

ARCHITECTURAL DESIGN REVIEW BOARD

INCORPORATED VILLAGE OF GARDEN CITY

MEETING MINUTES

TUESDAY, JUNE 23, 2020 VIA ZOOM

PRESENT: Donald A. Hickey, Jr. Chairman
Cosmo Veneziale
Celia Petersen (remotely)
Sean O'Brien
William Alisse

Absent: Rosario Parlanti
Phil Santantonio

Also present: Giuseppe Giovanniello, Superintendent Building Department

Meeting commenced at 7:15 p.m.

CHAIRMAN: Good evening, welcome to the June 23, 2020 Architectural Design Review Board meeting, and I hope everybody is doing well. The first order of business is that I ask that everyone that is on the zoom meeting call on the applicant case side will mute your systems unless you are speaking and you're up, otherwise just please keep it on mute to avoid any background noise feedback in the room. I would appreciate that very much.

Second order of business is the minutes from the last meeting of the Architectural Design Review Minutes held on February 26, 2020 meeting. I would like to put forward a motion to approve those minutes. I have reviewed them and have no edits to them so I would like to ask for a second.

SEAN O'BRIEN: I second the motion.

CHAIRMAN: The first application is the Application of **910 Franklin Avenue** (BURN BOOT CAMP) for two internally illuminated wall signs presented by Mariel Rodriguez of Valle Signs. The owner, Ryan McDonough was also present.

Ms. RODRIGUEZ: Presented the proposed signs which were described as back lit channel lettering signs, blue in color to be mounted on the east and west side of the business at 910 Franklin Avenue. The Franklin Avenue side is 12'11" made up of the same material covered in vinyl painted white.

SEAN O'BRIEN: Questioned whether both signs were the same design?

C. VENEZIALE: Questioned the positioning of the sign and mullion panels since the details were not included in the elevation plan which is also missing the location of the door.

MR. McDONOUGH: Responded that the left border is where the door is being constructed.

P. SANANTONIO: Inquired as to why the second sign at the rear is not centered above the entrance.

MR. MCDONOUGH: Responded that the sign would be covered by a tree when it is in full bloom at the parking lot side.

SEAN O'BRIEN: Asked how the sign will be mounted and a suggestion was made to find out what is behind the location and that the sign may need to be "stiffened up." If drainage is deflected, it may cause a problem with water leaking back into the building.

C. VENEZIALE: Expressed a concern with the positioning of the sign and why it is off center at the location of the actual suite. Also, the elevation seems to have an inclusion of a Bris soleil in the photo which is running perpendicular to the mullion which is not shown in the section detail.

Mr. MCDONOUGH: Responded that they were contemplating installing the same signage specs as Prime Steak and chose the proposed color so it would not be lost on the façade of the building.

CHAIRMAN: inquired as to where the power was coming from for the sign and whether it is concealed.

Mr. MCDONOUGH: Stated it is concealed inside running above the suspended ceiling.

S. O'BRIEN: Stated that the façade is a curtain wall and you cannot punch a hole without presenting a potential leaking problem. The way the sign is shown it is offset on the mullion and The Board requested the need to understand how it will look when completely installed.

Mr. MCDONOUGH: Stated it is up to how the Board wants to handle it and will have it installed for the betterment of the community and anyone passing through. He also mentioned he can provide further detailed plans, if necessary. Mr. McDonough mentioned again that the exposure from the tree is why the sign is off center for better visibility.

CHAIRMAN: Requested that Valle Sign produce a better drawing to address the means and methods of installing the sign.

MS. RODRIGUEZ: Stated that the salesman came to the site, but It is not clearly represented and also mentioned that they can center the sign and have the existing condition of the Bris solei shown on the plan with details as to how it will be fastened to the building. Ms. Rodriguez requested that the basic design be approved and requested that the mounting details be addressed at a later date.

CHAIRMAN: The Chairman stated they were okay with the design but would like to see a detailed drawing and is open to receiving a pdf of a plan for review via email. The plan must include dimensions and details and the elevation should also include the Prime sign and how it relates to this sign in addition to fastening details and the horizontal feature running below the sign.

The Application was approved with the above-stated conditions.

CHAIRMAN: The next Application is **140 Seventh Street** (NATURAL MARKET) for alterations to the existing exterior façade Steven Park and Jinho Kim, R.A.

STEVEN PARK: This is a presentation for exterior façade alterations and signage for the Seventh Street façade. The plan included shows the current building with diagrams and materials and colors of the proposed project. The Seventh Street with the existing trees is dead space and would like to beautify the store with a food court. The proposed design will utilize the space with outdoor seating area and give the appearance more class. Referring to diagram A0106 which shows what the storefront looks like as existing and does not serve a purpose. The plan is to open up the area with folding doors to make the street look more modern. Plan A107 shows a 3D rendering of what the building will look like, as proposed. It also shows the façade from different angles. I have been in business for 12 years and many customers have asked for this design and made suggestions. Whole Foods will be opening in the fall and they are in direct competition with them and if they remain “status quo” they will not survive. He enjoys being in the town and want to upgrade the façade to give it a more modern appearance.

C. PETERSEN: inquired if they considered composite material instead of Ipe which is rain forest wood and will look a dark brown and not the color shown in the rendering. Mr. Park stated he is flexible and will take that into consideration.

C. VENEZIALE: The facade gives significant exposure and is much different from the existing design. We would like to know if a study was done to avoid ripping out the existing trees and whether the hardscape is being redone as well.

CHAIRMAN: The proposed design is a drastic change to what is there today, and would need to address this issue in that context as well as to be able to come up with the best possible solution regarding the removal of all the trees.

STEVEN PARK: Of course, I do like the trees and the street trees will remain. The trees and benches as existing attract a lot of garbage and is very unsightly and the sanitation department does not take care of that problem. I prefer the open look as people drive by and the existing condition does not serve a purpose.

STEVEN PARK: I went to the Building Dept. and learned that Garden City might be redoing the sidewalk and filed an application prior to COVID and will come up with a plan for the pavers that will be pleasing.

CHAIRMAN: We like the concept but need to discuss the layout of the tables.

STEVEN PARK: Due to COVID, the plan is to create more space and utilize more outdoor seating.

C. VENEZIALE: Are the doors motorized or stationary?

Mr. KIM: The proposal is for manual folding doors.

CHAIRMAN: Will the folding doors be used for the summer months, or year around?

Mr. KIM: The folding doors can be utilized for the summer and can be considered four season doors. The double doors will be designed for year around use. The folding doors will serve as egress.

C. VENEZIALE: What about the loss of ventilation and was concerned about how much openness is needed to make the project work.

Mr. KIM: Referring to the top elevation, showed how they plan to utilize the opening as a welcome gesture with the penetration shown.

Mr. PARK: There will be less tables inside giving more room for egress.

C. PETERSEN: Is there a plan for the hardscape?

G. GIOVANNIELLO: I would suggest reaching out to the Department of Public Works as to when the pavers will be replaced.

Mr. Parks: Is it known whether this work will be tied into his project or not.

G. GIOVANNIELLO: I suggest that something be installed to match, get permission from DPW and once they plan to do the pavers, those will be removed and replaced. Diagram A-106 shows the brick with a border and they can provide brick work that follows the border, temporarily.

CHAIRMAN: We compliment the design but is concerned with material choices.

Mr. Park: I appreciate the suggestion for beautification and modernization of the area and feels it is time and will take into consideration the opinion of the Board as to suggestions of colors.

CHAIRMAN: It is recommended to start slowly, install the glazing system and use similar materials; the choice of rain forest wood is not recommended.

C. VENEZIALE: Suggested to possibly stripping the paint from the existing brick and change the color choices. Look at what you have which may be an easier way to approach the project.

Mr. Park: They will not use an endangered wood.

C. VENEZIALE: what type of trim is being used.

Mr. Kim: it is a white aluminum.

CHAIRMAN: This is not shown on the drawing as well as the finish look of the glazing. The plan does not include the intention of a lighting design since there is no photos for illumination other than the lighting existing in the inside of the store.

Mr. Parks: due to the large window space there would be enough for ambient light together with the light poles from the street.

CHAIRMAN: This design will have a big visual impact on this stretch of Seventh Street. Also, the outdoor furniture shown in the photos does not conform color wise and design wise with Village regulations so they will need to work with the design.

Mr. Park: I am not sure of the rules concerning the colors for outdoor dining.

CHAIRMAN: The Village colors are black or green.

Mr. Park: I thought that due to COVID, certain allowances are given since other businesses are using different colors and styles.

CHAIRMAN: It is suggested that these issues be thought out as well prior to the next meeting, as well as other options in lieu of rain forest wood be explored or something completely different.

P. SANTANTONIO: Is the proposed renovation only on the Seventh Street side and

Mr. Park: Yes, strictly on the Seventh Street façade.

The Application was adjourned.

CHAIRMAN: Application of Gregory & Suzanne Gentile (**31 ADAMS STREET**) for additions and alterations presented by John J. Viscardi, R.A.

Mr. Viscardi: This a color rendering of the proposed project. The existing home is a cape and being converting to a colonial. The house is sandwiched between two homes that did the exact same renovation. The owners like the idea of the porch with a cantilever and freeze board. Materials include "charcoal" Timberline roofing, siding 7' in tan, dark walnut front door, trim to be white, garage door carriage style also in white. The intent is to make it different from the house next door. The second floor also has a different design and the porch gives a soft effect.

P. SANTANTONIO: Is there a pattern to the roof?

J. VISCARDI: it is just the rendering that gives that effect. the brick will be removed from the façade and the plan is to install siding. The owners are going for a variance due to setbacks and distances between the homes which are existing conditions. The height of the ridge is 8-12 which works very nicely to avoid a shallow pitch. The Board inquired as to the leaders and how the roof will drain.

Mr. Viscardi: There is an additional leader above the right most column which will drop down on the front porch.

S. O'BRIEN: suggested dropping the gutter above the garage to prevent wearing of the shingles in that area going down the side instead.

Mr. VISCARDI: The existing brick is dated, and the color of the siding chosen is a refreshing color.

C. PETERSEN: inquired as to the landscaping and whether it will be redone.

MR. VISCARDI: The left side landscape will remain but the new porch area the plan is to have some low-lying plants. High hats at the overhang and the porch will be lit from above.

The Application was approved.

CHAIRMAN: Application of Christopher Mrwik (36 FENIMORE AVENUE) for a new on-family dwelling, one-car attached garage, one off-street parking space, front portico and unfinished basement presented by John Viscardi, R.A.

MR. VISCARDI: Presented a color rendering of the proposed project. The project sits on an interesting lot and Ms. Bibla will present the landscaping. At present, shrubs and hedges block the front of this very old house which is in disrepair. The lot at the west side is in a depression, raises about a foot, will not be higher and will not drain onto neighbor's property. The property drops down. The proposed house on a 83-27 at the front, new one family dwelling with attached garage and additional strip for parking on the right side which the landscape drawing will show. The proposal is a five- bedroom house with one car garage.

Mr. Viscardi: There is a change in materials previously submitted from Hardi-board to cedar impression 7" in the color "sterling gray." Black charcoal roof, round columns, stone veneer "Delgado" stone with grayish look at the base and the chimney in square rectangular, black shutters, carriage style garage door for a center hall colonial design. Houses in the area are not overly large and tried to keep 30.21' to the ridge which also brings more light in the side yard.

C. VENEZIALE: Requested photos of adjacent homes.

Mr. Viscardi: The house is under construction next door, and he tried to eliminate back to back driveways and back to back garages.

C. VENEZIALE: Two criticisms: to modify the roof line and the drawing should show the roof line in comparison to the adjoining homes with a contextual drawing showing the elevations.

Mr. VISCARDI: Presented photos for comparison.

S. O'BRIEN: inquired as to how the grade is calculated which is the mid-point of the gable.

Mr. VISCARDI: stated this is in a R-6 zone and 2.5 stories 30 feet to the mid-point of the gable. the pitch is 6 & 12 to keep the roof down and at the sides 9 & 12 to be sensitive to the neighbor. The rear elevation looks good as well.

CHAIRMAN: commented that the front door should have white side lights instead of black which gives the appearance of a "black hole." The door will stay black and all the trim will be white to give it that "pop."

Mr. VISCARDI: stated again that the siding will be cedar impression in Sterling Gray color.

C. VENEZIALE: Commented regarding the shutters which look squeezed in on the lower windows.

Mr. VISCARDI: There is a slight overlap.

E. BIBLA: presented the landscape rendering. She mentioned that Mr. Viscardi described the lot and the property will be cleared and the existing hedge will be removed. They will have to regrade the side portion and an eastern cedar and Norway maple will be removed.

The western portion is lower 1-2 feet and the area will be filled in and the existing curb cut will be moved to the right for the garage, creating a second parking spot in the rear 50% of the lot. The driveway calculation allows for this parking. There is a proposed paver walkway to the stone landing. The planting is symmetrical and compliments the symmetrical house with window wells and two shade trees are being added. The drainage will be in the front yard. The rear yard has a simple patio with evergreens for screening. Also, screening will be added on the west side to block the view of the driveway.

CHAIRMAN: The Application was approved for the dwelling and landscape design.

CHAIRMAN: Application of John Z. Young and Kitty K. Li (73 LINCOLN STREET) for a second floor side addition presented by John Viscardi, R.A.

J. VISCARDI: presented the rendering for a second story addition over the existing garage for a master bath in front and walk in closet at rear. He wanted to keep the brick wall in front of the garage pitching back to offset the second floor with a window for the master bedroom. At

the side, adding two double hung windows. They will match the vinyl siding as well as the roof. Three feet 3" above the garage creating a reverse gable to tie into the existing roof.

CHAIRMAN: "it is a heck of a walk-in closet". The Board also commented as to the removal of the railing.

Mr. VISCARDI: the railing will remain and is not shown on the drawing.

CHAIRMAN: The Application was approved.

CHAIRMAN: Application of Joseph Bianco (63 PELL TERRACE) for a new one-family dwelling, one car attached garage and one off-street parking space, front portico and unfinished basement presented by John Viscardi, R.A.

Mr. VISCARDI: presented a color rendering of the proposed project. The area consists of split levels, and the lot is 65'x100'. The owner wants to build a center hall colonial and the existing site is in disrepair. The, driveway is on the right side with an existing tree and one car garage. The height of the proposed dwelling is 25.45 for roof height and is smaller in scale in comparison to the previous colonial. The proposed materials include straight edge, white siding, black shutters, white window trim. The intention is for a simple house and from the site plan there is quite a bit of space to the adjacent homes to give more space at the garage. At the rear, bump out for breakfast area, mudroom entry, double hung grills on upper sash. The air conditioning units will be described in the landscape plan.

C. VENEZIALE: showed concern with the fact that the proposed dwelling is out of character with homes in the area.

Mr. VISCARDI: No one is building split levels any more, and they have modified the plan from the original design. Mr. Viscardi stated that it is homeowner's desire for a center hall colonial. The Board stated a pop-up colonial will be out of context with the other homes.

Mr. VISCARDI: Most homes in Garden City are different and he cannot design a colonial to look like a split level, which is a difficult thing to do.

C. VENEZIALE: Suggested possibly lowering the roof height.

Mr. VISCARDI: I am open to this suggestion. The rendering presented gives a taller appearance, but the elevations are correct; 30.25 which is the correct height. By lowering the pitch to 6 & 12, will bring the ridge down. The Board inquired as to why 3 dog dormer and it was suggested

a hip roof. Mr. Viscardi stated the owner would not approve of this design and is not the look they want to achieve. By reducing the ridge will help since there is quite a bit of space.

BETSY BIBLA: Presented a landscape plan. The lot doesn't have anything significant and is pretty much a clean slate. The driveway currently is further north and will be moved back from the property line and has a double wide driveway with parking. The walkway is a paver walkway to the driveway in a multi- color gray paver. A cherry tree is added to give visual relief. All new symmetrical planting will be added for interest. At rear, the air conditioning units will be screened with evergreen screening. A small patio is proposed at the rear door and additional screening will be added. Simple landscape plan is proposed. The Board commented on the eastern white pines which are actually on the neighbor's property and will remain.

CHAIRMAN: The Application as to the dwelling and landscape has been approved with the reduced roof line.

CHAIRMAN: Application of Joseph Sparacello (162 TULLAMORE ROAD) for a 2.5 story dwelling with one car attached garage, one off-street parking space and basement plan presented by Daniel Fabrizi, R.A.

Mr. FABRIZI: presented a color rendering of the proposal for a new dwelling. This design was presented a year ago for another property a block away and was changed to a more traditional colonial and chose this design for this location. The prior design had a robin's egg color front door and was changed to brown for this design. The materials include dark brown roof with standing seam roof in dark bronze, the base of the house wainscot will be red brick with white-wash to match the siding and pallet of the house.

C. VENEZIALE: commented regarding the streetscape drawing and the height of the ridge in an R-6 zoning district where 30' is permitted and the proposal is at 27 at the average height. There is a lot of mass with this roof.

Mr. FABRIZI: Stated there is an influx of owners coming from the city who want to maximum the ceiling height in the attic.

C. VENEZIALE: Commented that 2.5 stories is what the code allows.

Mr. FABRIZI: A finished attic is permitted but not occupied space. The house is prepped with a sprinkler system, no pull-down stairs, walk up to the attic for storage. The code allows this with egress windows and the entire dwelling must be sprinklered.

P. SANTANTONIO: inquired as to the egress windows since the elevations do not show egress windows at both sides of the gable.

Mr. FABRIZI: This is all in anticipation of finishing the space.

C. VENEZIALE: I have a problem with the massive look of the roof and would prefer it to be more in scale with the adjacent homes.

Mr. FABRIZI: I could cut it back and create a hip roof.

CHAIRMAN: The rendering gives the appearance of a black edge.

Mr. FABRIZI: That is the brown downspouts. T

C. VENEZIALE: Objects to the brown downspouts and suggested white instead. It is also suggested to study the design for a better relationship with the adjacent homes.

Mr. FABRIZI: The builder wanted to use the design especially since he felt there is nothing they are trying to match.

Mr. FABRIZI: I would like to present the landscape design at this time.

Reno Vision 1: Was not able to share the screen.

Mr. FABRIZI: I will present the landscape design. The plan included for a new driveway, new bluestone walkway, landscape ground cover landscape lighting, not much in the way of paving other than a granite block curbing and blacktop infill. They are not removing anything other than one tree and a variety of landscaping will include boxwood, hydrangea and anchoring with a Japanese maple.

C. PETERSEN: What is the proposed lighting plan?

Mr. FABRIZI: This is an old design. The lighting will be reduced, there is one spot light on the Japanese maple and one at the English lavender. Three pathway lights around the walkway and two spot lights.

CHAIRMAN: The landscape plan was approved with the lighting adjustments. The Application as to the dwelling was adjourned.

CHAIRMAN: The next Application of Due Fratelli Development Corp. (205 KILBURN ROAD) for a 2.5 story dwelling, one car detached garage, one off-street parking space and basement plan presented by Daniel Fabrizi, R.A.

Mr. FABRIZI: I am presented a color rendering of the proposed traditional colonial. Materials include Hardi slat siding, roofing will be gray architectural shingles, Delgado bluish gray stone to compliment the roof.

C. VENEZIALE: stated it is tall in relation to adjacent homes and Mr. Fabrizi stated they are a few feet below what is permitted in this zone. Aesthetically, the proposed house is out of place in relationship to the other homes.

Mr. FABRIZI: The owner wanted to maximize the coverage to gain attic space for the future within the height requirement.

C. VENEZIALE: It represents a home out of scale and not in proportion with the other homes.

Mr. FABRIZI: The owners are paying two million for this house and they want to maximize the usable area. The Board stated this is not necessarily the right thing to do and an effort should be made to strike the balance.

CHAIRMAN: This is a question for the Building Superintendent, Giuseppe Giovanniello whether this three-story house is legal when 2.5 story is what is permitted.

G. GIOVANNIELLO: This would be permitted as designed.

C. VENEZIALE: suggested that the 9' basement be reduced and modify the roof. The Board is reacting to what they see and suggested that it be studied more. The first floor elevation height, basement height can be re-studied to scale it down. The Board inquired if it is possible that the rendering is off and the streetscape is true to scale.

Mr. FABRIZI: The perspective at street- level is accurate but the elevations are true in dimension.

Mr. FABRIZI: Presented the landscape design.

C. PETERSEN: questioned the lighting shown on the plan and stated that four spotlights are a lot for this small property. It was suggested a maximum of two spotlights for this size property; one at the Blue Holly and the other at the Japanese Maple. It was suggested to eliminate the light at the driveway for five and two instead of 6 and 4.

CHAIRMAN: The Application as to the dwelling was adjourned. The landscape plan was approved with the lighting adjustments.

CHAIRMAN: Application of Bin Yan (78 POPLAR STREET) for additions/alterations to the existing dwelling presented by Kenneth C. Long, R.A.

Mr. LONG: Presented a color rendering of the proposed project. It is an existing split level residence built in 1955 and one story addition later added as a dentist office. The owner wishes to have a large bedroom at the side addition. The materials include replacing windows with white casement windows, prairie style grills, white composite window trim, all siding will be horizontal siding in sterling gray in 7" for Dutch lap appearance. Wall sconces in rustic bronze for finish lighting. White fiberglass front door, roof shingle in Manchester gray color. All gutters and leaders will be replaced in white, facie and trim in white composite materials. They will be removing the doorway at the former office and will patch up the brick where the door was. The landscaping is to remain. This is a large piece of property and situates 75' north of home on Garden Street and they are 52' to the neighbor. The

average height is 19'10" and this is a pretty low house and wish to keep it simple and not overwhelm the area. The addition at the side is pushed back.

C. VENEZIALE: The design is sensitive on a huge lot and also sensitive to the community.

S. O'BRIEN: There is a discrepancy in the plan as to the second front door and Mr. Long stated the drawing were revised to remove the front door.

C. VENEZIALE: Did the homeowner consider enhancing the front door to make the entrance more prominent?

Mr. LONG: There is a wall on the inside of the house and cannot fit a side light and will make the project turn into a huge renovation. This is the owners' first home and they are trying to stay within a budget.

C. VENEZIALE: The house resembles a Frank Lloyd Wright house where you cannot find the entrance to the home.

K. LONG: The inside wall has a gentle arch and the flooring would have to be redone and would become a bit of a process.

C. PETERSEN: Possibly the homeowners can add a potted plant at the entrance.

CHAIRMAN: The Application was approved.

CHAIRMAN: Application of Christopher & Kyriaki Mastorakis for first floor side addition and one car attached garage with second floor above, rear open porch presented by TJ Costello.

Mr. COSTELLO: Presented a color rendering of the proposal. The Board commented that the house looks empty on the left and gives an unfinished appearance. At the front is a gable and mimics the front-end gable. The siding will Dutch lap siding in a tan color to match the existing, black shutters and white trim and existing asphalt roof will be matched and blended if possible. The stone is also matching the existing which is a quarry stone. Plantings will remain and the owner takes pride in that.

S. O'BRIEN: Will there be a problem with matching the existing siding?

Mr. COSTELLO: It is an ivory color in what he believes to be a Certainteed siding and is confident they will be able to match the siding as seamlessly as possible.

C. VENEZIALE: Why are the remaining windows are not being changed and only being changed on the left side.

Mr. COSTELLO: It is not in the budget at this time.

CHAIRMAN: Are the existing windows casement or double hung.

Mr. COSTELLO: They are casement windows and it was suggested that the proposed new windows as part of the proposed new addition and existing windows are all to be fitted with 6 / 6 muntin grids. The first- floor windows have six grid windows and if grills were added at the new addition will give a better appearance.

CHAIRMAN: Expressed a concern as to the owners' ability to matching the existing finishes when staying within a budget.

Mr. COSTELLO: The east side has salvageable material that can be used to match. The application is approved with six over six grills added to the windows at the new addition.

CHAIRMAN: The Application was approved with above-stated condition.

CHAIRMAN: Application of Patrick & Sarah Powers (36 KENWOOD ROAD) to amend the existing permit for the construction of a two story one-family replacement dwelling with one car attached garage with finished basement ad one off-street parking space presented by Robert Tortorella, R.A.

Mr. TORTORELLA: Will attempt to share the screen to show the plan to the Board. The materials will include siding which will be used on the sides and the rear and the front will be brick. Mr. Tortorella showed the actual sample of the brick which is the original red brick with charcoal mixed in, original to the house.

CHAIRMAN: Mentioned the Board's concern from the prior meeting as to whether the brick façade was safe and there was enough material to cover the front elevation.

Mr. TORTORTELLA: The revised plan is very detailed and will submit same to the Building Dept. The Board stated that the prior submission had a different brick color. The revised drawing shows the brick being repurposed and will be the same original brick for the front facade. The siding color is a beige color medium tone and a simulated shake similar to a perfection in 6.5."

CHAIRMAN: Is the garage door being replaced?

Mr. TORTORELLA: The garage door which it was stated will be Clopay doors traditional in shaker style. The previous design called for a black front door, but since the windows are white the garage and windows will be white as well as the front door.

CHAIRMAN: The drawing provided does not show the actual colors selected.

Mr. TORTORELLA: Attempted to zoom in on the drawings which shows the latest condition of the windows and front door. The six-drawing package with four photos show the existing conditions with white windows and black roofing. Drawing A102 house front is incorrect in that the windows are actually white. The Board stated that the drawing be updated to reflect these changes.

C. VENEZIALE: how was it was determined that there would be sufficient bricks.

Mr. TORTORELLA: The mason estimated the amount needed and due to the decrease in elevation allowed for more bricks to be available. The proposed shutters are black.

CHAIRMAN: The drawings must be updated and is there a landscape plan?

Mr. Tortorella: This is the landscape plan.

C. PETERSEN: Suggested to eliminate #5 & #3 and substitute No. 2 which is the dwarf Albert Spruce since the windows are low and you don't want to plant something that will grow 100' tall.

CHAIRMAN: The Application was approved.

The next meeting of the ADRB is scheduled for July 28, 2020.