



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, FEBRUARY 28, 2023, AT 6:30 P.M.

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

Also present: Giuseppe Giovanniello, Superintendent Building Department

Meeting commenced at: 6:30 p.m.

I. Approval of Minutes:

Minutes from the meeting held on **January 24, 2023**, were Approved.

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

- 1. APPLICATION OF JEFFERY RAO** in accordance with section **57-5.A-3** and **200-45.3** of the Village code, for approval to issue Building permits for the installation of; a **9.8 kW (25)** panel solar array on the rear roof, at the premises known as **102 MONROE STREET** (Map of Shaw Gardens, Block E, Lot 52) Building Department application # **ADRB-000069-2022**, Sunnation.

The representative from Sunnation proposed a 9.8 kW system at the rear of house. He discussed the plan and presented an additional copy to the Board. He discussed 4 arrays proposed at the rear of the roof and presented photos to the Board. It is confirmed the house is mid-block and not visible from the street and all equipment is behind the house in the rear yard. The Board questioned the estimate cost for the project and the response was approximately \$35-\$40,000.00 for a 9.8 system.

The Application was **APPROVED**.

- 2. APPLICATION OF OSCAR BING LI** as per **section 200.45.3** of the Village code, to allow the issue of building permits, for the installation of an additional **15 Panel 5.55 Kwh solar array** on the Northerly roof of the dwelling known as **25 EAST DRIVE** (Map of Pell Gardens, Block 535, Lot 2, R-6 District). Building Department # **ADRB-0000-85-2023**, SUNRUN INC.

- Note: a 15 Panel 5.55 Kw solar array was approved at the January 2021 meeting.



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The Application was **ADJOURNED** due to non-appearance on behalf of the applicant.

- 3. APPLICATION OF ROBIN EFFRON & SAMUEL ROBERTSON**, in accordance with section **57-5.A-3** and **200-45.3** of the Village code, for approval to issue Building permits to install; a **14.1 kW (34)** panel solar array on the front, rear and accessory structure roofs, of the premises known as **15 BEECH STREET** (Map of Garden City East, Block 129, Lot 13 Building Department application # ADRB-000075-2022, EmPower CES, LLC.

The homeowner is present, but the representative from EmPower Solar has not appeared as yet. The Board is proceeding to the next applicant.

The representative from EmPower Solar later presented the project solar panels 34 panels 14.11 Kw. They will be installed on the roof and presented a rendering to the Board.

The Board stated the panels cannot be visible from the street and the response was that the left panels might be difficult, but they may be able to re-design it. The Board suggested other areas that would not be visible and perhaps on the other side there is a vent which may be relocated. They would have to approve it if there was a rectangle at the rear and possibly add some panels at the rear. The 14 Kw system is a huge array and will not be approved if visible from the street. Anything from the dormer to the front cannot be approved and not permitted by Code, but anything from there back rectangularly is preferred. The homeowner, Robin Effron, questioned the pitch at the east side which is flat and mentioned that she spends a lot of time walking and questioned as you walk down the street and take a photo and if cannot see the roof it will not be visible. She stated that neighbors in the area with panels at the back of the house and thinks it looks great and they are not obvious from the front but can see them at the rear.

The Board stated they are going beyond the letter of the law and suggested proving her point. Relocating a vent is not difficult and you might be able to get the same number of panels. Ms. Effron stated they might be considering an EV charger as well. She also questioned about the value of the additional panels at the rear. The Board stated unless the ones at the front cannot be visible especially if the roof is very black and the panels are black. They will re-study the project and present the changes.

The Application was **ADJOURNED**.



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- 4.** Application of **LONG ISLAND PLASTIC SURGICAL GROUP** as per sections **§57-5.A.2, §57-5.A.7** of the Village code, to allow for the permitting and replacement of existing wall signs, on the East and West sides of the business premises known as **999 FRANKLIN AVENUE** (Map of Garden City East, Block 153, Lot 17, C-4 District).

Building Department # ADRB-000084-2023, Fast Signs.

Ms. Jeanine DiGennaro represented on behalf of NY Plastic Surgical Group. She discussed that Long Island Plastic Surgical Group is rebranding to NY Plastic Surgical group. It was stated that the lettering was the essentially the same, the same height and same color as previously installed with white lighting.

The Application was **APPROVED**.

- 5. APPLICATION OF MR. SHAWN STANFORD**, in accordance with §57-5.A.3 of the Village Code, allowing issuance of building permits to erect, a 70 sq. ft. first floor front garage and 1,690 sq. ft. second floor addition, with a 88 sq. ft. front and 172 sq. ft. rear porches, while converting an 87 sq. ft. portion of attached garage to habitable space (demolish 229 sq. ft. one story rear addition & chimney and 658 sq. ft. ½ story), at the dwelling known as **205 SACKVILLE ROAD** (Map of Garden City Gables, Block 11, Lot 69, R-6 district). Building Department application # ADRB-000079-2023, John J. Viscardi, R.A.

Mr. Viscardi presented the project for a total renovation of an existing cape on a 60' x 110' lot and discussed that the project was approved by the Zoning Board of Appeals last week. He discussed that the existing house is in bad shape and will be rebuilding it. There was a prior extension at the rear; part of which is to be removed and part to allow for an open porch and extending the garage forward to improve the floor plan and adding an open porch at the front. A total second story addition is proposed and changing the look to a colonial.

The materials include new roofing Charcoal color, discussed the material list and photos of the adjacent homes in the area and mentioned that they are taking down the chimneys. There is also a new house at 202 Sackville Road. The plan is to redesign the front of the dwelling and showed photos of the existing house with original siding, which used to be a 2-bedroom home. The garage is going forward for an open porch. The garage and porch will be on one plane roof is lower over the garage and the Zoning Board of Appeals was concerned but the house will be basically the same height as old house and they were okay with it. There were setback issues of 8' on one side and need 10' here and second floor will be in compliance with zoning on the other and rebuilding the garage. The siding will



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be James Hardie “Iron Gray” color, straight edge, even butt shingle, and stone veneer on the front façade, upstairs with darker siding on the sides. The top projection will be Board & Batten and an eye brow window follows the front door going straight up, 10” HB&G square columns on the porch, windows are Anderson, shutters Board & Batten in black, and an elliptical shape on the window header, new garage doors, front door to be a 6-panel door in Walnut color with side lights and stated the project will be a total renovation.

The Board questioned if they considered using the same color shutters as the front door and the response was not up against the dark gray. Mr. Viscardi stated with the gray married to the black, the wood color is nice against the stone but not against the gray. The siding will have the shake look to it which will offset with the stone on the elevation to break up for a transition with a band for a nice transition between the stone & the siding. Mr. Viscardi stated that it was hard to print out the exact color when printed and handed out the rendering for clarification. The plan is to do black Board & Batten shutters which has some texture to it and did not want to go with a lighter color since it has to be a blend of the stone and the siding. The Board commented on the single window and if a double window was considered. It was stated that the window is 3’10” and cannot get a double window to the right of that is the bathroom. It was stated that they looked at different colors for the shutters and thought black is the color and if they go lighter it will blend into the siding. The Board also questioned why a variance was required, and the response was it was for lot coverage, the side yard at the garage was pushed forward due to horizontal projection 1-1/2’ behind the garage and the roof blends in nicely, at page 4, so there will not be two roofs at the front and worked out nicely for a cleaner look. No variance was required for height and adding plinth block and Azek trim to brighten everything up.

The Board mentioned that it will be a very large house and Mr. Viscardi stated the Zoning Board of Appeals approved the house at 209 Sackville Road the same night. Mr. Viscardi stated the houses are being built up in the area, but he is keeping the roof height at 120.58’ with a proper pitch. The setback is a product of the Zoning resolution passed a few years ago which creates a lower roof line and the ZBA was concerned with the height of the ridge, but it is actually lower than what is currently there. The existing house is not compliant, and the second floor must comply with current zoning. It was suggested that the shutters be white, and Mr. Viscardi stated, “it wouldn’t work, they get dirty and hard to keep clean and doesn’t look right.” The Board discussed possibly light gray shutters, but the color may be lost against the stone or to consider possibly a medium gray. The Board also commented on the half window which will be centered but was not clear on the rendering. No trees will be removed.



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The Application was **APPROVED** with the condition that a revised rendering be submitted electronically to reflect the color of the shutters to either light or medium gray.

- 6. APPLICATION OF KURT & KRISTINA EHRIG**, in accordance with §57-5.A.3 of the Village Code, allowing issuance of building permits, to erect a **26 sq. ft.** first floor rear and **584 sq. ft.** one story side and rear additions, with a **160 sq. ft.** front open porch (demolish **24 sq. ft.** one story rear vestibule), at the dwelling known as **80 WESTMINSTER ROAD** (Map of Garden City Estates, Block 97, Lot 6, R-12 district). Building Department application # ADRB-000077-2023, John J. Viscardi, R.A.

Mr. Viscardi presented the project which is on a large 100' x150' and the owners received a variance based on side yards and lot coverage. The existing house is original Tudor and planning to do a one-story extension, update the existing sunroom and change the façade. Changing the slate roof, the windows will have a gun metal look and proposing a lighter stucco finish. The existing house has dark red brick which will be removed and the roof over the bay window to be replaced with trim similar to the gun metal color. The front entry is recessed and will raise it up, taking out the closet and making the front door wider. No addition to the second floor, as seen in the photos. The cross bracing to be removed and doing snow guards and a lighter brick at the left side with stone. At the addition, the stone wraps around the driveway side and north side with wainscotting of brick. They will be cleaning up the original woodwork, all windows to be replaced with casement windows. At right side, is a porch off the dining room and the rooms on that side will be for a laundry room, mudroom and family room at the rear and chimney will be stone and brick to break up the façade. At the back, doing stucco and half timber look at the family room and at the extension for the kitchen, adding a bathroom, cabana area with metal standing seam roof as along the side and front of the house, at the front side and the back. Not touching the second floor, cleaning up the timber for a cleaner look. There is an old porch that can use upgrades and removing the masonry columns and replacing them with 10" columns.

Materials include slate roof except the standing seam roof in burnished slate and presented a sample. The stucco will be a very pale color, "Snow Bound" and trim work will be "Elite Gray" to blend in with the windows, Westchester fieldstone and presented a sample which will blend in with the brick. Mr. Viscardi stated he did similar design on other homes. The Board requested a sample of the stone and Mr. Viscardi stated it is brick & stone mixed together. There is existing brick on the house that will be reused in the new areas.

The Board questioned the rear French doors that are off centered, and Mr. Viscardi stated that the owner prefers that it be centered in the room and the neighbor will not see it due



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to the dense hedge row. The Board suggested to push the powder room up and try to re-work or pull the porch away from the front in order to redevelop it and center the French doors. Mr. Viscardi stated they have been working on this for over a year and the homeowner is very insistent that the doors be centered in the room. Mr. Viscardi stated that the French door is not visible from the street, you cannot see it and I'd be re-designing the interior rooms for doors that will not be visible from the street. He tried his best to get everything in proportion and this is not an option.

It was also stated that the owner would not be in favor of the option and the reason for the mudroom is for the six people and a dog. He is not redesigning the house for one door. The door is in the center of the room, and the arched opening is centered in the living room. Mr. Viscardi requested any other comments from the Board. The Board suggested to make it a single door instead of double doors. Mr. Viscardi then stated he will shift the French door over, so it is centered.

No change in the landscaping, just expanding the driveway. The Board also questioned if the three a/c units will be screened. Mr. Viscardi stated there is heavy landscaping existing and there is no room to screen the actual a/c units and the neighboring home is at least 16' away. No trees will be removed.

The Application was **APPROVED** subject to the condition that a revised rendering be submitted, electronically, to reflect the French doors at the side be centered under the Portico ridge.

- 7. APPLICATION OF FRANCIS & ELPIDA ARGENZIANO** in accordance with section **57-5.A-3** of the Village code, allow the amendment of an existing building permit for the erection of; a **550 sq. ft.** one story and with **201 sq. ft.** second floor and **35 sq. ft.** entry porch at the North side, and a **186 sq. ft.** South side second floor addition, at the premises known as **7 BUTLER PLACE** (Map of Garden City East, Block 134, Lot 2, R-20 District). Building Department application # ADRB-000087-2023, Howard P. Curtis, R.A. *Revisions to an existing plan Approved at the November 22, 2022, meeting.

Mr. Curtis presented the changes from the previously approved application and discussed the profile items to be changed. At the previous meeting, he had to modify to setback the additions. The owners would like to add veneer stone on the front elevation, and presented an actual sample Mystic Mosaic, with gray/browns and the rendering is a true depiction of the stone.

The other modification is to change the flat roof areas at the left and right to gable roof to match the existing Gable peaks on the main roof by adding gable dormers at the front



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elevation and change the center half round dormer to a gabled doghouse dormer to match the new dormers. They are not doing the Yankee gutter and extending the 8” crown and mantle for the window with a 4” depth on the 8” overhang. There was a gap there previously and this will provide a clean finish and provide for 9” in height. They are also changing the shutter color to a traditional black and white theme.

The Application was **APPROVED**.

2/15/23 Addendum to Minutes:

Re: **205 Sackville Road** – Revised rendering received via electronic submission to reflect the approval of **light** gray shutters.

Re: **80 Westminster Road**- Revised rendering received via electronic submission to reflect the approval of the French doors at the side to be centered under the Portico ridge.

Next Meeting:

Tuesday, March 28, 2023 @ 6:30 pm