



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

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

Also present: Giuseppe Giovanniello, Superintendent Building Department

The meeting commenced at: 6:55 p.m.

I. Approval of Minutes:

Minutes from the meeting held on **February 28, 2023**, were Approved.

II. Applications - Cases as follows:

1. **APPLICATION OF LT GARDEN CITY LLC**, in accordance with section **57-5.A-2** of the Village code, for the approval to amend permits for 2,988 sq. ft. of 6' wide raised walk, with a 383 sq. ft., 604 sq. ft. and 400 sq. ft. platforms, and two 138 sq. ft. accessible ramps and parking; 3,400 sq. ft. of plantings and retaining wall, at the West side on Village owned property, at the at the plot known as **1200 FRANKLIN AVENUE** (Map of Garden City Central, Lots 12-1, Block 3048, C-B district). of the commercial premises known as **1200 FRANKLIN AVENUE** (Map of Garden City Central, Block 12, Lot 1, C-B District). Building Department # ADRB-000105-2023, Streetworks Development.

The application was presented by Justin Poulos, Streetworks; Stan Thompson & Mark Shulman. Mr. Poulos stated that they appeared before the Planning Commission on March 1, 2023, for a change to the plaza area on Village property. He stated that the changes from the original plan was to provide for three separate entrance ways at the rear of the building.

The Chairman inquired if that work was already completed, and Mr. Poulos stated the changes were based on the current market feedback. Mr. Poulos discussed that the area in question is at the rear of the building at the parking lot; changing from a single entrance to a collection of them. The change includes expanding a hedgerow and a separate plaza



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and introducing two shade trees to distinguish the center area. The lighting will remain the same and some of the seating will be relocated. The parking areas will stay the same and some parking relocated as per the plan. The Board inquired if the change was driven by the prospective tenants. Mr. Sbeglia stated he felt this is a much better design and has no problem with it as long as everything else stays the same. The Board inquired as to signage for the tenants, and it was stated that the tenants will return to the Board for sign approval. Mr. Shulman stated that there is proposed window glazing and mentioned that the only change is the two new entrance doors which are on the last page of the submission packet.

Mr. Sbeglia inquired as to the white panels on Franklin Avenue, at the North side, which were painted white and were less obvious and inquired as to the benches and will the panels be covered, since the fencing did not quite accomplish sufficient screening. Mr. Poulos stated they will go back and look at the area but is confident that once the growth happens it should fill in. There was also a question regarding lighting in the plaza area and it was stated that here are lights proposed on the steps. The Chairman stated he likes the design and feels it is a better design overall which includes two additional plantings and boxwoods at the new entrance way.

The Application was APPROVED.

- 2. APPLICATION OF ANN MIXON** in accordance with section **57-5.A-3** and **200-45.3** of the Village code, for issuance of Building permits to install; a **15.74 kWh (36)** panel solar array on the side and rear rooves, at the premises known as **60 FAIRMOUNT BOULEVARD** (Map of Richlands, Block 7, Lots 26, R-8 district). Building Department # ADRB-000088-2023, NY State Solar

Kepler presented the application on behalf of NY State Solar. He discussed the proposed solar panels and mentioned that there will be no panels at the front of the property, only at the rear and the equipment pipes will be in the rear also.

The Chairman stated that they do not approve panels at the front, and in this case, the panels at the East and West elevations are quite visible from Fairmount Blvd. and requested how to eliminate both of those arrays. Kepler stated it will affect the system if those panels are removed and he will have to talk to his colleagues since 17 panels would be reduced. Mr. O'Brien suggested taking some additional photos to show how much of that roof which will have the panels.



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Mr. Capece mentioned that it would be helpful, especially those panels that might be visible. Mr. Capece stated they will not be able to approve it as designed and there may be some other potential sections that would not be visible. Mr. Sbeglia also suggested that they return with the revised design before the greenery fills in. The Chairman stated there will not be greenery in those areas and if you take out the East and West panels you are eroding the production by 50% and will be too visible and does not see it to be a workable solution. Kepler will speak to the homeowner and agrees that it would be better in the rear possible 21 panels or possibly turning them vertically will help.

The application was ADJOURNED.

- 3. APPLICATION OF WAXING THE CITY**, in accordance with sections §57-5 and §200-43.E.2.A.2 of the Village code, for issuance of a Sign permit to install; a **23 sq. ft.** illuminated wall sign in the Franklin Avenue front, and a **8 sq. ft.** sign at the rear of the business premises known as **910 FRANKLIN AVENUE** (Map of Garden City Central, Block 9-22, Lot 3002, C-4 District) Building Department # ADRB-000094-2023, Tee Pee Signs.

Mr. Ied presented on behalf of Tee Pee Signs and stated that the applicant, Waxing the City is moving from 191 Seventh Street to 910 Franklin Avenue, next door to Boot Camp. The proposed signage is composed of non-illuminated channel letters that are up-lighted. in orange color and a color sample was presented. The parking lot is really the main entrance at the West elevation and the signs will be 17” letters and on the street side is 10”. There is a correction to the plan which should read 10” (not 17”) on the Franklin Avenue side. Mr. Alisse questioned how the word “The” is being lit and it was stated it is all up-lighted and the owner wants it to be different to stand out. Mr. Ied stated the word “THE” is part of their logo.

The Application was APPROVED.

- 4. APPLICATION OF FIRST NATIONAL BANK OF LONG ISLAND** as per sections §57-5.A.7, §57.8.C, and §200-43.E.1.F of the Village code, for issuance of permits to erect a **25.0 sq. ft.** double sided, internally illuminated ground sign, in the Franklin Avenue front of the business premises known as **1050 FRANKLIN AVENUE** (Map of Garden City Central, Block 10, Lot 11, C-4 District), the approval of which would cause;
A. a ground sign exceeding a total area of 12.0 sq. ft. (both faces), the areas of all faces shall be the total area of the sign. Building Department # ADRB-000101-2023, Going Sign Co.



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MEETING MINUTES

TUESDAY, MARCH 28, 2023, AT 6:30 P.M.

The representative from Going Sign Co. discussed that they plan to install a new ground sign at First Bank of Long Island for a double face double illuminated monument sign to increase visibility on Franklin Avenue. They also want to remove a tree that will block the sign coming from the North direction. As shown on the first page of the plan (1 of 5) of the overlay, the tree that is there shaped like a “V.” Mr. Sbeglia stated there are no other trees in the area like that. She stated that letters are raised off the black panel and the tree would be blocking it especially when you drive South. Mr. Alisse inquired if there are other plantings in the area and she stated that they will add plantings to fill the hole. Mr. Sbeglia suggested planting a tree on either side of the bank sign. Mr. O’Brien stated it may be too close to the building and suggested a 5’ shrub instead at either side of the sign.

The representative also mentioned that the existing building sign is being removed and the monument sign will be installed in its place. Ms. Petersen questioned if the sign was a light box and the Chairman advised that light boxes are not permitted in the Village. It was stated that the copy will be illuminated but the Chairman stated it is still considered a light box. It was stated that the cutout is a logo that will have an opening and the letters have fluorescent lights coming through which is considered a light box made out of plastic. The Chairman inquired if there is another way to back lit the sign and it was stated that the letters are raised off the sign, not flush. The Board would rather see the letters raised and lit from the back. The Board is okay with the design but does not want to approve a light box. The Board requested that the revised plan be sent electronically to the Building Dept. for further approval by the Board. The Board also requested a landscape plan showing an “X” indicating the tree that is being removed and the addition of two 5’ shrubs or whatever is proposed that will not block the sign. It was also mentioned to be sure that whatever plantings are removed will be filled in with new plantings.

The application was ADJOURNED pending electronic submission to the Building Department of the revised plan and landscape plan, for final approval.

- 5. APPLICATION OF TIMOTHY & KATHLEEN CROWLEY**, in accordance with the provisions of Section **57-5** of the Village Code, for issuance of building permits to erect a **223 sq. ft.** first floor rear addition with an **857 sq. ft.** second floor above and at the side, a **40 sq. ft.** roof over masonry landing and **8 sq. ft.** bay window in the front (demolish **20 sq. ft.** one story rear walk-in bay); at the dwelling known as **68 PELL TERRACE** (Map of Pell Gardens, Block 531, Lots 97, R-6 district). Building Department # ADRB-000089-2023, Victoria Morelli, R.A.



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TUESDAY, MARCH 28, 2023, AT 6:30 P.M.

Ms. Victoria Morelli presented the application for an existing split level that does not meet the family's needs and they prefer a more harmonious floor plan. The plan is for the creation of an addition at the rear for the kitchen and dining room. The existing bedrooms were small and created a master bedroom suite on the second floor. The goal was to create more curb appeal and change the existing roof line at the front bedroom for a better layout.

The materials include Everlast siding in "Seaside Gray" with white trim, garage door in wood finish, and a front portico to protect from the elements. They plan to keep the existing brick which will be painted.

The Chairman inquired if the plan was for the whole house to be gray and the response was that gray was the color choice. The Chairman also inquired as to the landscaping and Ms. Morelli stated the landscaping will be replaced with boxwood and hydrangea. The Board requested that a landscape plan be submitted for approval.

Mr. Capece mentioned the double window on the plan and thought there was something strange there. This may be due to only focusing on the interior and the situation where it is sitting on the roof. On the plan, there is a nice symmetry and does not work with the elevation and needs to be restudied. Mr. Sbeglia agreed and stated that the right side seems okay, but the large window seems a little small. He suggested to bring the roof out a little. That level is lower, and the Board inquired if the window could be raised. Mr. Sbeglia suggested that the window be pushed up a bit or a larger window with a round top or elliptical design. It was also stated that the left side has a bunch of shapes that were not put together.

Also, the portico is the weaker side and felt that the columns were too small, the roof was too thin and suggested trying to bring the entrance closer to pedestrian access. Also, to make the portico longer and create a porch in that area not a wraparound porch, from the garage all the way and move the window over a bit so it connects better. Mr. O'Brien questioned the portico and whether you are looking through to the siding and it was suggested to make it more pronounced.

Mr. Alisse stated the floor plan is very well done and suggested modifying the floor plan to make it work and felt that the designs are spot on and to try changing the floor plan to open up the area. Mr. Sbeglia suggested that Ms. Morelli pass by a house on Magnolia Avenue (#80) that has a similar design.

It was stated that the brick and chimney will be painted white. Mr. Alisse stated there is a long line of brick under the dining room window and the elevation plan shows shrubbery.



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MEETING MINUTES

TUESDAY, MARCH 28, 2023, AT 6:30 P.M.

It was suggested that the porch could be brick, painted white. Mr. Sbeglia mentioned he would rather not see lattice and liked the idea of the brick and paint it white. He also stated it will no longer be a split level especially once you add the porch and you can add colonial details or whatever details they want. Ms. Petersen mentioned that the plan shows the brick painted white but originally, they were going to do all gray and the side of the house will be sided as well. Mr. Alisse inquired about the pendant light.

The Chairman stated that the Application is ADJOURNED, and to appear at the next month's meeting with changes.

- 6. APPLICATION OF TIMOTHY & JULIA O'MARA**, in accordance with §57-5.A.3 of the Village Code, allowing issuance of building permits to erect a; **474 sq. ft.** rear first floor addition, and the conversion of a **16 sq. ft.** portion of garage to habitable space, with a **972 sq. ft.** second floor addition above, a **6.0 sq. ft.** bay window, and the maintenance of a **48 sq. ft.** cellar entrance in the Westbury Road front (demolish **155 sq. ft.** first and **433 sq. ft.** second floor portions), at the corner premises known as **81 HUNTINGTON ROAD** (Map of Country Life Development, Block 0, Lot 236, R-6 district). Building Department application # ADRB-0000xx-2023, John J. Viscardi, R.A.

Mr. Viscardi presented the application and presented color renderings to the Board.

He stated that the owners were approved for a variance for lot coverage and setbacks since the house is close to the street on Westbury Road. They are creating a suite for the mother on the second floor and needed additional space which is part of the variance. From the elevation on Huntington Road, the only change to the front is to paint the front door in "Cerulean Blue", changing the first and second floor windows, same size for a different look with double hung; The two front façades have brick and stone, taking down the old roof and taking down the garage due to insufficient foundation. Mr. Viscardi also stated he wanted to maintain the existing roof height- the ridge is 25.5'. He stated he is keeping that height and wanted to break up the 'box' building by adding a gable roof on that side above the garage, adding a bay window with standing seam roof. They are replacing the casement windows in the dining room and in the new addition. They are also proposing a 12' garage door in the front (shown at page 4 of the elevation plan) which is the North side. The existing garage is coming down, patching one window and at the West side with the technique using sharp angles to break it up, significantly. The upstairs has lot of sloping roofs and in some cases are 4' and trying to open it up to give it a taller roof line. The roofing will be "Charcoal" with Board and Batten shutters and the siding color is "Flagstone". The house is currently white. At the doghouse, the details will have Azek panels and trying to keep the addition simple and match what is currently there.



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MEETING MINUTES

TUESDAY, MARCH 28, 2023, AT 6:30 P.M.

Mr. Alisse asked about the window size, which Mr. Viscardi stated to be 24' x 40'. As seen in the floor plan, there is a sitting area and creeps under the gable and the space is quaint and small and Mr. Alisse suggested making it wider. Mr. Capece suggested to drop it down a foot. Mr. Sbeglia inquired if the windows can be shifted over to the right, so it is centered over the windows below, so they are symmetrical. Mr. Viscardi stated he did not want to go too tall but wanted to open it up a bit. Mr. Alisse questioned the bow window, which seemed small, and Mr. Viscardi stated he does not want to disturb the stone. Mr. Sbeglia suggested that the trim board come down a little bit, which Mr. Viscardi stated the area is the existing stone ledge. Mr. Sbeglia suggested extending the apron approximately 3.5 or even 6' to match the sill. He also asked, "if the house can be rotated 90 degrees?" Mr. Viscardi stated this design is prevalent in the area, especially on the corner. The Chairman stated that from the photo the stonework is in incredible condition and the beauty is that they never painted the stone which makes it look like whitewash and never looks the same.

The Application was APPROVED, subject to the changes mentioned above.

- 7. APPLICATION OF LUIS SALAZAR & ZULY ARGUELLO**, 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 **173 NASSAU BOULEVARD** (Map of Garden City Estates, Block 23, Lot 17). Building Department # ADRB-000100-2023, AD Design Group.

This application was adjourned due to non-appearance on behalf of the applicant.

- 8. APPLICATION OF MR. & MRS. AGOSTINO GEMMITI**, for a variance of the provisions of Section 200-15 & 200-46 of the Village Code, to allow for issuance of a building permit for the erection of; a **747 sq. ft.** one story side addition with **95 sq. ft.** raised terrace and **61 sq. ft.** cellar entrance at the rear of the dwelling known as **79 LINCOLN STREET** (Map of Shaw Gardens, Block J, Lots 19, R-8 district). Building Department application # ADRB-000102-2023, Jared Mandell, R.A.

Jared Mandell presented the matter which was approved by the Zoning Board of Appeals for lot coverage and setback issues. Mr. & Mrs. Gemmiti stated that an elderly parent has to move into the house and there were some minor restrictions and tried to upkeep it from the existing home with a new design. They are adding on at the right side as seen in the plot plan and tried to keep some of the glazing and angle portions of the roof by bringing the roof lines down. He also mentioned that he tried to keep the materials similar and brought it over to the addition and toned it down a bit in comparison to the existing home



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MEETING MINUTES

TUESDAY, MARCH 28, 2023, AT 6:30 P.M.

to match the characteristics of the addition.

The plan is to re-side the entire house with materials to include Timberline Charcoal roofing, shake siding 7" exposure in white. Mr. Mandell stated he was trying not to do the front exposure in white and to capture the existing color of the stone and for the new addition to match as best they could without making it more costly.

Mr. Sbeglia stated that as to the cheap design it looks like three houses and asked how to make it look like one house which has something to do with the roof design. The right side is almost like the middle but at a different scale. He has no problem with materials and is not trying to make it more expensive. Mr. Mandell stated he tried not to have to replace the windows in that side. Mr. Capece stated there are three different things going on and the nicest part is the addition. Mr. Alisse stated that without the addition, "it looks like two houses" and there is an inherent problem existing. A correction was made as to the siding color which is a light gray "Sterling Gray" not white. Mr. Sbeglia suggested adding a round top window (and it will look like two houses) and possibly removing the skirt roof. Ms. Petersen prefers the stone just at the entrance. It was suggested that the revisions of the best proposal be submitted electronically to the Building Department for further review by the Board. The suggestion was to make it look like one house instead of three.

The application was ADJOURNED pending electronic submission to the Building Department of a revised plan as per the Board's comment, for review and final approval.

Next Meeting:

APRIL 25, 2023