



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 29, 2023, AT 6:30 P.M.

Present: Celia Petersen, Chairperson
Paul Capece
James L. Bauer
Michael Sbeglia
Lynn Krug

Absent: Sean O'Brien
Will Alisse

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 **July 25, 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 July 25, 2023 meeting.

Chris Daly from Larsen Architects presented the proposal for the former Chico space and the tenant change to J. McLaughlin. He discussed the several comments from the Board at the previous meeting. The existing gooseneck lighting is to remain, the vinyl window lettering will be removed, the sign band will be repainted, the doors were approved, and the awnings were in question. Mr. Daly stated that the streetside awning will be raised up a little in relation to the next-door turquoise awning. The owner felt that the awning as it was oppressive, and wanted to raise it up to let more light in. They are proposing a small awning over the door to give coverage from the rain and also give it a pop of color. At the parking lot side, they are keeping the awning low to match the existing awning and plan to tuck it in, so it is not too wide and keep it consistent with the awning at the Island store.



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Mr. Sbeglia stated he does not have a problem with the parking lot side. Mr. Bauer questioned the lighting which is to remain. Mr. Sbeglia inquired what will happen to the adjacent building and Chris stated there is a seam there and is not being cut and there is a finished edge at that point. Mr. Sbeglia questioned the shadow line which is the existing awning next door. Chris stated it is important to keep the slope to match so the awning doesn't look like two different angles.

The Application was APPROVED.

- 2. APPLICATION OF TONYS TACO HOLDINGS LLC.**, in accordance with the provisions of section §57-5 of the Village code; a preliminary conference for proposed exterior alterations and signs, of a **3,940 sq. ft.** first floor portion for restaurant use, at the commercial premises known as **118 SEVENTH STREET** (Map of Garden City Central, Block 6, Lot A3 and A4, C-2 District).

Building Department # ADRB-000179-2023, Combined Resources Inc.
Adjourned at the July 25, 2023, meeting.

Joseph Buccitti appeared on behalf of Tony's Tacos and Iqra Shaukat from Combined Resources. Mr. Bocchetti discussed the plan regarding the exterior front limewash and signage. Ms. Shaukat stated the following: 1. The columns are not structural, just decorative and the column in the center is to be removed, and the limewash will extend up to the second floor. As to the Board's previous comments as to how to separate the brick and the limewash, a rendering was presented showing a 6" Azek trim behind the white post which is a clean cut and will not be visible. Mr. Bauer mentioned that the column may be rotting at the base and was not sure if it is structural. Ms. Shaukat stated it may be just the casing and may have to be repaired. Mr. Capece commented about possibly a square column but is fine with what is proposed.

With reference to the proposed signage, Mr. Buccitti presented a sample of the lighting and the red color which, he stated, does light up. The light up sign is a light box, with individual channel letters in painted aluminum, 3" thick and the light will backwash the wall slightly. Ms. Shaukat presented a rendering from the sign company for review.

Mr. Sbeglia commented as to the thickness of the sign. Ms. Shaukat stated it will be individual channel letters and each letter is a light box basically with an opaque border around each letter which comes out the front; essentially each letter is its own light box with an opaque face with backlit letters.



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The Board stated that light boxes are not permitted in the Village and appreciates the intricacy of the proposed letters. Mr. Buccitti agreed and will review the sign plan and submit the revisions to the Building Dept.

Mr. Bauer commented about the color of the limewash and the adjoining building color which is a beige color and may not blend well. Ms. Shaukat stated that the limewash color is the same as the sample board previously presented and on display. The location of the entrance is changing, which is off to the right and other modifications to the first floor.

The intention of the limewash is to fix the imperfections in the existing brick. Mr. Buccitti mentioned there are other colors on 7th Street with beige and white facades. The Board asked if they considered a warmer color, and it was stated that is not the branding of Tony's Taco which is white, red, yellow. It was also mentioned that the building itself is set back 2-3 inches back at the entryway. The beige building next door is set back from that. The white door is the existing building for the entrance to the second-floor offices above. Ms. Shaukat stated there is an image of the front of the building on page 32 of the rendering. A vertical board will be installed to separate the two buildings.

The chairperson questioned the crown which replaced what was there last month as a light box and the crown moulding is part of their branding which is not taller than 2'. The chairperson stated there were two P's and they tried to soften it since it popped too much. Mr. Sbeglia is concerned about the two colors, but the whitewash is gray. Mr. Buccitti stated he could make the limewash opaquer. Ms. Shaukat stated the shading is due to the different shades in the brick. The limewash can go fully opaque and it is stated that regular paint is not good for brick and the limewash is a better application since it is breathable.

Mr. Sbeglia stated the right side has red brick and "cottage style" buildings but does not like the big expanse of one color. The existing brick had one color with columns to break it up. Mr. Sbeglia stated he hadn't noticed the building before, and it has a semi-colonial look but it won't be ignored any more and a brighter limewash will make it stand out more. It was stated that the former Natural market and Key food are white, but they are not two stories. Previously, they proposed limewash on the first floor only and it was decided that it was too busy and what is being proposed won't divide it up. Mr. Bauer stated there is not much you can do with it. Mr. Sbeglia asked if they could flank it with another material which would look too choppy. Mr. Sbeglia suggested putting another column to flank the door. They are taking away a column.

The Application was **APPROVED** subject to the change of the lightbox and to provide a sample board of the opaquer whitewash to see the color in context.



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- 3. APPLICATION OF JOSEPH & VERONICA CLARK** as per section **200.45.3** of the Village code, to allow for the issue of building permits, for the installation of a **33 Panel 8.1 kw** solar array, at the rear of the dwelling known as **190 MEADBROOK ROAD** (Map of Garden City Gables, Block 13, Lot 42, R-8 District).

Building Department ADRB-000189-2023, Solar Service & Installation.

The proposed application for solar panels on the rear roof 4-1/2 off the shingle black in color and not visible and flat against the roof and some black screening around outer perimeter. There will be hidden hardware so it looks like a picture frame. The Board referred to the site plan. The plan shows the array, and the representative presented a google photo of the house. The inverters will run to the meter either mounted or in the garage. Most likely it will be in the garage since they don't want to see it from the street. Mr. Clark stated the meter is in the rear at the southwest corner in the back of the garage and will not be visible. Mr. Sbeglia requested that the plan be revised to show where the inverter will be located on the plan.

The Application is **APPROVED** subject to the above-stated condition.

- 4. APPLICATION OF JNA DEVELOPMENT LLC.**, in accordance with **§57-5.A.3** of the Village Code, to allow for the issue of permits for exterior alterations, at the dwelling known as **132 ARTHUR STREET** (Map of Garden City East, Block 143, Lot 15).

Building Department # ADRB-000184-2023, Steven J. Treubert, P.E.

Barbara Bundis presented the project and stated the house is an issue and in need of repair. The applicant is proposing a black & white farmhouse scheme with horizontal siding on the first floor and vertical siding on second floor, black trim window, front door will be wood.

Mr. Capese inquired if they were changing the façade and it was stated just new roofing, siding, front door, railing and single panel glass windows manufactured by Drutex are being proposed.



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The Board commented that Barbara Bundis works with Steven Treubert, architect. Mr. Capece commented as follows: 1. The glass railing and arch top door is not working for the design and feel unanimous since the arch top door does not leave much room and the glass railing, which is not that popular in the Village and does not see it working with this design. 2. The windows themselves are big glass panels themselves so it was suggested a flat top door instead of the arch top. Ms. Krug suggested keeping it in the traditional farmhouse style. Ms. Bundis stated it is a farmhouse style. Mr. Capece requested a sample of the roofing and Mr. Sbeglia suggested keeping it one style and if you want the black & white farmhouse, “go on google and type in white & black farmhouse and choose materials and styles that will accent that style. He also stated if you can use different furniture, but different architecture doesn’t work. If you want a farmhouse, stay there.”

Ms. Krug mentioned that the existing house is ‘frightening’, the different roof lines don’t line up and questioned what the purpose of the column on the right side was. Ms. Bundis stated they are not planning to make any structural changes and Ms. Krug asked if they could possibly extend the porch, which it was stated was not possible. Mr. Bauer suggested extending the roof line to give it more symmetry. Mr. Sbeglia requested a three-dimensional rendering since the rendering shown on the plan is out of scale as seen in the photos presented. The three-dimensional rendering would be helpful to decide especially from the angle on the right side. He suggested considering another railing and the vision to the door and the rest is pretty good.

The Chairperson inquired about the plantings and Ms. Bundis stated they will be planting some new shrubs. The Chairperson requested the submission of a landscape plan. Ms. Petersen also mentioned the walk to the front door and suggested removing the steps, which would give more space at the driveway and allow for a separate entry with a walkway to the front entrance. The Board suggested thinking about the details and design with landscaping which will increase the retail value.

The Application was **ADJOURNED**.

- 5. APPLICATION OF THE DRIP BAR INC.** filed under §57-5.A.7 & 57-8.C of the Village code, to allow for issuance of Sign permits for the installation of replacement monument signs in the existing fixture, and a 4 sq. ft. wall sign at the rear of the premises known as, **1122 FRANKLIN AVENUE** (Map of Garden City East, Block 11, Lot 16, C-B District).

Building Department # ADRB-000182-2023, Great Neck Signs.



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Samples were presented of the proposed signage. The representative from the sign company stated that there is a slight change in the background color. The color was changed at the face for “Drip Bar” as to the background color. It was stated they prefer to keep the color uniform with Flushing Bank, which is a bronze background and to the right of it and the only thing is a corporate brand logo and color of the neighboring sign to be green. They presented a sample of the bronze background with push through letters for the monument sign just changing the face same with the same concept as Flushing Bank. It was stated that when the lights are on, the wording ‘vitamin therapy’ will be visible with vinyl letters. Only the “Drip Bar” sign will be pushed through letters illuminated. The rear sign is a change in the face of the bronze background all flush at the parking lot side just surface vinyl lettering. The neighboring sign is a light box. The one above the door is an existing light box and the front panel will only be replaced. They tried to follow the sign of the spine doctor.

Mr. Sbeglia inquired as to what is going to be lit up and it was stated that only “The Drip Bar” will be illuminated and will be very subtle. Mr. Bauer asked how bright it will be and the response was it will light up white and the side lights up white and refracts the light. It is not a traditional light box but indirect light. When light hits the edge, it is backlit since the light is going to be seen on the material next to it. It is also called halo channel letters.

The Application was **APPROVED**.

- 6. APPLICATION OF TD BANK**, in accordance with section **§57-5.A.7** and **§200-43.E.1.A** of the Village code, to allow issue of permits for the replacement of **(3)** existing ‘TD Bank’ illuminated wall signs with new branding, and the recovering of existing awnings at the business premises known as, **855 FRANKLIN AVENUE** (Map of Garden City East, Block 154, Lot 17, C-4 District).

Building Department # ADRB-000192-2023, JRS Architect, P.C.

Robert Morrisey from JRS ARCHITECTS, presented on behalf of TD Bank. The bank is rebranding with minor renovations and proposing to replace the existing TD bank with the current standards. They wish to remove the green stripe and the canopies to remain and will be recovered in black fabric and new vinyl lettering to be incorporated as well. A new wall is being proposed and green LED illumination letters on the sidewalk.



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Mr. Sbeglia inquired if the existing sign is a light box which it is. Mr. Bauer commented on the green LED and whether it will be light all the time. Mr. Morrisey stated it is set to light up for certain hours. The Board inquired about the green LED lighting which is part of the branding. Mr. Morrisey stated that the color green is the TD brand color, and that is their intention. The Board stated that green LED is not permitted. Mr. Morrisey stated that if the green LED is not approved, they want a more splash of green especially since the awnings are being changed to black and the green light would not be approved. Mr. Morrisey also stated that finding the right color green is difficult. The TD wealth sign will be mounted on the glass on the outside and at the rear. It was confirmed that the vinyl lettering affixed to the glass is not permitted. The only thing to be added is a smile graphic to state security cameras are in place. Mr. Sbeglia stated he is okay with everything except the lettering on the windows and the green light. They agreed to stay with the black awnings.

The applicant agreed to stay with the black awnings, eliminate all lettering on exterior glass and eliminate exterior green lighting.

The Application is **APPROVED**, subject to the above stated condition.

Addendum to Minutes:

#1 Tony's Taco Holdings LLC, 118 Seventh Street-

Four Board Members namely, Chairperson Celia Petersen, James Bauer, Michael Sbeglia and Paul Capece met at 118 Seventh Street to view the revised limewash sample. The members preferred the white over the gray color (previously presented). They also reviewed the proposed signage and agreed to approve the back-lit letters for the "Tony's Tacos" letters. The logo of the red pepper with the crown will be front lit. The rear signage will be the same as the front. As per Village Code, the signage can be no more than 2" deep and not exceed a vertical measurement of 24".

The Application was **APPROVED** with the above stated conditions.



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#4 Application of JNA Development LLC, 132 Arthur Street- Revisions, as per the Board's previously comments, were forwarded to the Board electronically on 9/6/23. After review, the Board requested the Applicant return to the next meeting with a more consistent style. The Application was **ADJOURNED**.

Next Meeting:

September 26, 2023