



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, SEPTEMBER 27, 2022 AT 6:30 P.M.

Present: Donald A. Hickey Jr.
Celia Petersen
Michael Sbeglia
Lynn Krug
James L. Bauer

Absent: Paul Capece
Sean O'Brien
William Alisse

Also present: Giuseppe Giovanniello, Superintendent

Meeting commenced at: 6:45 p.m.

The Chairman introduced the new member James L. Bauer.

I. Approval of Minutes:

Minutes from the meeting held on **August 23, 2022**.

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

- 1. 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. (Adjourned at the August 23, 2022 meeting.)

Mr. Shekoni discussed the revised plan submitted as per the Board's previous comments as to how to design the roof and redesigned the porch. He also mentioned that he changed the column placement and spread them out evenly and hopes the Board will like the revisions and stated that everything else will remain the same.

The Board commented that the plan was very much improved. Mr. Sbeglia questioned if they are keeping the existing door pilaster and trim over the door. Mr. Shekoni stated the door is getting replaced and Mr. Sbeglia suggested that the trim and details should be included in the plan so they could see how it will affect the roof since the door will be at a higher elevation which should not be an issue. Mr. Sbeglia stated that there is a scaling problem which, from the photo, shows 3' from the left pilaster and from the drawing looks like a little more and the door is not centered between the two columns and questioned if the middle column will be the same distance and the plan does not look equal distance. Mr. Sbeglia stated the plan is not drawn 100 percent, but the final result will be fine. Mr. Petersen asked if there will be concrete at the base of the porch and Mr. Shekoni stated the



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owner may put bluestone or plant shrubs. The existing shrubs will have to be removed in order to build the porch. Mr. Sbeglia stated the plan does not show a lot of detail and asked what material is proposed for the front of the porch and Mr. Shekoni stated it will be bluestone and brick on the facing which will be painted white. Mr. Sbeglia stated the porch is much better as well as the portico and plans to plant shrubs in front of the porch. Mr. Sbeglia state he is not clear as to the side elevation and it looks like it is the same angle as the existing roof. It is an improvement, but the portico looks like it is a different plane as the existing roof. The pitch of the main roof and the addition of the portico which is presumably at a different angle.

The Chairman referred to the side elevation in the plan since it is hard to read the plan. Mr. Sbeglia stated he would love to approve the application but still does not understand the drawing. The portico looks like it belongs to the house but needs the plans to match. The plan submitted is not buildable and will be an issue for the Building Dept.

Mr. Giovanniello suggested a revised plan to show a side elevation that is going to match the front elevation since there are two different slopes of roof. He also suggested to detail the porch as to the materials around it horizontal surface and plantings. The plan must be scaled properly as to the columns and where they will sit and last the detail around the door with the two pilaster and existing to remain. Mr. Bauer questioned the color of the columns, and the response was the columns are white. Also, the plan shows a fluted column, and the drawing shows a craftsman column. Mr. Sbeglia stated he does not like the fluted column, and they are also hard to paint. Mr. Shekoni stated the owner already ordered the fluted column and Mr. Sbeglia stated the drawing should reflect the details properly. Ms. Krug questioned whether side lights are being installed. It was stated that the light on the left may not be visible since the columns are in the way. Ms. Krug also asked if the garage door is being replaced and Mr. Skekoni stated they are not replacing the garage door.

Mr. Giovanniello stated no work can start without the necessary approvals. The Chairman stated that they are trying to deal with this project wholistically and prove that this can be built, and the drawings should be correct as to the aesthetics and that it is buildable, and the plan submitted cannot be approved by the Building Dept. The fact that this is still not buttoned up but they must give us the documents that we need and if the drawing can be resubmitted to the Board with a quality drawing and have corrections does on the architectural set. It was requested that a pdf be provided to the Board, and they will discuss it between the Board members. The Chairman requested that the comments discussed be shown on the revised drawings.

The owner stated that her English is not good but requested the 'good way' as to how to get a building permit and that has been going on for one year. She stated that changes are made each month after the meeting. She wanted to know the good way since she has



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surgery scheduled and waiting each month for approval and wants to be shown the good way to get a permit quickly. Mr. Sbeglia mentioned that her architect must explain to the owner exactly what is needed, and it is the architect's responsibility.

The Application was ADJOURNED.

- 2. 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 19, R-8 District). Building Department application # **2022-12123**, Daniel Fabrizi, R.A. Adjournment) Landscape Plan

Mr. Fabrizi presented the landscape plan. He mentioned that he made the changes as per the Board's previous comments. This included removing the Russian sage and replacing it with lavender and made the lighting clear and provided quantities of lighting on the plan as well as the screening of the a/c equipment. Mr. Sbeglia was in favor of the bluestone. He questioned the cutout and Mr. Fabrizi stated it is a transition which is 2' and widens to 4'. Mr. Sbeglia stated that you only have 4' to the walkway and Mr. Fabrizi responded that you come up from the apron to the walkway since curb between the asphalt will be flush. Mr. Sbeglia stated you will be walking on the bluestone and not the asphalt. Mr. Fabrizi stated he will square it off.

The Application was APPROVED.

- 3. 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** (Map of Garden City Estates, Block 3, Lot 59, R-8 District). Building Department application, ADRB-15-2022, Daniel Fabrizi, R.A. Adjournment- Landscape Plan.

Mr. Fabrizi presented some photos to the Board showing the corner lot and unique to the property and stated that the driveway ties into the sidewalk and plans to break it up with a planting bed by continuing with a green edge along Main Avenue. Mr. Sbeglia requested clarification that it is a planting area, and the plan shows a tree there which is a Japanese snowbell, and the rest will be grass. Mr. Sbeglia stated there are a lot of materials from left to right and thinks there are a lot of materials going on from left to right and asked the Board for comments. Mr. Fabrizi suggested possibly eliminating that row near the tree and make it all grass and don't line the walk at all. Mr. Sbeglia suggested to make it



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simpler. Ms. Petersen inquired about the lighting and Mr. Sbeglia liked the flanking of the sidewalk. Ms. Petersen stated it is better not to have it all. Mr. Bauer asked about the height of the bush on the corner and Mr. Fabrizi stated it will not get too tall since it is more of a ground cover and will not impede the site line.

The Chairman suggested to submit a pdf of the revisions.

The application was APPROVED, subject to the revised plan.

- 4. APPLICATION OF MR. & MRS. ROBERT BALKEMA**, as per section §57-5.A.1 of the Village code, allowing issuance of a building permits, to erect a **3,584 sq. ft.** two story dwelling, with **1,593 sq. ft.** finished basement, **529 sq. ft.** two car attached garage, **143 sq. ft.** front porch and, a **1,060 sq. ft.** one story pool enclosure at the rear (demolish existing **1,851 sq. ft.** dwelling and **400 sq. ft.** attached garage), of the premises known as **12 ST. PAULS CRESCENT** (Map of Garden City Estates, Block 613 with black finish most black hanging an , Lot 10, R-8 District). Building Department application # ADRB-000020-2022, Barbara M. Ruggiero, R.A.

Ms. Ruggiero discussed that the rendering submitted printed out with the colors looking slightly 'blah'. The materials include Hardi plank 'Pearl Gray' siding, and all the trim will be white. Mr. Sbeglia suggested adding some board and batten and Ms. Ruggiero stated they are not looking for that look and what is presented is a smaller scale. The garage door is white with 10" columns, stone on the back at the pool area and presented a sample of the stone. Cut sheets were also presented for the lighting. A hanging light and front door with side lights, front door to be painted black. Ms. Petersen stated it is a very nice design. The Chairman stated the elevations were clearly marked and Ms. Krug stated it is a beautiful design. This area had mostly ranch houses and this design fits in nicely with the eclectic styles in the area. No one wants a split house and Mr. Bauer inquired as to the surrounding homes and the owner stated the neighborhood has changed. The Chairman requested a landscape plan to be submitted, at a later date.

The Application was APPROVED.

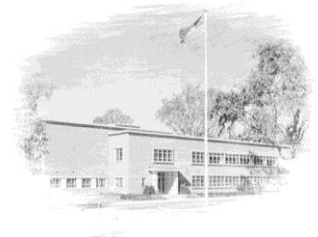
- 5. APPLICATION OF STEPHAN & LAUREN BROSSARD** in accordance with the procedures in section §57-5.A.1 of the Village Code, for the issuance of building permits, to erect a **208 sq. ft.** first floor rear addition, with a **601 sq. ft.** second floor side addition, at the dwelling known as **35 PELL TERRACE** (Map of Pell Gardens, Block 530-42, Lots 1886, R-6 district). Building Department application ADRB-000038-2022, Alexander Shkreli, R.A.

Ms. Natali stated that the Zoning Board of Appeals requested that additional windows be added and presented updated drawings to reflect this change. Ms. Natali stated it was a



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split-level home and the plan is to do a second story addition and addition on the ground floor at the rear. Photos of the neighborhood show similar style homes and the issue as to how to treat the roof line in a way that it does not look like a second story addition and presented a dormer in line with the existing roof line.

Materials include stone veneer at the front with cedar impression siding and board and batten on the gable above the garage. New windows on the first and second floors, introduced a roof addition to extend visually from the first and second floors and a covered entry to the house. The south façade shows proposed monogram siding, all trim will be white, rear addition to allow for a larger kitchen. The last elevation shows the added window at the second bedroom as per the ZBA's suggestion.

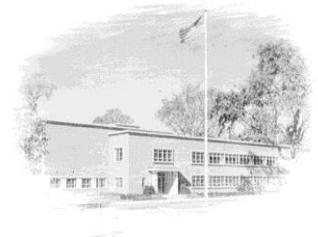
The Chairman requested samples and Ms. Natali showed the roofing sample, and Mr. Sbeglia inquired as to the color of the siding which Ms. Natalie stated it is more gray than blue. Mr. Sbeglia stated it is a good job converting from a split level which are hard to convert. Mr. Sbeglia mentioned the vertical cornices and suggested that they be made to turn the corner with the white horizontal band. He also mentioned the size of the dormer is perfect and the two on either side of the dormer doesn't happen like. They are just shown in the rendering detail and the white horizontals are not necessary and will make it pop out more than necessary. Ms. Natali mentioned that they were thinking of changing the siding due to cost in the same color and cannot do the return corner trim since it is a different material and would have to use the same material all around. Ms. Natali stated the scale will match with same exposure dimension, but Mr. Sbeglia stated it will look different from one side to another. Ms. Petersen stated she did the same on her house and it looks fine. Mr. Sbeglia asked why the need for brackets and Ms. Natalie stated they are needed for support but that they are actually PVC. Mr. Sbeglia asked if they wanted a porch under the extension and the owners wanted to keep the front the way it is. Also, the chimney is existing, but they will be extending it and match the brick at the front. The Board inquired as to how they will support that roof and Ms. Natali stated they will be supported by framing inside the house and will be provided in the construction detail provided to the Building Department. It was further stated that the brackets are, in fact, decorative, and it was mentioned if they are sure they wanted to use such large brackets and suggested using the brackets elsewhere possibly smaller brackets over the garage or to frame out the window to the basement one flanking on each side of the window and then the overhang might make sense. This will bring it all together for a more balanced design and the left won't look different than the right. Ms. Petersen suggested one bracket instead of two. You need something there anyway same style, smaller size.

Mr. Giovanniello mentioned that the plan shows a skylight and if that room becomes habitable room, you will need a means of egress in that room. Ms. Krug inquired about the addition of the stone area at the front façade and the fact that you will be losing the profile of the window due to the stone feature added. The stone will be at the sill and Mr. Sbeglia



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stated that can be adjusted. Mr. Sbeglia also mentioned that the front door and garage door are fighting each other, and the rendering looks more harmonious, and they are all connected visually.

Ms. Natalie stated the brick is not as red as it appears in the rendering and the brick is existing and will look more harmonious as shown in the photo. The door is new and it is a wood door and thought of going with more white. Mr. Sbeglia stated the garage door and front door should be the same material since they are front and center, but they are almost at the same plane. Mr. Bauer stated you want the front door to be a focal point. The colors in the rendering are off which happens often, and Ms. Natalie stated they were having difficulty matching the garage door to the existing front door.

The Board suggested a revised plan addressing the brackets, adjusting the stone so the sill of windows are detailed, keep the corners for now unless a change is made for all siding to be the same material, to be decided by the owner. Otherwise, the trim will be needed if different materials are used. The Board also requested a sample of the siding and stone and plan for egress due to the skylight must be addressed. The plantings will be replaced with similar type plantings and Ms. Petersen suggested smaller foundation plantings and also include a landscape plan. Mr. Sbeglia inquired if it is a cathedral ceiling above the garage and Ms. Natali stated only at the addition.

The Application was ADJOURNED

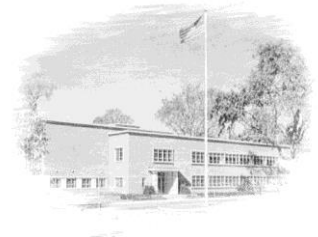
- 6. APPLICATION OF MR. MATTHEW FROMKIN** in accordance with §57-5.A.3 of the Village Code, for issuance of building permits to erect, a **606 sf.** first floor rear and side additions, w/**900 sf.** second floor above, and **36 sf.** front and **25 sf.** side porches; at the corner dwelling known as **91 KINGSBURY ROAD** (Map of Country Life Development, Block U, Lot 353, R-6 district). Building Department ADRB-000022-2022, Ronald Zakary, R.A.

Mr. Zakary presented a couple of renderings front and back of the proposed project for more detail. He stated the existing home is in need of renovating and the plan is to add an extension at the rear and widening the driveway two feet. They are also proposing a new roof, new siding, and new windows. The home will have three bedrooms and the existing stone. Gray siding and charcoal roof, accent with Fypon brackets, Azek trim at the small roof at the rear to protect the French doors and metal roof in graphite color to match black asphalt roof. At the front, small extension at the second floor to provide covered front entrance smooth fiberglass columns and same material and finish. There will be heavy detail with built up crown with flashing details at the rear and the existing brick chimney will be capped and will remain. The second floor is being enlarged each kid will have a bathroom with a master suite and bath. Access to the backyard and plantings will be cleaned up and they plan for a patio down the road. Bluestone stoop is also planned.



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Gutters and leaders are white.

Mr. Sbeglia stated he likes what he did and has two comments: 1) The dormer over the garage is centered over the garage door not over the roof. Mr. Zackary stated it is in the master suite; and 2) The two windows to the left are too short on the second floor, and they need to be extended down and the one to the left since the dormer on the right protrudes out. All three windows should be the same sill height. There is a lot of space there and if you picked up more glass space especially since you have two massive pieces. Mr. Bauer stated that the front windows make the house look taller kind of like a townhouse and Mr. Sbeglia stated it is very different and likes the black windows and they pop out with the white trim. He is not sure about the dormer over the garage and asked about the bracket with the other three brackets for continuity or it would be a 'forgotten child.' Ms. Petersen stated that since the middle window is a bathroom, to make that window 6-8" shorter than the one on the left. Mr. Zackary stated he will consider lengthening the windows first.

Mr. Giovanniello suggested leaving the windows the way they are since the drawing shows different and there is no need for the skirt roof and is shown in the elevation drawing. The Chairman inquired about the tree in the front which will remain, and Ms. Petersen stated it looks healthy and may just need to be pruned and may look a lot better. Mr. Zackary stated it is not the nicest looking tree and they will try to raise the canopy and give it a grooming before removing it.

Mr. Bauer inquired about the neighboring homes and Mr. Zackary stated they are eclectic and this design fits nicely in the neighborhood and will be happy in the community.

The Application was APPROVED.

- 7. APPLICATION OF MR. TING NGAN**, as per section **200.45.3** of the Village code, to allow the issue of building permits, for installation of a **18 Panel 7.2 kW** solar array, at the rear of the dwelling known as **212 NEW HYDE PARK ROAD** (Map of Stewart Manor, Block 93, Lot 21, R-6 District). Building Department # ADRB-000021-2022, Momentum Solar presenting by Edward Gallagher.

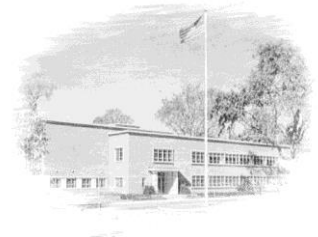
Mr. Gallagher presented the plan for an 18-panel 7.2 Kw PV system with black panels arranged on the rear of the property not visible from the street, wiring through the attic and all panels being mounted to the roof surface. Mr. Sbeglia asked if the property is in the middle of the block and requested a plot plan and asked if there are houses on both sides, confirming that it is not a corner property. Mr. Gallagher checked his phone confirming that it is not a corner condition.

The Application was APPROVED.



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- 8. APPLICATION OF CARA LASALLA**, 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 4.0 kW** solar array, at the rear of the dwelling known as **31 MAXWELL ROAD** (Map of Mineola Plaza, Block 23, Lot 31, R-6 District).

Building Department ADRB-000037-2022, Surf Clean Energy.

No appearance on behalf of the applicant.

- 9. APPLICATION OF GULA RESTAURANT**, in accordance with the provisions of Sections **57-5** and **200-43**, of the Village Code, so as to permit a **200 sf.** one story rear addition, exterior alterations, **(2)-10 sf.** Wall signs and **(2)-75 sf.** awnings in the front and rear, of the commercial premises known as, **176 SEVENTH STREET** (Map of Garden City Central, Block 6, Lot 18, C-2 District).

Building Department ADRB-000029-2022, Vincent Sena, R.A., owner and contractor, Jeremy Coty.

Mr. Sena presented the project for an addition to the existing restaurant. They are dealing with two façades, new elevation and front slight cosmetic change. Mt. Sena showed photos of the existing at the rear minimal look and want to clean up the appearance. They originally planned to come out 14' which the Zoning Board of Appeals limited it 8'. The entrance will provide a basement entrance from the inside and the Chairman questioned the plan for the trash which will be in the cooler area in the basement area and then shipped to Leo's for pick up. The owner stated there is enough of an alley way there to accommodate this.

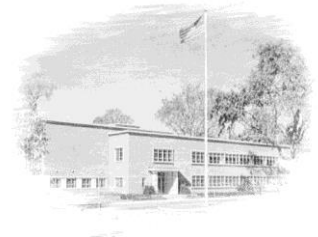
Materials include a black awning in 'Sunbrella black' and no outdoor seating in the rear is being proposed. Stucco in the back and roof will block the heating/cooling on the roof. The Zoning Board of Appeals would not allow for the 14' for access to the basement and only allowed for 8'. Small led lighting is being proposed to illuminate the sign. The Chairman asked if they are increasing the parapet wall which will cover the equipment on the roof. No new mechanical equipment is proposed, and Ms. Petersen asked about the overhead lighting and Mr. Coty stated they will remove all existing lighting and clean up and removing the brick planters. Ms. Krug suggested a light at the entrance door and Mr. Cody stated there will be lighting under the awning to light the area. The front elevation shows a new awning same as in the rear and re-stucco. There is a small front window that is covered with plywood, and they plan to install a new window and the existing door will be shifted and everything else will be the same. The Chairman inquired about outdoor dining which will be in the front only. The details for the sign was presented which is a wall mounted sign in the same scale for front and back. The restaurant name 'Gufa' means owl in Italian. The restaurant will be light Italian and a few pastas, salads, with a



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wood burning stove. Ms. Petersen questioned the address number to match at the rear awning, so it is visible at the rear as well.

The Application was APPROVED.

10. APPLICATION OF EAST ROCK COFFEE in accordance with the provisions of Section **57-5** of the Village Code, to allow issuance of permits, for exterior alterations, at the plot known as **653 FRANKLIN AVENUE** (Map of Garden City East, Block 155, Lot J, C-2 District). Building Department application ADRB-000031-2022, Salvatore A. Ferrara, R.A.

Mr. Ferrara presented a color rendering of the proposed project to the Board. The restaurant is currently the little diner on Franklin Avenue. The restaurant is going to be a chain that the owner, Mr. Durand, started. The proposed restaurant is an upscale diner,

with pastries and food similar to what a diner serves. They are not changing much inside and installing a handicapped toilet and proposing a refrigeration in the basement. The existing seating has counters and casual seating with tiny booths and their concept is more casual seating, some booths, some couches more of a millennial place.

Mr. Ferrara discussed that at the front, the existing front is a brick facade with a green awning and wood in front and metal storefront. They are looking to remove the frame and put a bifold door system to open it up when weather permits. They proposed a black & white scheme and logos in pink, and they plan to return for signage. The bifold door will open up from the street, and the area always looked dark and will give a cleaner look and proposing outdoor dining in the front. The existing façade has a menu board which will be removed. At the rear, they want to keep the red shutters but sliding the door down. At the roof, they are using a screen material similar to the screen at Prime House which hold up well with the weather and repaint the green. The air conditioning units are right at the end and the screen will block the equipment. The scheme is a cream color screen, the paint around the doorway in forest green, the door frame in front and back will be black for better visibility. Two lights at each side of the doorway and existing lighting.

The adjacent store front shows a doorway to that space. The Chairman inquired if the traffic pattern would be mostly at the rear. Mr. Ferrara stated the patrons will most likely come from the rear or walk from the parking area across the street. The Chairman stated most people come from the back and Mr. Ferrara stated since it is widened 4.5 feet and allows for a handicapped toilet. Ms. Krug inquired if a street number is proposed, and Mr. Ferrara stated he will return for signage and the address number, at a later date.

Mr. Sbeglia asked if they are using the same frame and whether he is asking for approval for the awning. Mr. Ferrara stated he would like to get approval for the windows first. Mr.



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Sbeglia stated the two pilasters to the streetscape becomes their space or if they leave the pilasters and make the brick piers their own since there is something disconnected with the existing. Mr. Sbeglia suggested not putting the awning the whole way since there is something about the middle brick that is bothersome. It was suggested that the brick area be a different material as part of the window frame. The building is off already and not symmetrical, and if there is no awning over it since there is no door there. Mr. Bauer stated it makes it look smaller and suggested the pier in the middle to be the planters and made as part of the storefront. It was stated that the menu board is screwed into the brick and to possibly cover it. Mr. Ferrara stated Franklin Avenue is more vehicular than pedestrian friendly. Mr. Sbeglia stated that the rear entrance was never a good experience and suggested flanking it with planters.

Ms. Petersen stated that from the rendering presented, you cannot read the sign and the stripes with words across the stripes make it harder to read. She suggested a solid black awning especially with pink. The owners stated that the scheme for the restaurant is accenting with black and pink. The owner stated pink is their thing and the pink on the awning is not actually the color and it was requested bring a sample of the pink color proposed. Mr. Ferrara stated when he first visited the restaurant, he did not know where it was and always entered from the rear since the front door was broken for over two years. Mr. Bauer stated that going north & south on Franklin you may not know where the parking is located but after developing clientele, they will know where to park. Ms. Krug suggested an insert in either black or white with the lettering will give the sign more visibility. Mr. Ferrara stated they will return for the awning/signage. He discussed the architectural feature at the front and will change the pilaster in black to either metal or painted and would like to get the application into Building Department for approval. He also mentioned that the Application will be presented before the Board of Trustees next week. The Chairman stated that the scale of the exterior is good and requested that they resubmit the rendering in pdf form as to how they will treat the pilaster. Ms. Petersen stated the stripe awning looks more like a piano store.

The Application was APPROVED, subject to the pdf submission of a revised rendering and that the applicants return for signage.

Next Meeting:

Tuesday, October 25, 2022 @ 6:30 pm