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TOWN OF NORTH HEMPSTEAD

3

HISTORIC LANDMARKS PRESENTATION COMMISSION

4

PUBLIC HEARING

5

6

Town Hall

7

210 Plandome Road

8

Manhasset, New York 11030

9

Thursday, February 23, 2023

10

7:03 p.m.

11

12 COMMISSIONERS PRESENT:

13 ACTING CHAIRMAN, JOHN R. SORRENTI

14 CO-CHAIR, NANCY SHORES

15 COMMISSIONER, ANNE CYBRIWSKY

16 COMMISSIONER, HARRY NICOLAIDES

17

18 ALSO PRESENT:

19 SIGHLE LYNCH, ESQ., DEPUTY TOWN ATTORNEY

20 NEAL STONE, SENIOR PLANNER

21 DAVID GORDON, STENOGRAPHER

22

23

24

25

1 CHAIRPERSON SORRENTI: Okay, we'll call the
2 meeting to order, it is now 7:04. We'll take the roll
3 call, please.

4 Commissioner Cybriwsky.

5 COMMISSIONER CYBRIWSKY: Present.

6 DIRECTOR STONE: Town historian Lumpkin is
7 absent.

8 Commissioner Nicolaides.

9 COMMISSIONER NICOLAIDES: Present.

10 DIRECTOR STONE: Chairperson -- I guess we go
11 to Vice Chair Shores first, alphabetically.

12 DEPUTY CHAIRPERSON SHORES: Present.

13 DIRECTOR STONE: Chairman Sorrenti.

14 CHAIRMAN SORRENTI: Present.

15 DIRECTOR STONE: And from town staff this
16 evening we have Sighle Lynch from the town attorney's
17 office, myself, Neal Stone from the Planning Department, as
18 well as my colleague, Wes Sternberg, who are here with
19 meeting being recorded by our stenographer David Gordon
20 from MGR reporting this evening, so I hand it back to the
21 chair.

22 CHAIRPERSON SORRENTI: Thank you.

23 Next on the agenda is the approval of the
24 minutes of the meeting from Tuesday October 25th, 2022. We
25 have the meeting minutes. Do I have --

1 DEPUTY CHAIRPERSON SHORES: I make a motion to
2 approve.

3 CHAIRPERSON SORRENTI: Second?

4 COMMISSIONER CYBRIWSKY: Second.

5 CHAIRPERSON SORRENTI: All those in favor?

6 (Chorus of "ayes.")

7 CHAIRPERSON SORRENTI: Opposed?

8 (No response.)

9 CHAIRPERSON SORRENTI: Approved.

10 Thank you.

11 Okay, next on the agenda is the with Walz
12 property; application for the issuance of a Certificate of
13 Appropriateness to construct a single story rear addition,
14 maintain a portable spa/hot tub and modify an existing
15 brick patio at 46 Reid Avenue, Port Washington Historic
16 District; Section 5, Block 61, Lot 102. I see we have
17 someone representing that.

18 MS. O'NEIL: Good evening, my name is Patricia
19 O'Neil, architect, 257 Circle Drive, Manhasset.

20 So the only other time that I was ever before
21 this board was maybe 11 years ago and it was for some other
22 work that I did on this house. Again, at the rear, just
23 putting in some patio doors.

24 So now we're back because they want to do a
25 small addition at the rear of the house, 13 by 17 feet,

13 We're matching the windows which are Andersen
14 Hoyt windows, we're matching the casing and all the double
15 hung windows that match the existing double hung. And the
16 existing family room, they do have stacked windows and
17 we're going to be using that same detail in the floral
18 studio.

25 The gutters and leaders will be aluminum

1 pay-style to match the existing in white. The fascia trim
2 facing will be AZEK, and again, the detail to match
3 existing in white. Sockets are going to be AZEK in white,
4 Andersen series 400 double hung simulated divided light
5 plaid to match the existing in white.

6 We are proposing skylights in the addition and
7 those will be developed fresh air curb mounted. The
8 lighting fixture is a traditional, it's Kichler Barry
9 double glass in black. I've included cut sheets of all
10 these items in your packet.

11 There is an existing hot tub that we are going
12 to maintain, and that is tucked to the corner of the house.
13 That is being filed under a separate application at the
14 Building Department.

15 COMMISSIONER CYBRIWSKY: Is that the TV that's
16 on the outside, is that -- the TV is near the hot tub?

17 MS. O'NEIL: The TV is --

18 COMMISSIONER CYBRIWSKY: It's on the left side?

19 MS. O'NEIL: Yes, and that existing hot tub/spa
20 is 7-foot 4 by 7-foot 4, 3-feet high, and the material on
21 the outside is called acorn, so it's sort of like a -- sort
22 of like a drift wood color, it's existing, it's there. It
23 has a cover.

24 So that's -- I think I've described everything
25 to you that's there. Again, all the exterior materials are

1 in the packets as well as photographs of the existing
2 house.

3 CHAIRPERSON SORRENTI: Are there any questions?

4 (No response.)

5 CHAIRPERSON SORRENTI: Looks very nice.

6 MS. O'NEIL: Thank you, thank you very much.

7 DEPUTY CHAIRPERSON SHORES: Would you like to
8 make some up?

9 MS. O'NEIL: Maybe I won't wait 11 years to
10 come back.

11 CHAIRPERSON SORRENTI: If no questions, do I
12 have a motion to approve?

13 COMMISSIONER NICOLAIDES: Motion to approve it.

14 DIRECTOR STONE: Is anyone from the public that
15 would like to comment or speak on the item?

16 (No response.)

17 COMMISSIONER NICOLAIDES: I make a motion to
18 approve it as presented.

19 COMMISSIONER CYBRIWSKY: Second.

20 CHAIRPERSON SORRENTI: All those in favor?

21 (Chorus of "ayes.")

22 CHAIRPERSON SORRENTI: Opposed?

23 (No response.)

24 CHAIRPERSON SORRENTI: Thank you very much.

25 MS. O'NEIL: Great, thank you very much.

1

2

CHAIRPERSON SORRENTI: Next on the agenda is
3 the Groh property. Application is for issuance of
4 Certificate of Appropriateness to: One, to maintain
5 alterations and replacements to the exterior of the
6 residence that include windows to the attic and second
7 floor, light piers at the end of the driveway, air
8 conditioning units on the east side of the yard and
9 associated landscaping, and a wooden fence; and two,
10 propose new replacement of siding and replacement of
11 windows to the first floor at 176 Elm Street, Roslyn
12 Historic District; Section 7, Block G, Lot 617.

13

CHAIRPERSON SORRENTI: Good evening.

14

MR. GROH: Good evening. How are you guys?

15

CHAIRPERSON SORRENTI: Can you please state
16 your name, your residence and your relationship to the
17 project.

18

MR. GROH: My name is Rory Groh and this is my
19 wife.

20

MS. GROH: Rachel.

21

MR. GROH: We reside at 176 Elm Street, we are
22 the homeowners.

23

MS. GROH: So we're not -- I don't have a
24 professional, I don't have any architects or anything, so
25 this is just -- I e-mailed everything to Caroline,

1 everything is digital, the reference images, the
2 elevations, all the drawings, the catalog sheets, so if you
3 have a copy of the reference sheet.

4 I just did my own research on the type of house
5 that I have. I know it's a 1903 American foursquare,
6 that's where I got these reference images from, so what I'm
7 trying to do, what we're trying to do is kind of restore
8 what we have now to that original intent, because I feel
9 there have been changes to the house over the years, I
10 don't think it was original.

11 The work that's already been done is the
12 windows that we had to replace due to health and safety
13 hazards when we ended up doing some interior work to our
14 house, there was mold all over, so we had a health
15 condition we needed to change it right away.

16 And then some other work that maintaining is
17 the piers, so there's the sandstone, the fieldstone that we
18 used to resurface the piers.

19 MR. GROH: The piers weren't bolted other than
20 they were just refaced.

21 CHAIRPERSON SORRENTI: Oh, okay.

22 MR. GROH: Nothing else was done, we didn't
23 tear anything down, didn't move anything, we just simply
24 refaced it. As for the windows that my wife has talked
25 about, we got the permits and everything for our home, the

1 window weren't in the scope, but myself having asthma, so
2 does my wife, and my youngest having some breathing issues,
3 we didn't know that there was mold literally growing around
4 the casing of the windows, not to mention that between the
5 window panes, all the gasses had been released, so they
6 weren't holding any air and/or weren't doing their job, but
7 mold was beginning to grow.

8 So what we did was, instead of right away
9 getting permits, we looked at the exception and that is
10 27-010. According to the Town of North Hempstead to remedy
11 that, any unsafe dangers or health and/or property to any
12 person can be done without granting that permit.

13 So we therefore then went with windows that we
14 went and did homework on and did as much as we could to
15 keep the windows with the existing homes in the area, as
16 well as they're basically one-for-one; they were Andersens
17 that were already replacements that were already there and
18 we replaced with Andersens as well.

19 MS. GROH: The, the only difference were the
20 divided panes on the top, exterior white and the trimming.

21 MR. GROH: The trim we just redid with pine and
22 it was a pre-primed white pine, so what was existing was
23 painted green and we just haven't gotten the chance to
24 paint it green, so it does stick out right now because it
25 is white trim.

1 MS. GROH: That's everything that's been done,
2 and the proposed work would be -- if you see the elevation
3 drawings that was uploaded, you see the existing front face
4 of the house, the reason, I guess, for the piers and the
5 refacing of the piers is that eventually the front of the
6 house, the porch is going to change and there's gonna be
7 columns and stonework on the bottom that is going to match
8 the appearance of that fieldstone, so that was --

9 COMMISSIONER NICOLAIDES: You said there will
10 be columns?

11 MS. GROH: Yeah -- well proposed.

12 CHAIRPERSON SORRENTI: This drawing doesn't
13 show proposed on it.

14 MS. GROH: No, there was an updated elevation
15 drawing, I can show you guys on here.

16 DEPUTY CHAIRPERSON SHORES: Was that submitted
17 to the town?

18 MS. GROH: Yeah, I submitted it --

19 DEPUTY CHAIRPERSON SHORES: -- the Building
20 Department.

21 MR. GROH: No, no, no, because that's work we
22 haven't even done or even thought of doing. The reason why
23 -- we're giving you the reason as to why we faced with that
24 stone, because in the future we would like the front of the
25 home to match the pillars, which, honestly, if you look in

1 the neighborhood and you see to the time and the era and
2 the reason why the historic board was made in '99 was to
3 keep the areas and the homes in that area, like, that
4 Rockwell feel, well, that's the exact look we're trying to
5 go for with this home.

6 When we bought it was dilapidated, the deck was
7 falling apart, it's literally pulling away from the front
8 of the house, so what she's mentioned right now, underneath
9 our porch right now there are piers, and that's what holds
10 the front of the porch up. All we're looking to do,
11 instead of that being a pier that has lattice across it,
12 just put the same type of fieldstone.

13 COMMISSIONER NICOLAIDES: Okay. Our
14 understanding is, if you are proposing work, it has to
15 first be -- you first have to apply for a building
16 permit --

17 MR. GROH: Right.

18 COMMISSIONER NICOLAIDES: A building permit
19 then has to be rejected because of the requirement for the
20 landmark approval, then the documents you submit to the
21 building department will be forwarded to us and additional
22 documents may be required.

23 MR. GROH: We don't need to go off on a tangent
24 with the stone and the curb, what we need to just talk
25 about is the pillars themselves, which we refaced, and what

1 we did was make a pillar that was a cinder block-looking
2 pier.

3 COMMISSIONER NICOLAIDES: And you clad it with
4 that.

5 MR. GROH: And we clad it with that. We're
6 getting ahead of ourselves by saying what we're saying --

7 COMMISSIONER NICOLAIDES: What I'm maybe
8 suggesting is you're walking through what the process is to
9 actually propose new work. Now, you can get feedback from
10 us tonight, but we can't really approve something that
11 hasn't been submitted.

12 DIRECTOR STONE: Exactly, it wasn't noticed as
13 such.

14 COMMISSIONER NICOLAIDES: Right, it's
15 procedural, we're not even saying we'll object to it, we
16 just can't approve it.

17 MR. GROH: We just need to stay on point
18 tonight.

19 DEPUTY CHAIRPERSON SHORES: It will get kicked
20 back to us again if you do that. You might want to get an
21 opinion on it.

22 CHAIRPERSON SORRENTI: To save yourself a lot
23 of time and whatever, the four of us agree that that stone
24 is not appropriate for this house. If you came before us
25 with that and you wanted to do the work, we would probably

1 not approve it.

2 We don't think it's in keeping with the piers
3 outside it's a different story, but with this type of
4 house, you can see the difference between what this is and
5 what that is, it doesn't work.

6 COMMISSIONER NICOLAIDES: Who are most of those
7 photographs supporting that position?

8 CHAIRPERSON SORRENTI: Correct. None of these
9 photographs that you're showing here have stone.

10 COMMISSIONER NICOLAIDES: The gist of these are
11 basically the porch with the lattice underneath creating a
12 skirt, and the skirt is part of the aesthetic of that
13 period. So I would think it would be a little bit of a
14 hard transition to turn that into a house that was standing
15 on piers with no porch. The fact that you have the porch
16 in front of it -- the skirt underneath it, which will save
17 you a lot of money. Now the piers that are behind this are
18 there structurally holding the columns up above. So they'd
19 always be there regardless of they are meant to be exposed
20 or always intended to be behind the lattice.

21 MR. GROH: Understood.

22 COMMISSIONER NICOLAIDES: Again, you're not
23 there. I do recommend if you're approaching something of
24 that level, that you do retain a design professional to
25 both guide you and prepare the appropriate documents.

1 MS. GROH: Okay.

2 MR. GROH: Okay, thank you.

3 So then the east side of the house with the air
4 conditioning, we basically just put lattice screening
5 around it so that it just didn't look as much of an
6 eyesore. We certainly didn't want to put air conditioning
7 in the windows and then have people looking at that.

8 COMMISSIONER NICOLAIDES: Again, I'm going to
9 go back to the procedural part of this. I'm assuming that
10 was filed with the Building Department?

11 MR. GROH: Yes.

12 COMMISSIONER NICOLAIDES: There's always -- and
13 again, I'm going to mention other things to consider, you
14 also have to make sure you satisfy Zoning, so if there is a
15 setback requirement or the air conditioner, a generator in
16 the future --

17 MR. GROH: Yeah, that was preexisting before we
18 moved in. We just put down lattice structure around it.

19 COMMISSIONER NICOLAIDES: Even if it was
20 preexisting, it may not be legal. Before you alert the
21 Building Department of it's preexisting condition, it has
22 to be on file as having been permitted at least some time
23 ago. Otherwise you're basically turning yourself in.

24 DEPUTY CHAIRPERSON SHORES: You submitted
25 plans, though, but they didn't show the air conditioner; I

1 think you got the application on --

2 MR. GROH: No, no, no, I believe they were on
3 the plan.

4 COMMISSIONER NICOLAIDES: Then you'll be fine.

5 MR. GROH: Everything in regards to the
6 construction that's being done, the plans were already
7 approved by the town. The only thing that wasn't approved
8 were the windows, and, like I said, the only reason why we
9 altered those or took those and replaced them was because
10 of the health hazard.

11 COMMISSIONER NICOLAIDES: I think those are
12 some good choices. The Andersen Woodright 400 Series
13 specifically is there be a historic and accurate window
14 with the size and the bars, so you picked the right one and
15 you have the same divided lights pattern.

16 DEPUTY CHAIRPERSON SHORES: Unless I'm wrong, I
17 think that the code requires -- I don't think you have to
18 put a fence around it you but I think you're supposed to
19 screen so that it's a higher screen than what I saw in the
20 pictures.

21 COMMISSIONER NICOLAIDES: And that can be
22 landscaped.

23 DEPUTY CHAIRPERSON SHORES: What do you call
24 the -- arborvitae.

25 COMMISSIONER NICOLAIDES: Arborvitae.

1 MR. GROH: The greenery that's actually -- the
2 greenery can climb that lattice and actually is supposed
3 to, like, cover that eventually. It's young, it's been
4 there for maybe a year.

5 COMMISSIONER CYBRIWSKY: I see it in the
6 picture.

7 MR. GROH: As for the fence that we brought
8 from the rear of the house, on the east side of the house,
9 there was a section there and we just brought it forward to
10 the front of the house, it's 4 feet, it's wooden, so we
11 made sure when we were doing that, it was to -- you know,
12 what the Historic would approve, because a lot of places in
13 our neighborhood have that vinyl and it's 5 feet in the
14 rear to the 4 feet.

15 CHAIRPERSON SORRENTI: How far does it go?

16 MR. GROH: Just to the front part of the home.

17 CHAIRPERSON SORRENTI: But it goes across the
18 front.

19 DEPUTY CHAIRPERSON SHORES: It doesn't go all
20 the way --

21 MR. GROH: No, no, it just goes to the very
22 front right of the home. Before the porch, not the front
23 of the porch.

24 DEPUTY CHAIRPERSON SHORES: I don't have an
25 issue.

1 MR. GROH: And it's wood.

2 CHAIRPERSON SORRENTI: It's appropriate.

3 MR. GROH: And I made sure that the structure
4 isn't permanent. It's not cemented, I just put that in the
5 ground and put gravel around it, so if it was an issue it
6 could be taken out.

7 COMMISSIONER NICOLAIDES: No, it's fine.

8 MR. GROH: The same with the lattice around the
9 air conditioning, everything we did -- we're not here to
10 ruffle feathers.

11 CHAIRPERSON SORRENTI: You're doing a good job.

12 COMMISSIONER NICOLAIDES: We're not here to
13 torture you either.

14 DEPUTY CHAIRPERSON SHORES: We're here to help.

15 COMMISSIONER CYBRIWSKY: If it's not permanent,
16 I don't think you need a permit either.

17 MR. GROH: I wasn't aware.

18 COMMISSIONER NICOLAIDES: You still do.

19 COMMISSIONER CYBRIWSKY: If you're moving it
20 around it's not permanent?

21 CHAIRPERSON SORRENTI: It's permanent to the
22 point where you remove it but they're not removing it, it's
23 stationary.

24 COMMISSIONER CYBRIWSKY: Because you know the
25 ones --

1 COMMISSIONER NICOLAIDES: You can't take a
2 6-foot fence apart in the front of your house that's not
3 permanent.

4 DEPUTY CHAIRPERSON SHORES: You put that in
5 your plans; right?

6 MR. GROH: Correct.

7 DEPUTY CHAIRPERSON SHORES: We're fine with
8 that. It's fine with us.

9 MS. GROH: I think that was it.

10 MR. GROH: That was it. The material we
11 brought for the siding, that's for future so we don't even
12 have to get into that.

13 CHAIRPERSON SORRENTI: That's fine. Is there
14 anyone from the audience that has any questions or
15 comments? Yes, sir. Can you please come up and state your
16 name?

17 MR. RHINE: Stephen Rhine, 207 Forest Street,
18 Roslyn Heights. I live right around the corner from the
19 Grohs. I've lived on the block for 30 years, my wife and I
20 20 years ago bought a house on the same block. I wish I
21 bought in the historical district but the houses are very
22 nice there, we like it a lot.

23 I think what the Grohs are doing to the house
24 is beautiful, I think that the work they were doing the
25 house was getting a little dilapidated over the years,

1 they're definitely going in terms of what the Norman
2 Rockwell feel the neighborhood. In terms of the windows,
3 the stone, everything that they've chosen has, in my mind,
4 in my opinion, fit in with the rest of the homes in the
5 neighborhood.

6 I think the stone looks beautiful, I think
7 that's exactly what this neighborhood was like 100 years
8 ago, 120 years ago, whatever it might have been. I think
9 that the home values will rises in the area thanks to the
10 work that they're doing and I think some of the homes
11 unfortunately in the area are dilapidated, even the
12 historic homes and the other homes, but I'm very proud of
13 what they did, and everything they did down to that stone
14 and the fact that they came in, they wanted the hardy board
15 up and stuff like that is impressive. Thank you.

16 CHAIRPERSON SORRENTI: Thank you. Thank you
17 for your comments, we appreciate it. Anyone else?

18 (No response.)

19 CHAIRPERSON SORRENTI: Okay, hearing that, do I
20 have a motion to accept?

21 COMMISSIONER CYBRIWSKY: I motion to accept.

22 CHAIRPERSON SORRENTI: Second?

23 COMMISSIONER NICOLAIDES: I'll second.

24 All those in favor?

25 (Chorus of "ayes.")

1 CHAIRPERSON SORRENTI: Opposed?

2 (No response.)

3 CHAIRPERSON SORRENTI: Thank you very much.

4 Good luck on the property.

5 MR. GROH: Thank you for your time.

6

7 CHAIRPERSON SORRENTI: Item No. 6, Govoni
8 property. Clarification sought regarding the decision in
9 an already awarded Certificate of Appropriateness to
10 replace windows at 234 Warner Avenue, Roslyn Heights
11 Historic District; Section 7, Block 33, Lot 99.

12 MS. GOVONI: Good evening. I'm Tatiana Govoni,
13 owner of 234 Warner Avenue in Roslyn Heights Historic
14 District. This is Thomas Kenny, the design consultant from
15 Home Depot, you'd never know, and he's overseeing the
16 project to replace all the windows.

17 There are 38. 27 of them are Woodright Series
18 400. The two are double hung Series 400, which was a
19 modification to the original labor; should be all
20 Woodright, but two of them are the Series 400 because they
21 are in the study and they are wider than the maximum width
22 allowed by Woodright.

23 There are eight casement windows, they are also
24 Series 400. Woodright, I discovered, doesn't make casement
25 windows; they will by the time I'm finished with them.

1 CHAIRPERSON SORRENTI: By the way, you are
2 right, they don't make them.

3 MS. GOVONI: Are you kidding me? Seriously.
4 Anyway, so we have to go with the Series 400 casements and
5 we encountered a problem with the upstairs front bathroom
6 window, not the main bathroom, but the ensuite to the left.
7 It is too small to be made by Andersen as the existing
8 casement window stand. It is in the worst condition of any
9 of the windows in the house, you can literally push the
10 windows out.

11 Thomas came up with an option to use a tilt
12 wash, looks exactly like the colonial with the dividers,
13 but it will not be casement, it will just tilt. The other
14 option is to have someone rebuild the wood casement windows
15 by hand. So those -- the Series 400 wide windows and that
16 problem with the tilt wash are the two changes that came
17 up.

18 The other thing is, I lost my mom at the end of
19 November, so grief does things to your brain, and I
20 discovered, and I told Thomas we have to change this, I
21 wanted privacy glass in the bathroom windows, not
22 historically correct. I'm going to have to remove that
23 from that spec sheets, so I am apologizing now for having a
24 brain fart so we'll have to make that modification.

25 So other than that, I have casement specs if

1 you need to see them and, you know me, binder girl, I have
2 the tilt wash if you need to see that. Everything else
3 you've seen before because you've approved this. Do you
4 want me to give them to you and you take them up?

5 DIRECTOR STONE: Sure, that's fine. I just
6 want make sure that --

7 MS. GOVONI: Oh, sorry, it's not 400 evidently,
8 it's 8 Series.

9 MR. KENNY: 400 doesn't make them that wide so
10 we went with 8 Series for those two windows, which is still
11 good for that.

12 DIRECTOR STONE: These are the only windows
13 that I pointed out that we were discussing.

14 MS. GOVONI: Okay.

15 DIRECTOR STONE: So if there's any --

16 MR. KENNY: That's the one -- that's the
17 garage.

18 MS. GOVONI: Right, number 15, yes. That's
19 gonna be --

20 CHAIRPERSON SORRENTI: 36 is the bathroom
21 window that is too small?

22 MR. KENNY: Yes, that is the bathroom window.

23 MS. GOVONI: Yeah, 36 is the tilt wash, yeah.

24 DIRECTOR STONE: These were the only ones that
25 Jennifer brought to my attention.

1 picture.

2 MS. GOVONI: Right.

3 COMMISSIONER NICOLAIDES: And these are going
4 to be simulated divided lights.

5 MR. KENNY: Yes.

6 COMMISSIONER NICOLAIDES: So the muntin bars
7 will be outside of the glass and outside -- outside the
8 outside and outside the inner glass.

9 CHAIRPERSON SORRENTI: The outside as opposed
10 to the inside.

11 MR. KENNY: The simulated, yeah, yeah, exactly.

12 COMMISSIONER NICOLAIDES: I want to make sure
13 everybody understands.

14 MR. KENNY: Yeah, we all feel the same.

15 COMMISSIONER NICOLAIDES: And the profile of
16 the bars are thin?

17 MR. KENNY: They are thin, yeah. It's a
18 sculpted profile interior, what Andersen normally uses with
19 their 400 series, yeah.

20 MS. GOVONI: I glanced at the pictures that
21 Neal showed me and you had questions about the garage
22 window. That is actually going to -- it's -- right now
23 it's half-colonial, half-God-knows-what, and that thing is
24 garbage, and I thought since we're going through all the
25 trouble of replacing all the windows, replace the window in

1 the garage. It's going to be exactly the same as the other
2 double hungs in the house. It's going to be full colonial
3 Woodright.

4 Then you had the dining room downstairs facing
5 Warner Avenue, and then the upstairs front bedroom side,
6 which I think is No. 10 --

7 CHAIRPERSON SORRENTI: Eight.

8 MS. GOVONI: Eight?

9 CHAIRPERSON SORRENTI: Eight is upstairs, ten
10 is downstairs.

11 MS. GOVONI: Okay, so they're all Woodright
12 double hung colonial like the rest of the house.

13 COMMISSIONER CYBRIWSKY: You're keeping the
14 shutters?

15 MS. GOVONI: I will probably see you at the
16 April meeting with samples of shutters and you guys will
17 tell me what I need to get because there are different
18 types of shutters I'm discovering. I told you guys last
19 time that I did find one original shutter, so I know
20 exactly what it should look like, and I've been doing a lot
21 of shutter research, so I'm now the resident expert in the
22 community for shutters.

23 So I would rather than do it on my own, come to
24 you and say, these are samples, I'm actually gonna have
25 actual shutters made, and I'll bring them to you and you

1 can say, this will do, this will be okay, no, that's not,
2 and then I know what to do because it's going to be about
3 25 thousand to replace them.

4 COMMISSIONER NICOLAIDES: And you're going to
5 use real shutter hooks?

6 MS. GOVONI: Yes, the pintles and the S-hooks
7 like the original.

8 COMMISSIONER NICOLAIDES: Great. We have all
9 the confidence in you.

10 CHAIRPERSON SORRENTI: Yes, we do.

11 COMMISSIONER NICOLAIDES: If you just tested
12 those shutters, we would have been done.

13 MS. GOVONI: Yeah, I know, seriously.

14 CHAIRPERSON SORRENTI: I guess there's no one
15 else in the audience, does anyone else have questions?

16 (No response.)

17 DEPUTY CHAIRPERSON SHORES: Do we need to make
18 a motion on this?

19 DIRECTOR STONE: Don't need to vote on that,
20 we'll just make --

21 CHAIRPERSON SORRENTI: Thank you.

22 MS. GOVONI: It's lovely to see you all.

23 DEPUTY CHAIRPERSON SHORES: I'm sure I speak
24 for the all us when I say that we're sorry for the loss of
25 your mother.

1 MS. GOVONI: Thank you, thank you. Yeah, she
2 died probably three weeks after I came here. She died
3 peacefully at home.

4 CHAIRPERSON SORRENTI: Thank you.

5 MS. GOVONI: Thank you so much.

6 MR. KENNY: Have a good night.

7 MS. GOVONI: Lovely to see you all again.

8

9 DEPUTY CHAIRPERSON SHORES: What happened to
10 the solar panels?

11 MR. STERNBERG: The solar permitting sent the
12 affidavit filled out to the owner and they said they're not
13 sure they wanted to -- But we have another similar
14 application coming up.

15 COMMISSIONER NICOLAIDES: Not tonight, though.

16 CHAIRPERSON SORRENTI: No, no, they filed
17 yesterday.

18 COMMISSIONER NICOLAIDES: They applied to this
19 one.

20 CHAIRPERSON SORRENTI: Any new business that we
21 have that we should chat about?

22 COMMISSIONER NICOLAIDES: Can I bring something
23 up? The Tesla roofs that I see are actually starting --
24 They are becoming more available in California and I've
25 seen installations, there is one installation in Sands

1 Point that's marginally successful, but stay tuned, the
2 tide is turning and GAF is making solar tiles, so I think
3 there's hope for solar energy in historic buildings.

4 DEPUTY CHAIRPERSON SHORES: I've seen a number
5 of articles on that.

6 MR. STERNBERG: They're going to be so
7 expensive. There's one solar roof that I drive past a lot,
8 and yeah, it looks like nice but it probably cost ten times
9 as much which obliterates the economics of the project.

10 COMMISSIONER NICOLAIDES: Except we already
11 have seen the efforts.

12 COMMISSIONER CYBRIWSKY: You might also see it
13 in new construction.

14 COMMISSIONER NICOLAIDES: It's more cost
15 effective in new construction because you've got
16 retrofitting on the roof, and some of the premium comes in
17 the retrofitting.

18 COMMISSIONER CYBRIWSKY: And many of the people
19 buying new properties that are young are very willing,
20 they're very interested in getting --

21 DIRECTOR STONE: Good chance you'll have one to
22 test drive at the next meeting.

23 DEPUTY CHAIRPERSON SHORES: The pictures I saw
24 look like regular tile.

25 COMMISSIONER NICOLAIDES: But you can also from

1 Tesla, you can get standard --

2 DEPUTY CHAIRPERSON SHORES: Oh, yeah, that was
3 one of the applications.

4 COMMISSIONER NICOLAIDES: Right, right, so just
5 because it's on the application, don't get your hopes up.

6 DEPUTY CHAIRPERSON SHORES: I don't think our
7 position is going to change -- until the tiles.

8 DEPUTY CHAIRPERSON SHORES: Neal, is there
9 anything that we need -- we were going to get together,
10 then we didn't.

11 DIRECTOR STONE: Yes, and that's regarding the
12 grant application and I have a call with upstate tomorrow.
13 I'm going to get more information, then we're going to
14 schedule out working group session. I believe that's due
15 in end of April, start of May, so we still have time.

16 And then skipping ahead just to the
17 announcements, I put Anne on because she said she attended
18 the webinar.

19 COMMISSIONER CYBRIWSKY: So did you, John. I
20 thought it was good. Something -- you know, I walked away
21 thinking I want more information so I contacted the
22 Director of Education, my company, and said look, how about
23 I write for people in the real estate industry, so she said
24 interesting idea on the topic of -- you have to be allowed
25 by the state as an educator, which I already have that

1 approval, but now I have to come up with a curriculum, so
2 I'm just thinking continuing --

3 COMMISSIONER NICOLAIDES: I think you can still
4 work for them. If you go to our professional, AIA, and get
5 them to accept the course we could then present it to
6 architectural firms and then it's a good networking:

7 COMMISSIONER CYBRIWSKY: The Director of
8 Education said to me we have to talk about -- because
9 interestingly, if we do it through the real estate program,
10 she said they own it. So she said you might want to do it
11 through a place that we're affiliated with. So, like
12 everything else, it's not that easy.

13 CHAIRPERSON SORRENTI: Nothing is that easy.

14 COMMISSIONER CYBRIWSKY: But I did want to ask
15 if there were some people that you could refer me to in the
16 state offices that could provide me with some information,
17 statistics, different districts in the state, abroad.

18 I also had a thought about with historic
19 districts, this whole thing on proposing density, rated
20 density near transit and towns, you know all about this.

21 MR. STERNBERG: This is the third meeting today
22 where it came up. One of those meetings was and opt in.

23 COMMISSIONER CYBRIWSKY: So I was thinking in
24 relation to historic properties. So let's say I make it a
25 half mile away from the train station and I have a house

1 that's 120 years old. Maybe I want to, rather than let the
2 developer develop it, maybe I decide that my street is a
3 historic street, just throwing that out there, but maybe,
4 what happens to a lot of --

5 You know, developers will buy, rather than it
6 would be much more cost effective than to preserve it,
7 whether I want it preserved or not. So maybe, let's say I
8 lived there, I own this house at some point, so maybe at
9 this stage I wouldn't mind it being designated historical,
10 on my way out, rather than --

11 It may be it's a loophole to preserve a law
12 like that. Throwing it out there, really farfetched, but
13 you never know.

14 MR. STERNBERG: I can say -- but it's --

15 COMMISSIONER CYBRIWSKY: It's a farfetched
16 thing, but --

17 DEPUTY CHAIRPERSON SHORES: Two things I want
18 to say; one is, in the historic district there are two
19 properties, two houses that are built on double lots, so
20 they actually made the decision that their houses could
21 be -- they could have sold two properties when they wanted
22 to sell one, so that's an example. They wanted it to be
23 preserved, so there are people that actually do that.

24 And the other thing I want to say, may not be
25 appealing, at the Roslyn train station, they're building,

1 like, a five story transit hub housing, and it was
2 completely irrelevant, besides my personal opinion is 50
3 some odd apartments in this little tiny intersection, which
4 is ridiculous, but the town took no position; many comments
5 there. They also didn't consider the Roslyn Village to be
6 considered -- I'm not saying that building should have
7 stood or that it was beautiful or anything like that, it
8 certainly --

9 COMMISSIONER CYBRIWSKY: I think we go off the
10 record.

11 CHAIRPERSON SORRENTI: Is there any other
12 business before we adjourn?

13 (No response.)

14 CHAIRPERSON SORRENTI: Motion to adjourn?

15 COMMISSIONER NICOLAIDES: Motion.

16 DEPUTY CHAIRPERSON SHORES: Second?

17 CHAIRPERSON SORRENTI: All hands in favor?

18 Thank you.

19 (At 7:44 p.m., the proceedings were concluded.)

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C E R T I F I C A T I O N

STATE OF NEW YORK)

SS.

COUNTY OF NASSAU)

I, DAVID GORDON, a Shorthand (Stenotype)
Reporter and Notary Public within and for the State
of New York, do hereby certify that the foregoing
pages 1 through 33, taken at the time and place
aforesaid, is a true and correct transcription of my
shorthand notes.

IN WITNESS WHEREOF, I have hereunto set my
name this 23rd day of February, 2023.

DAVID GORDON