo then discussed the Landscape Plan. He stated that the property does have a nice, vegetated screening at the rear and sides, and they are adding Schipp Laurels for more privacy and there are ten mature trees which will remain, two of which are on the street. Six trees are being removed since they are not in the best health. The Landscape Plan shows 140 new shrubs and perennials to be installed. Ms. Petersen asked if trees are being removed to show them as an "X" on the plan and suggested that boxwoods be substituted since there is a blight with boxwoods in the area and may not want to spend money on them at this time. Mr. Capece stated that the a/c equipment should be screened from the street and must be shown on the plan. Mr. O'Brien stated that the trees being removed are shown but the Chairperson would prefer that they are shown with an "X" on the plan.

The Chairperson requested that a revised Landscape Plan be sent to the Board electronically, showing plantings to screen the air conditioning equipment, the three trees being removed with an X, and a substitute planting for the boxwoods.

Mr. O'Brien also mentioned again regarding the siding and Mr. Russo stated made a note to be sure that the siding will be divided equally.

- 9. APPLICATION OF TONYS TACO HOLDINGS LLC.**, in accordance with the and 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-000179-2023, Combined Resources Inc.

Mr. Ferrara presented a rendering of the proposed restaurant. He mentioned the comments from the previous preliminary conference. The Chairperson requested a sample of the brick to better understand the brick against the existing brick. Mr. Ferrara stated they are putting a coating over the brick and since openings in the facade are being altered and they are trying to match the existing brick, the issue is the mortar color. It is difficult and in



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order for it to not look like a “patch job” they are proposed to do a limewash instead.

Mr. Ferrara stated that there is an existing mansard, and they know they have to deal with it and brought the siding down, so it lines up with the adjacent storefronts, so it is at the right height and not appear overwhelming. Mr. Ferrara mentioned that they are trying to keep the brick and there are copper grommets and flashings and when they pull that off this is the nicest way to do it.

Mr. Ferrara also stated that there is a lot of black/white on the street and the concept is to leave the brick and fill in the opening and limewash like an and still works nicely with white and brick on the street. The framing is painted aluminum and the windows used to be an opening and the existing lintel will have an opening to allow for the entrance, yellow standing seam roof and yellow is the only color being used for the opening. At the rear, they would like to do the same and feel they should match the front and back. The remainder on the second floor with aged brick works nicely with the rest of the building. He felt that Hardi board siding is too contemporary, and this is a happy medium solving the existing problem infilling the existing brick and come up with something creative enough that works with the existing building. The goal is to get the front and back facade approved and would also like to consider the signage tonight as well.

The Chairperson asked if they considered limewashing the whole front of the building and Mr. Ferrara stated the owner would not be opposed to doing that. Mr. Ferrara also stated this building is an anomaly for a two story and the limewash would be acceptable.

Mr. Capece stated there is a rhythm with this building and the one thing it has by having upper and lower windows with stacking of windows and asked if there is a way to distinguish the retail portion from the upper portion is there a way to emulate way to read the vertical rhythm. Mr. Capece stated this is going to be very broad on the street. Mr. Ferrara stated that the rendering is not quite accurate, and it makes a lot more sense and possibly explore limewashing the entire building. Mr. Capece stated that he would like to see a mockup of the limewashing and the question if the building to the right should be the same color. Mr. O’Brien stated there was no clean break line and held the mansard to that height. Mr. Ferrara stated it has to be in alignment or it looks like more wall surface since there is a lentil across the entire area. Mr. O’Brien stated if you do go all the way up may not look right. Mr. Capece suggested that there is a natural break for the color there and may not be that far off and would like to see a mockup.

The Chairperson mentioned that the door on the left is a separate entrance to the second floor and mentioned that it might look better with the same metal roofing. Mr. Bauer asked about the window at the rear but will be removed, which was the original entry way to the bank.



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Mr. Ferrara discussed the last presentation to do the building in basic black and Hardi Board going up to the second-floor window there are other restaurants that have black in town. Ms. Petersen stated that it makes it stand out and works nicely with how the building is set up. It was a Hardi board vertical siding. Mr. Capece stated the limewash will give the building a softer look on Seventh Street and consistent throughout the building. The black looked too solid.

Mr. Ferrara commented that the limewash is a better choice above the waistband or just under the window but maybe white is not. Mr. Capece requested a rendering with all three options. The Chairperson stated the second floor looks more colonial and the first floor has a more contemporary look, and the building does not know what it wants to be. If they do the limewash all the way up might solve the problem but need to see how it would look. Mr. Ferrara requested that he send the options electronically to the Board for review.

Mr. Ferrara stated that the density with the white will show up a little better and depends on how much of the frequency with the white is used and find out where to break the white and find a natural frame. It is an all or nothing condition. Mr. Bauer questioned the proposed sign and suggested possibly putting it on a black background.

The Board discussed the signage with red individual channel letters and Mr. Capece felt the limewash would definitely give it a softer look. Mr. Ferrara discussed the down spotlight, and it was stated that there are two existing streetlights, and additional lighting is not necessary. There are also two planters in the front that will be removed but in the rear the planters will remain. They also plan to apply for outdoor dining.

The Application was **ADJOURNED** pending the electronic submission of the options discussed for further review. The owner requested that the proposed options be submitted electronically for review and approval since they cannot get Board of Trustee approval without approval from the Architectural Design Review Board.

**10. APPLICATION OF EDWARD GOYDAS** in accordance with section §57-5.A.7 & 57-8.C, of the Village code, to allow for the issue of permits for exterior alterations, at the business premises known as, **222 OLD COUNTRY ROAD** (Map of Garden City East, Block 161, Lot 18, C-4 District).

Building Department # ADRB-000180-2023, Rand Rosenbaum, P.E.





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Mr. Rand and Susan Rosenbaum from Design Group appeared on behalf of the Applicant. Ehab Group is an organization for a day program for clients to come in during the day. Currently, there is a door at the front and would like to close off that door and add a door at the parking lot side. They also mentioned that they would like to open up to add windows for the offices on the first floor for more light. The second floor is currently vacant. There will also be an employee entrance door and a solid metal door, and glass doors at the primary entrance. All the metal and aluminum will match the existing materials. They are also proposing solar film on all the first-floor windows and the next phase will be the second floor where a tenant is already in the works.

Mr. O'Brien asked if they know the type of windows that are existing since he is concerned about add the film may cause cracks in the glass and this can happen especially at the south elevation and between phases, the first floor will look different from the second floor. Ms. Rosenbaum stated they will try to flow into the second floor very soon. Mr. O'Brien was also concerned with matching the existing color of the building.

The Applicant stated they will return to the Board for signage and the alterations to the second floor. The Board stated that no light boxes are permitted. The Applicant stated that in the future phase, they may propose a canopy and sunshades on the second floor.

The Application was **APPROVED**.

**Next Meeting:**

**August 29, 2023**

**Addendum to Minutes:**

110 John Street – The landscape plan sent electronically was **APPROVED** by the Board.

131 Somerset Avenue- The revised elevation plan with the modified garage door trim sent electronically was **APPROVED** by the Board.

118 Seventh Street – The mock-up of the front building elevation was inspected by the Board, and it was decided that the Applicant reappear at the August 29, 2023 meeting with more finish details and the signage application.