



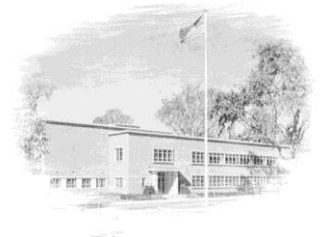
NOTICE OF MEETING OF THE
ARCHITECTURAL DESIGN REVIEW BOARD

INCORPORATED VILLAGE OF GARDEN CITY

VILLAGE HALL
351 STEWART AVENUE
GARDEN CITY, NY 11530

MEETING MINUTES

TUESDAY, AUGUST 23, 2022, AT 6:30 P.M.



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

Also present: Giuseppe Giovanniello, Superintendent

Meeting commenced at: 700 p.m.

I. Approval of Minutes:

Minutes from the meeting held on **July 26, 2022.**

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

- 1. APPLICATION OF MR. & MRS. VENCENT 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.

*Adjourned at the July 26, 2022, meeting.

Mr. Tzakas presented a revised coloring rendering as per the Board's previous comments showing adjustments and included sample materials. The rendering showed the placement of the leaders, and the corner boards were removed with the exception of dormer on the left side. Mr. Tzakas stated he left the corner boards on each side removed the middle column and changed the columns to 10". Mr. Sbeglia felt they should be 12" but the Board felt 10" is appropriate and they appear smaller in the drawings. The Board stated that the raised panel in the middle may be throwing it off. Mr. Alisse was concerned with the shutters, and it was requested that they be discounted since they look crowded in the rendering especially since there is no siding on either side. Ms. Petersen stated that the original submission showed no shutters and the homeowner requested shutters. Mr. Capece questioned the options presented and Mr. Tzakas mentioned that #1 is the ideal one that the homeowner likes, and the second is without the railing; they are changing the garage door to a Clopay door instead of the board and batten door. Mr. Sbeglia suggested eliminating the shutters above the garage and asked if he wanted to add mullions and the



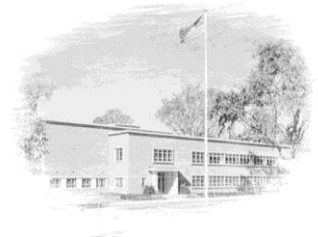
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Board is okay with that design. Ms. Krug asked for clarification as to the type of shutters which will be a colonial raised shutter. Mr. Sbeglia also requested clarification as to the chimney, which was set back, as per the Board's comments. Option #1 was approved by the Board subject to the condition that the shutters over the garage and above the front door are removed and the gray color siding.

The application **APPROVED**, subject to the above-stated conditions.

- 2. APPLICATION OF JANE H. WHITE** in accordance with section **57-5.A-3** of the Village code, allowing issuance of permits to erect; **30.0 sq. ft.** front portico, at the dwelling known as, **204 EUSTON ROAD** (Map of Garden City Estates, Block 3, Lots 87, R-8 district). Building Department application, ADRB-14-2022, Chien Han, R.A. presented by Ann Canaglia.

Ms. Canaglia stated the homeowner appeared before the Zoning Board of Appeals which was approved. The application is for a front portico and presented a photo of the existing condition and stated that the owner did not want to modify this design and wants to leave the existing with reverse gable as far as the headers for the reverse gable. The columns are a 6" taper column and will be doing 8" since the overall height to be approx. 12' and they did not want to go with a bigger column. The columns will be fiberglass and painted white, the roofing will match the existing in charcoal color and the facies will also be painted white. The Board questioned if the pediment would remain, and it was stated that the detail will be seen 4' back from the base of the portico. The color of the house is existing just the roof was recently changed and will be used on the portico as well.

Mr. Sbeglia is okay with the 8" columns but suggested adding a 2.5" crown moulding at the top of the pediment to wrap around to pull it all together. Mr. Capece stated that in the elevation the new columns are smaller, but Anne stated it needs the 8" column to bring you down to 7" and the drawings were specked out that way and it is a full column. Ann also mentioned that the landing will be in bluestone and Ms. Krug asked if brick would be used and it was stated that the treads and riser would be brick. Mr. Sbeglia stated that usually they do the riser in brick and possibly paint it white, but the plan shows that there is red brick on the walkway. The owner stated the walkway is being replaced with bluestone also. Mr. Sbeglia stated the red brick riser and pick a color to match the house. Mr. Sbeglia stated the walk should match the riser.

The Application was **APPROVED**, subject to the above-stated conditions.



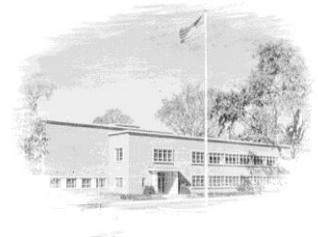
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- 3. APPLICATION OF FANG HUANG**, in accordance with the provisions contained in chapter 57 of the Village Code, permitting the construction of a **160 sq. ft.** open porch in the Wyatt Road front, at the corner dwelling known as **3 WYATT ROAD** (Block E, Lots 67, Map of Country life Development, Zone R-6 district). Building Department application ADRB-12-2022, Akeeb Shekoni R.A.

Mr. Shekoni presented the application for the front porch, and they came before the Zoning Board of Appeals two months ago and was approved. They tried to make the design as simple as possible 8' x 20' in the front, with three columns- 10" with a concrete and bluestone landing and three risers which will be painted white to match the existing brick and the treads will be bluestone as well.

Mr. Capece questioned the center column which is off center and why it was chosen in that location. Mr. Shekoni stated it was to add light in that room. Mr. Capece stated that the gable which is shedding water to the side of the house and is not helping and not working with the craftsman style roof and questioned the approach. Mr. Sbeglia stated the design is confusing and there are a few styles that are competing. The design is a timber rustic design with the roof and very colonial panel square columns, and everything is working against each other, and it doesn't fit and is not detailed enough. Mr. Sbeglia also mentioned that the porch is large and obtrusive. Ms. Petersen suggested to study it more and to be more sensitive to the existing style. Mr. Alisse stated they ground floor window looks shifted and does not align and should go to the right more and to pull off the geometry of the existing home and there is another way to do it with the existing elements. The design gives the appearance that it was dropped there and overpowering the house. Mr. Sbeglia suggested adding a portico over the front door and add a small portico over the door and window it would fit with the house and will match with the dormers above and to scale it down with the style of the house, so it won't be as overpowering. It was suggested to scale it down in width and make it look more like the original house. Mr. Shekoni inquired if they "could tweak the design" and the Board suggested that should "convince the Board." Mr. Sbeglia suggested continuing the roof to the end and go with what you have there and not reinvent what is existing.

The application was **ADJOURNED**.

- 4. APPLICATION OF DOROTHY SIU-TAN TSO**, as per section **§57-5.A.1** of the Village code, allowing issuance of a building permit, for the erection of; a **2,946 sq. ft. 2 1/2 story** replacement dwelling, with **45 sq. ft.** front portico, **1,123 sq. ft.** basement, and **283 sq. ft.** one car attached garage (demolish existing **1,513 sq. ft. 1 1/2 story** dwelling and **283 sq. ft.** attached garage, exclusive of foundation); at the premises known as, **224 EUSTON ROAD**



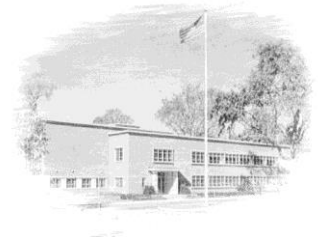
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(Map of Garden City Estates, Block 3, Lot 59, R-8 District).

Building Department application, ADRB-15-2022, presented by Daniel Fabrizi, R.A.

Mr. Fabrizi presented a color rendering of the proposed project. Ms. Petersen questioned why there are two names and Mr. Fabrizi confirmed that the application is under the wife's name. The application went before the Zoning Board of Appeals for reconstruction of a two-story colonial, on a corner 60x100 lot and it was difficult to work with the existing footprint and deck framing. It will be a four-bedroom colonial. The materials will be white Hardi plank siding, charcoal asphalt roof, reconstruct the chimney to be clad in brick veneer and enlarging it slightly; windows will be trimmed in white. Mr. Capece inquired as to the color of leaders and gutters which Mr. Fabrizi confirmed to be white and stated the client wants white and will be half round. Mr. Fabrizi felt the bronze would add a nice element depending on the owners' budget. Mr. Capece stated the side gable since the roof has a deeper pitch works better with this design. Mr. Fabrizi stated they had to modify all to align with the garage door. Mr. Capece was concerned with the fact that there may be too many of the same designs in town. Mr. Fabrizi stated it is either colonial or anything and once it gets to this. Mr. Sbeglia mentioned that if he starts to see 7-8 of the same style on the block may be a problem and Mr. Fabrizi stated he usually advises the client not to continue that style.

Mr. Sbeglia stated he likes the house and loves the design since he is a colonial lover but has 1-2 comments: 1. The garage door looks a little small. Mr. Fabrizi confirmed it to be 9' as can be seen from the floor plan. Mr. Sbeglia stated it should be wider and slightly taller and suggested adding vertical trim around the garage door. 2. The door on the side will be visible from the street which leads to the garage and inquired if they thought about putting something above it or some kind of cover like a small portico similar to the front, possible with a gable. Mr. Fabrizi stated that the landscape plan will follow up next month and they will address that side at that time. Mr. Sbeglia questioned the entry door which looks a little stuck especially with the bay window. Mr. Fabrizi discussed possibly a flair on the sides. Mr. Capece suggested a portico since the door goes corner to corner but since it is in the rear not as concerned. Mr. Fabrizi stated he will return with the landscape plan and, larger vertical trim around the garage, landscape to return next month with treatment to the side door. The house plan will be sent electronically and return for the landscape plan.

The Application was **APPROVED** subject to the electronic submission of the above stated revision.



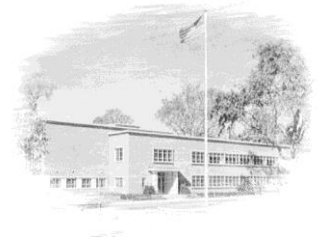
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- 5. APPLICATION OF EDWARD & ANNE PALKOT** in accordance with **§57-5.A.3** of the Village Code, to allow for the issue of a building permit for exterior alterations, at the dwelling known as **50 FAIRMOUNT BOULEVARD** (Map of Richlands, Block 7, Lots 7, R-8 district). Building Department application # ADRB-14-2022, presented by John J. Viscardi, R.A.

Mr. Viscardi presented the project for an existing ranch and planning to completely renovate the house and the back has an awkward rear porch and has a garage that goes from front to back. The house is on an 80' x 25' lot and meets all the zoning criteria, not adding a porch just a stoop at the center with four bedrooms.

The materials include at the front of the façade using the same siding Sterling Gray siding and the roof is charcoal color. They are using two types of siding Cedar Impression at the front and the rest will be 7" clapboard since it is a big façade and using a little different in material. The stone will be Stone Yard Boston Blend at the front entry which is a projection of the roof with two will brackets and a white carriage style garage door and board and batten on top. Mr. Viscardi stated he studies the area before designing the project and the asymmetry works out well. Mr. Sbeglia stated he did a great job with the façade but suggested that the trim on the side of the garage be 8" instead. He also questioned that the door is not centered but Mr. Viscardi stated it is centered with the roof pitch. Mr. Sbeglia stated it looks a little stuck on and requested a rendering without the trim piece on the gable which may look a little out of balance. Mr. Capece also agreed that it looks three dimensional. Mr. Sbeglia stated if you take it off it may look a little bare and maybe by taking off the trim might make look more balanced.

Mr. Alisse suggested possibly making the second-floor area in white instead of the different siding. Mr. Viscardi stated that the homeowner would not like the white siding and Mr. Viscardi stated he felt like it has enough. Mr. Capece asked if the Cedar Impression siding turns the corner and suggested to mitre the corner in the Cedar impression instead which will make it stand out. Mr. Capece inquired if he is cutting the roof out and Mr. Viscardi stated he loves roof pockets, and they needed a window on the second floor and once the copper patinas it will give a cozy touch.

Ms. Bibla presented the landscaping plan was presented, and it was mentioned that it is tight on the side of the house and the landscaping will be removed and the driveway will be widened to accommodate two cars. Materials include bluestone at the landing and the step and random side finishes with an inlay along the sidewalk and also the edge of the driveway a flush paver stone and asphalt in the center and they are under the allowable for the driveway. The walkway will go to the rear patio and keeping the landscape simple since the owner may add a pool in the future. The yew hedge will remain and adding an



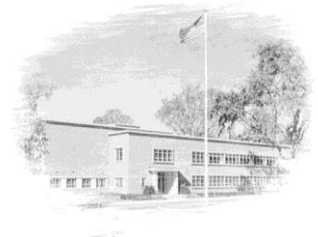
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arborvitae hedge at the rear property line. They will be screening the a/c units and simple foundation plantings will be added. The existing sidewalks are in disrepair and will be replaced. The street tree will be replaced as well as the concrete apron. There is an existing large oak tree on the left side and small dogwood will be removed. A drywell will be installed in the rear for the patio. It was stated that the location of the drywell must be 10' from the property line so it must be installed in that location. Ms. Petersen inquired as to how they will handle the water in the steep front is not going to a drywell. Mr. Viscardi stated he is not increasing the footprint of the house and is the same roof area on large piece of property. The patio does not warrant additional drainage otherwise three 10' rings would be needed but there are substantial setbacks from the property lines.

The Landscape plan is **APPROVED**, and it was stated that no additional lighting is proposed except at the entrance doors which will be recessed lighting.

- 6. APPLICATION OF MR. SABATINO IENOPOLI**, in accordance with §57-5.A.3 of the Village Code, allowing issuance of building permits, to erect a **205 sq. ft.** first floor rear and **58 sq. ft.** front additions, with a **1,461 sq. ft.** second floor above; a **251 sq. ft.** one story side garage and **124 sq. ft.** front porch additions (demolish **500 sq. ft.** ½ story); at the dwelling known as **42 DARTMOUTH STREET** (Map of Richlands, Block 9, Lots 49, R-8 district). Building Department application # *ADRB-000017-2022*, presented by John J. Viscardi, R.A

Mr. Viscardi requested to hear this application first since the homeowners are here and the wife is expecting. Mr. Viscardi handed out color rendering to the Board. He also mentioned that there is a revision to the material list, and he apologized for the photo and presented a sample of the revised stone which is an Eldorado stone. The rendering showed a stone that had more beige color in it and the actual stone has a lighter gray look. The property is a corner, oversized lot and has two front facades and tried to address each on an existing cape. All original materials and no variance were required. They are extending the garage with changes to first floor layout and projection toward Middleton Road. A two-car garage with mudroom extending kitchen out for breakfast area and upstairs four bedroom and master suite above garage.

Materials include charcoal roof, shingles in Sterling Gray Cedar Impression 7" straight edge, porch and moved the front door, new stone will be Eldorado stone in square and rectangles as shown on the drawing, shutters will be black board and batten shingles on gable and front door in a light color stain in Minwax Honey Mead Wood, which is a light stain and on the garage itself and flower boxes as shown in the rendering. Ms. Petersen questioned it was checked flagstone. Mr. Viscardi confirmed that it is Sterling Gray in 7" straight edge siding. Mr. Alisse requested to see how the stain looked with the siding



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which looked lighter on the rendering. Mr. Alisse asked if they could go one shade lighter and Mr. Viscardi stated he felt that this was the right color. Ms. Petersen asked if the door would have a wood grain and it will be a clad door with a wood stain to give it some variation. Mr. Alisse questioned the columns which Mr. Viscardi stated to be a 10" column and it was just the double cap as shown and when you get these pieces they are applied to the column. The gutters and leaders will be white, and the corner boards match the siding. Mr. Sbeglia commented on the front door which is not centered between the two columns and appears to be a little bit off. Mr. Viscardi stated it will, in fact, be centered. Mr. Sbeglia commented on the pilaster and felt that the garage door trim needs to be increased to 6" to help the column in the middle and the raised panel outside of the recessed to 6".

Ms. Krug inquired as to proposed lighting and Mr. V stated they will add recessed lighting. Mr. Alisse suggested adding a light to the side and Mr. Viscardi stated lighting is not needed and the whole bay will be white which will brighten up the area. Mr. Sbeglia inquired as to the three brackets and if it was used anywhere else and Mr. Viscardi stated the brackets stands out there and did not want to overdo it. Ms. Petersen inquired regarding the landscape plan, and it was stated that just perennials will be added, and the window boxes will add some color to the area.

The Application was **APPROVED**, subject to the above stated conditions.

- 7. 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**, presented by Daniel Fabrizi, R.A. for the Landscape Plan.

Mr. Fabrizi presented copies of the proposed landscape plan to the Board. Ms. Petersen questioned the location of the condensers in the rear corners of the house in the accessory use area which do not meet the side setbacks. The apron will be a granite block cobblestone and bluestone pavers past the sidewalk. Mr. Sbeglia stated the drawing shows it beyond the property line. The Board requested the name of the actual paving material. Ms. Petersen inquired as to the path lights which is shown in the graphic which is an up-light. It is labeled as spotlight on the plan which are not being used. Two up-lights (mis-labeled pathway lights) and there are actually four pathway lights. Mr. Capece inquired as to the type of fixture and the response was it a simple square light. Mr. Fabrizi stated there are four in the planting beds. Mr. Sbeglia requested that the plan be revised showing the location of the lights. Ms. Petersen stated the vegetation look okay and Ms. Krug



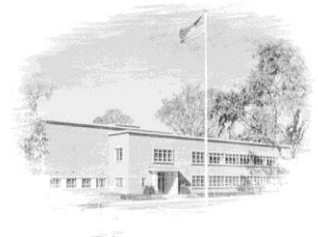
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suggested removing the Russian Sage due to the fact that it may attract bees. The Board requested that the revised plan be sent electronically to the Building Department and to show the location of the air conditioning condensers.

The Application was **ADJOURNED**.

Preliminary Conference: (not included on Agenda)

8. Application of **5 GREENRIDGE PARK** presented by Vincent Lemma, R.A.

Mr. Lemma mentioned to the Board that they appeared at a previous meeting to get an idea of what the Board would be looking for in a submission. The Application inadvertently did not make to the calendar and the Board agreed to include this Application.

Mr. Lemma advised that the project is a full house remodel and second floor addition on an existing split-level home and rear two-story addition changing the roof line for aesthetics, so it looks more blended. Materials include a light color palette with white siding, and batten board where the siding meets the peek itself. The roofing will be GAF charcoal and cultured stone at the stoop with bluestone treads and bluestone at the transition to the siding and Azek work around the windows and a light color stain for the entry door and standard colonial windows.

Mr. Alisse requested a color sample for the siding which will be either white or Driftwood in 7" siding. Ms. Petersen preferred the off white (pearl) with the white windows to give a little contrast. Mr. Lemma stated they did a study with the different color windows and felt the white was the way to go instead of the black which was originally chosen. He mentioned the skirt roof over the garage area and has used this design before and the hip roof goes away from you when you walk up the steps. Mr. Alisse stated the rendering gives the door a yellow appearance and they are open to suggestion for the color of the door to go two shades darker. Mr. Capece stated that the design is similar to the house a few doors down. Ms. Krug asked if it was similar to the house a few doors down and Mr. Lemma stated he changed the roof line. Mr. Capece likes the entry, and the triple window is more in line with the picture window.

Ms. Petersen mentioned that there is an interesting mixture of colonial and modern and suggested 8 over 1 for the windows to give a modern look. Mr. Capece prefers more glass especially at the entry door which is more modern and makes sense to tie it all together. Mr. Lemma also mentioned that the garage door will also be replaced. Mr. Capece stated

he needs to see the windows smaller and suggested to the revisions electronically. Ms.



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Krug suggested transoms along the top which was considered but felt that they would make it look half shaded all the time and might interfere with the light fixture there. Mr. Capece suggested an upper light for the door and prefers the modern look. Mr. Alisse likes the

modern door and if the windows look more modern to keep the style in mind. Ms. Petersen suggested even 1 over 1 for the windows which could even work for the door. She also mentioned that the windows should relate to the door depending on the style you are looking for. These homes are more naturally more modern.

The application was **APPROVED**, subject to the submission of the revised plan sent electronically to the Building Department.

The landscape plan was also discussed which the Board stated matches with the rendering presented. A lighting plan was included showing coach lights by the garage, a hanging light by the porch, path lighting at the front pathway. The Board requested a sample of the lighting which was a 3K adjustable light fixture and Ms. Krug suggested adding more lighting for security reasons. Mr. Lemma stated the side should be minimized especially since the plan shows 11 fixtures. It was suggested that the path lights in the front be reduced by half with the inground lighting. The additional trees were removed from the plan due to budgetary reasons and the up-lights were also removed. Ms. Petersen also requested that the landscape revisions be sent electronically.

The meeting concluded 8:44 pm

Next Meeting:

Tuesday, September 27, 2022 @ 6:30 pm

Addendum to Minutes:

Application #4: **224 Euston Road** -The Board approved the electronic submission received on August 31, 2022.

Application #5: **50 Fairmount Blvd.** The Board approved (4-3) Option #1 of the electronic submission via email on September 7, 2022

Application: **5 Greenridge Park** – The Board approved Option B of the electronic submission via email on September 7, 2022.