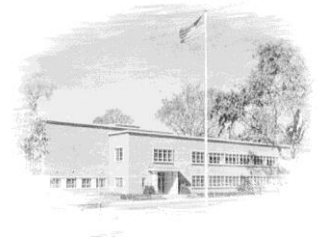




NOTICE OF MEETING OF THE
ARCHITECTURAL DESIGN REVIEW BOARD

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



MEETING MINUTES

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

Present: Donald A. Hickey Jr.
William Alisse
Sean O'Brien
Paul Capece
Michael Sbeglia
Lynn Krug

Absent: Celia Petersen

Also present: Giuseppe Giovanniello, Superintendent

Meeting commenced at: 6:55 p.m.

I. Approval of Minutes:

Minutes from the meeting held on **June 28, 2022**.

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

- 1. APPLICATION OF 'CHIP CITY'**, in accordance with the provisions of sections **57-5.A-2** and **57.5.C** of the Village code, to issue a permit for two **(2)-16 sq. ft.** wall signs, a backlit channel letter with a **36 sq. ft.** awning at the front, and a vinyl letter wall sign in the rear of the building, known as **951 FRANKLIN AVENUE** (Map of Garden City East, Block 153, Lot 12). Building Department Application # **2022-12172**.

Marvin Quiejnay presented the application on behalf of Q Valley Signs Inc. He discussed that the owners are opening a new store and they requested a sign with channel letters in the front of the building and below the sign an awning is proposed. At the rear, a sign with PVC letters. He presented samples of the channel letters which will be illuminated and a sample of the awning fabric which is yellow, and the dimensions will be 24" deep. He also presented a revised plan to the Board.

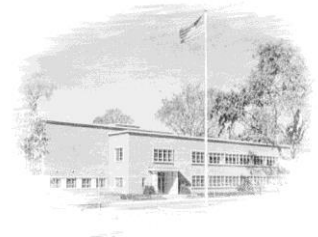
Mr. Alisse inquired if the awning will be the same as the Sushi restaurant and he also mentioned that he preferred the original submission instead of the revised plan that was presented tonight. Mr. Alisse preferred eliminating the background. Mr. Quiejnay discussed that the yellow color is their corporate logo and that is the color the owner would prefer.

The Board felt that the yellow color chosen may discolor and will not hold up well over time. Mr. Quiejnay showed a photo from their website showing another store in Oceanside and the Board preferred the blue color as shown in the photo. Mr. Capece mentioned that the font letters are too large especially once the sign is illuminated. Ms.



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Krug stated the yellow does not work, especially on Franklin Avenue. The sign dimension will be 120" wide and the awning is 144' as in the original rendering and Mr. Sbeglia stated the sign must be reduced to 115'x 17', as per the Code. Mr. O'Brien asked if the aluminum raceway will be visible and Mr., Quinjny stated he will make sure they are painted the same color.

The Application was **APPROVED**, subject to the blue color awning and to resubmit a pdf to the Building Dept. electronically, to reflect the changes.

- 2. APPLICATION OF MR. & MRS. PAUL CROCE**, in accordance with **§57-5.A.3** of the Village Code, to allow issuance of building permits, for the erection of a **251 sq. ft.** one story front garage addition, with a **124 sq. ft.** front porch; at the dwelling known as **105 MONROE STREET** (Map of Shaw Gardens, Block F, Lots 28, R-8 district).

Building Department Application # **2022-12164**, John J. Viscardi, R.A. and Paul Croce.

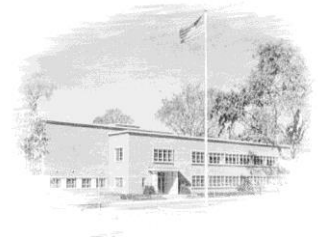
Mr. Viscardi presented the application and presented color renderings to the Board. He discussed that the house was recently purchased by Mr. & Mrs. Croce and the house is in need of a lot of work with original siding, roofing and brick work. He also mentioned that the yard is a mess with masonry garden walls that were being removed. The owners received a variance to remodel the house and proposing a small extension in the rear for a master suite and expanding the garage to create a family room and expand the kitchen and porch. The porch is 6' deep x 23' and expanding the garage forward with two Carriage style garage doors, front porch with five columns and another gable over the porch with board & batten siding above. The materials include GAF shingles, 6" clapboard siding in Cape Cod gray and front door in black with sidelights; the columns are 8" and will stand out to make the house more appealing from the street. He also mentioned that they are replacing and moving the windows around. Mr. Alisse requested a sample of the siding which Mr. Croce explained he misplaced and presented a similar sample in the color 'Driftwood'. Mr. Viscardi also presented a corrected material list.

Mr. Capece inquired as to what is driving the double columns and Mr. Viscardi stated it is to enhance the windows. They changed the windows to three double hung windows to be centered over the porch area and replacing the chimney for a new fireplace. Previously, there was a picture window which was changed to three double hung windows. Mr. Sbeglia asked why the garage door is being enhanced since the garage door projects forward and the front door disappears and the roof above the garage door is too large. Mr. Viscardi stated he had to project out with the reverse gable, otherwise there will be a drainage problem. He also mentioned that the plan shows the roof which is detailed and that he had to create a reverse gable from where the house used to end. Mr. Capece asked what would cause the drainage problem. Mr. Viscardi stated he purposely brought the



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garage forward, so it does not have a drainage issue and does not want the porch to project forward. He mentioned that they already received a variance for this design.

Mr. Capece inquired if it was three-sided hip roof instead and possibly do a smaller dormer off of it, it would look more like the center gable. Mr. Viscardi stated you have to bring it in in proportion and it will look lost. Mr. Capece suggested to offset the gable over the garage instead of the front door. Mr. Viscardi stated he could make it a hip roof, but the house will look all roof and Mr. Sbeglia stated the roof over the garage should not be the focal point. Mr. Viscardi stated to look at what we have and where they are going and he felt that it is downplaying the design, it will break up the façade and they don't want to see all black roofing. Mr. Sbeglia suggested putting the dormer to the left and Mr. Viscardi stated he does not want it there. Mr. Alisse stated there will be less balance with this roof.

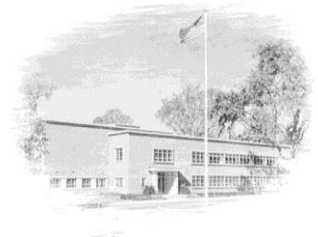
Mr. Viscardi mentioned that he did do one more study and what they did was to shift the center gable to the center of the porch as another option and slide it over and presented another rendering as an alternate option. Mr. Viscardi mentioned that the Board has approved this design on two prior projects, and he tried shifting the gable or possibly making the front door a little lighter instead of black.

The Chairman inquired if he would consider a hip roof and Mr. Viscardi stated he has done this design many times and the garage has to project forward and the gable roof lightens up the façade instead of just a black roof. Mr. Sbeglia asked if there was a way to increase the roof and Mr. Viscardi stated he could clip the gable and does not like that and would need a gutter line. Mr. Sbeglia suggested making the gable smaller and Mr. Capece stated there are other ways to do this and they would like to see something different. Mr. Viscardi stated if he does anything different and would like to keep it simple and the porch is there for a reason and feels they are splitting hairs and anything they do will draw attention to the roof. Mr. Sbeglia stated you will bring attention to it no matter what. Mr. Viscardi stated it is just the way the roof is pitched. Ms. Krug mentioned that she is in favor of the board and batten panels over the garage which brightens up the roof line since it is too dark there. Mr. Viscardi stated the Board does not want to accentuate the garage but is not opposed to the board and batten above the garage. Mr. Croce stated you will just see a big, long black roof, otherwise. Mr. Sbeglia stated the door should be white or a stained door with a mahogany finish. Mr. Viscardi stated he will send an email with a hip roof and one with the board and batten panels electronically, and let the Board decide. Mr. Sbeglia suggested showing some of the board and batten by adding a hip roof. Mr. Viscardi stated he will submit renderings of the three options, electronically. He will leave the gable over the front porch. The rendering with the double hung windows will be revised with the three options. Mr. Viscardi also presented a rendering of a black door with sidelights on a previously approved project.



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The Application was **APPROVED**, subject to the electronic submission of a revised rendering and roof framing plan.

- 3. APPLICATION OF MR. & MRS. VINCENT SAVARESE**, in accordance with **§57-5.A.3** of the Village code, to allow for the issuance of building permits, to erect; a **(1,254.0)** sq. ft. second floor addition with **(139.0)** sq. ft. porch (demolish **752.0** sq. ft. ½ story), in the two fronts, at the corner dwelling known as **141 BROOK STREET** (Map of Garden City Lawns, Block 6, Lots S38, R-6 district). Building Department Application # **2022-12103**, Anastasios Tzakas, R.A.

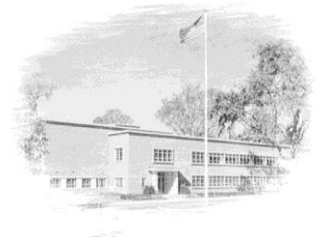
Mr. Tzakas presented a rendering of the project. The application is to construct a second-floor addition, for new closets over the existing garage and interior alterations and roofed over porch as per the drawings presented. They will also do some exterior work, new siding, gutters and leaders, extend the chimney vertically, stone veneer at the front at the window line, frieze board throughout, 8" columns, front door and sidelights 8" in proportion to the height. The existing 1.5 story and removing the entire roof to get three-bedroom floor plan. The siding material will be a perfection shake on all four sides in Manor Blue 5" exposure, 400 Anderson series in white, Azek trim in white, roof is Old English Pewter, gutters stock white and the stone will be more in the gray family to go with the blue siding.

Mr. Capece inquired as to the 8" columns and whether the elevation plan shows 8" since the plan does look wider and on top of that the placement of the columns will be anchored to the bump out or the windows below. The columns look arbitrary and dependent on the window scale since it is a 7-8' height. The columns could be adjusted and there is a misalignment with the first and second floor window and possibly, adjust the column to flank the entrance. Mr. O'Brien stated it should be aligned with one or the other. Mr. Sbeglia suggested eliminating the middle column and suggested that the columns visually should be 10" and make both columns 10x10 to clean it up and put a bigger header to span the distance. Then with the one on the right you will have enough room for a double sidelight instead of the single sidelight. Mr. Capece suggested sliding the window to the left on the second floor for symmetry. Mr. Sbeglia also suggested replacing the garage door with a board and batten garage door to match the top with the main dormer at the focal point. Mr. Alisse inquired as to why the stone has a sliver and Mr. Tzakas stated it is just a graphical line and the Eldorado stone has a gray cap to butt the stone to the siding. Mr. Sbeglia inquired as to the color of the stone which looks green in the rendering but was confirmed to be gray in color. The Chairman commented on the alignment of the windows, and this might help if you are willing to do that and the blue up against the stone will be a very bold contrast, almost too bold. Mr. Tzakas stated they do make and there will a corner piece there, and Mr. Hickey suggested having the corner boards match the



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siding. Mr. Sbeglia stated you will not see the white strip or a J channel and stated that the corner pieces are very pricey and suggested making corner pieces in the same color.

A discussion ensued regarding the color of the stone and possibly to resubmit with the sample of the stone and the blue color siding which is very strong. The siding depends on the corner conditions, and it was suggested to strengthen the alignment and try to eliminate the white and possibly consider a lighter blue color siding. Mr. Sbeglia suggested drafting the plan and possibly going with the lighter color may make it more appealing. Mr. Alisse commented as to the chimney on the elevation rendering but the plan was clearer. Mr. Capece also requested the leaders be show on the revised plan. The Board requested that he resubmit since there is enough detail discussed to return to the next meeting, especially due to the stone and siding color and other comments.

Mr. Tzaka requested suggestions of siding colors and the Board referred to the “denim blue” color. Mr. Sbeglia suggested if the clients want the darker blue to also have a backup color in mind. Mr. Tzakas inquired if they do the corner board in the same color would they have to return, and the Chairman suggested having the summary of what was discussed in a revised drawing. Mr. Krug inquired if the house gets a lot of sun during the day, it will fade, and they might consider a lighter blue color siding instead. Mr. O’Brien mentioned about the 30 lb. felt and suggested to go with Tyvek and water shield on the roof. Mr. Krug also suggested half size drawings in the future.

The Application was **ADJOURNED**.

- 4. APPLICATION OF MR. & MRS. PATRICK MOYLAN**, in accordance with §57-5.A.3 of the Village code, to allow for the issue of a permit for the erection of; a (663) sq. ft. second floor addition with (152) sq. ft. porch, in the two fronts, at the corner dwelling known as **29 PRESCOTT STREET** (Map of Mineola Plaza, Block 6, Lots 31, R-6 district). Building Department application # **2022-12103**, Robert Keyloun, R.A., by Chris Dowdell and the owner.

Mr. Dowdell presented for a second-floor addition on a split and front porch. He discussed the material list second floor is a master suite, laundry and small office. The Chairman asked if they received a variance for the porch which was, in fact, approved. Mr. Dowdell stated that the rest of the house will remain the same and adding a front porch.

The materials include charcoal roofing, gutters white 5” siding 6” “Driftwood” siding and same color for the corner trim, Board and Batten siding in white, all windows aluminum wrapped in white, shutters in black and brackets will be white with white bead board,



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Anderson 400 series vinyl clad white, mahogany front door, facie 1x6 wrapped porch Azek facie, PVC white porch columns 6x6 wood post composite material. The porch will have a bluestone walkway. The stone façade, as shown in the rendering.

Mr. Sbeglia suggested some sort of separation between the stone and the siding and Mr. Dowdell stated there is a bluestone trim. Mr. Dowdell also stated the material on the porch will be painted brick the same color of the siding in driftwood color. Mr. Sbeglia suggested an applied pilaster panel wood trim like a recessed panel as part of the door trim. Mr. Sbeglia inquired as to the size of the columns and Mr. Dowdell stated they will wrap them in composite and agreed to make the columns 10". Mr. Alisse inquired if they would consider sidelights and Mr. Dowdell stated that is not possible due to the closet and the wall. Mr. Sbeglia asked if it is a hand rendering which Mr. Dowdell stated it is. Mr. O'Brien inquired if there is a small gutter at the right and Mr. Dowdell stated they were all stated in the plans. Mr. Sbeglia stated it is a nice job on a split level.

The application was **APPROVED**.

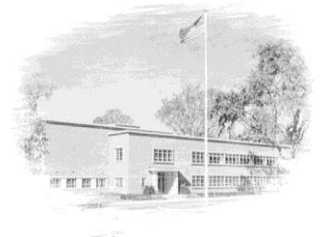
- 5. APPLICATION OF DUE FRATELLI DEVELOPMENT CORP.** as per section §57-5.A.1 of the Village code, allowing issuance of a building permit, for the erection of: a **3,642 sq. ft. 2 1/2 story dwelling**, with **48 sq. ft. front portico**, **1,866 sq. ft. basement**, and **280 sq. ft. one car detached garage**, with one off street parking space, (demolish existing **1,663 sq. ft. dwelling** and **400 sq. ft. attached garage**), at the premises known as **199 WHITEHALL BLVD** (Map of Garden City Estates, Block 11, Lot 9, R-8 District). Building Department application # **2022-12123**, Daniel Fabrizi, R.A.

Mr. Fabrizi presented a color rendering of the proposed new dwelling with a detached garage in a colonial revival style. The materials show a black & white palate with charcoal roof, black roofing red brick veneer, windows in white, trims all white, gutters and leaders in white, the columns are 14", which the Board was very pleased with. They mentioned that the portico looks substantial and in scale with the house and the roof, and Mr. Sbeglia stated that that with columns "bigger are better." Mr. Capece commented that colonial houses are wider than deeper, and it gets very deep and long. This looks kind of shallow and not sure if there is a solution, especially with fighting setbacks. Mr. Capece asked if there was any way make it look shallower to make it seem more like a colonial pitch. Mr. Fabrizi stated he had requests for a steeper roof pitch and is sensitive to the height. He could possibly raise the pitch to make the windows align and if they start shifting the alignment to get the ridge aligned with the window to adjust the pitch and structurally, will be more complicated and more expensive. Mr. Capece stated he has noticed this on other homes and just wanted to comment on it. Mr. Alisse mentioned the door elevations and asked if they can relate to the sidelights a little more and Mr. Fabrizi stated they have a



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heavier post on the sidelights and suggested making the frames to go all the way up to the head height, so it matches the sidelight.

The application was **APPROVED**, subject to resubmittal of the landscape plan (Since Celia Petersen is not present, the Chairman requested to return for the landscape plan at the next meeting).

Next Meeting:

Tuesday, August 23, 2022 @ 6:30 pm