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Town of North Hempstead
Historic Landmarks Preservation Commission
PUBLIC HEARINGS

Wednesday, April 19, 2023
7:07 p.m.

COMMISSION MEMBER PRESENT:

John R. Sorrenti, FAIA - Chairperson
Nancy Shores, JD - Co-Chair
Anne Cybriwsky, Commissioner
Frank Genese, AIA - Commissioner
Harry Nicolaidis, AIA - Commissioner
Ross Lumpkin, Town Historian

ALSO PRESENT:

Deborah Algios, Town Attorney
Neal Stone, Planner
Wesley Sternberg, Planner
Debbie Babino, Stenographer

1 Proceedings

2 CHAIRMAN SORRENTI: Neal, if you'd do the roll
3 call; please.

4 MR. STONE: Sure.

5 Good evening, everyone. The time now is 7:07, and
6 the Chair has called the meeting to order. Roll call.

7 Commissioner Cybriwsky.

8 COMMISSIONER CYBRIWSKY: Present.

9 MR. STONE: Commissioner Genese.

10 COMMISSIONER GENESE: Present.

11 MR. STONE: Town Historian Lumpkin.

12 HISTORIAN LUMPKIN: Present.

13 MR. STONE: Commissioner Nicolaides.

14 COMMISSIONER NICOLAIDES: Present.

15 MR. STONE: Vice Chair Shores.

16 VICE CHAIR SHORES: Present.

17 MR. STONE: And Chairman Sorrenti.

18 CHAIRMAN SORRENTI: Present.

19 Thank you, Neal.

20 MR. STONE: And from Town Staff this evening we
21 have Deborah Algios from the Town Attorney's office,
22 myself, Neal Stone, from the Planning Department, as well
23 as my colleague, Wes Sternberg, and we are here with the
24 meeting being recorded by our stenographer, Debbie Bambino
25 (sic) from Bee Reporting this evening.

26 So I hand it back to the Chair.

1 Proceedings

2 CHAIRMAN SORRENTI: Thank you. The first item on
3 our agenda is the approval of the meeting summary from
4 February 23rd, 2023. Everyone has a copy of that. If I
5 could have the motion to approve?

6 VICE CHAIR SHORES: I make the motion to approve
7 it.

8 CHAIRMAN SORRENTI: Do I have a second?

9 COMMISSIONER GENESE: I'll second.

10 CHAIRMAN SORRENTI: Okay, all those in favor?

11 GROUP: Aye.

12 CHAIRMAN SORRENTI: Any abstaining?

13 (WHEREUPON, there was no response.)

14 CHAIRMAN SORRENTI: Okay.

15 MR. STONE: Unanimous.

16 CHAIRMAN SORRENTI: Passes, thank you.

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1 Yin Property

2 CHAIRMAN SORRENTI: Okay, the first item up we have
3 is the Yin Property, an application for the issuance of a
4 Certificate of Appropriateness to remove existing roof and
5 chimney and replace with new roof at 162 Garden Street,
6 Roslyn Heights Historic District; Section 7, Block 27, Lot
7 14.

8 Do we have anyone here?

9 MR. YIN: Yes, I'm the owner.

10 CHAIRMAN SORRENTI: Okay, can you please come to
11 the mic and state your name, address and --

12 MR. YIN: Sure. My name is Xialong Yin, I'm the
13 owner of 162 Garden Street, Roslyn Heights.

14 CHAIRMAN SORRENTI: Okay.

15 COURT REPORTER: Can I just get the spelling of
16 your name; please.

17 CHAIRMAN SORRENTI: It's Y-I-N?

18 MR. YIN: Yeah, last name, Y-I-N.

19 COURT REPORTER: Thank you.

20 MR. YIN: First name, X-I-A-L-O-N-G. You can call
21 me Andy.

22 CHAIRMAN SORRENTI: Thank you. All right, proceed.

23 MR. YIN: All right.

24 ATTORNEY ALGIOS: No, no, proceed.

25 MR. STONE: Stay there.

26 COMMISSIONER NICOLAIDES: Present your case.

1 Yin Property

2 CHAIRMAN SORRENTI: Present to us what you would
3 like to do.

4 MR. YIN: Oh, okay. The thing is, because my roof
5 was leaking water out the east side, so I'm planning to
6 replace the roof shingle. Once I get the -- the contractor
7 come, and they say this like five, six layers; all right?

8 CHAIRMAN SORRENTI: Mm-hmm.

9 MR. YIN: They can't do -- they have to change the
10 shingle.

11 CHAIRMAN SORRENTI: Okay.

12 MR. YIN: So according -- the primary coat, have to
13 get a permit for that.

14 CHAIRMAN SORRENTI: Mm-hmm.

15 MR. YIN: That's why. Do this about two years
16 already because I don't know that, you know, that's why I
17 bring to here now.

18 CHAIRMAN SORRENTI: Okay, and you have samples of
19 -- okay, so you want to show us the samples and what you
20 want to do.

21 MR. YIN: This is the brand, this shingle.

22 CHAIRMAN SORRENTI: Right.

23 MR. YIN: The shingle, I'm going to change it, this
24 is the brand of the shingle.

25 CHAIRMAN SORRENTI: Yeah, okay, and is that the new
26 or the existing?

1 Yin Property

2 MR. YIN: No, this is the new one.

3 CHAIRMAN SORRENTI: That's the new one, okay.

4 Okay, and from the pictures it looks like it's pretty much
5 the same color?

6 MR. YIN: Yeah, same color.

7 CHAIRMAN SORRENTI: Mm-hmm. It looks like a
8 greenish color. Greenish-gray, a little lighter.

9 MR. NICOLAIDES: Lighter.

10 CHAIRMAN SORRENTI: And let's -- okay so that's
11 part one. Part two is you're going to remove a chimney?

12 MR. YIN: Oh, yes, chimney, right, also a lot of
13 damage.

14 CHAIRMAN SORRENTI: Now, do we know where the
15 chimney is in relation to the street?

16 COMMISSIONER CYBRIWSKY: You have a survey.

17 CHAIRMAN SORRENTI: Oh, yeah, I saw that.

18 (WHEREUPON, there was an off-the-record
19 discussion.)

20 CHAIRMAN SORRENTI: This is the current, and this
21 is the extra.

22 (WHEREUPON, there was an off-the-record
23 discussion.)

24 MR. NICOLAIDES: So you have no use for the
25 chimney?

26 MR. YIN: No, yeah, the chimney, no use. I

1 Yin Property

2 purchased the house probably about two years ago. They
3 already have the border, it's high-pitched border, so
4 already don't use anymore.

5 MR. NICOLAIDES: And there's no working fireplace.

6 MR. YIN: No, I don't have any fireplace.

7 VICE CHAIR SHORES: So is it still there or is the
8 chimney gone?

9 MR. STONE: No, the chimney's there.

10 VICE CHAIR SHORES: I thought he was saying it's
11 gone.

12 CHAIRMAN SORRENTI: He's showing how it looks.

13 MR. GENESE: He Photoshopped it out.

14 MR. YIN: That's why I print the roof, I'd rather
15 pick color.

16 CHAIRMAN SORRENTI: Right, when you're doing the
17 roof, exactly.

18 Anybody have any questions?

19 VICE CHAIR SHORES: I have a question. On the
20 application it says that the roof is cedar shake.

21 That's what the application says.

22 MS. CYBRIWSKY: Existing cedar shakes; is that what
23 you have?

24 CHAIRMAN SORRENTI: No.

25 COMMISSIONER NICOLAIDES: I think the cedar shakes
26 are the roof.

1 Yin Property

2 COMMISSIONER CYBRIWSKY: Okay.

3 MR. YIN: The shingle is on the bottom.

4 CHAIRMAN SORRENTI: Oh, the cedar shake is on the
5 bottom.

6 MR. YIN: Yeah, because I want to redo the shingle.

7 I have to remove the bottom that's there, that's why.

8 CHAIRMAN SORRENTI: Yeah.

9 (WHEREUPON, there was an off-the-record
10 discussion.)

11 VICE CHAIR SHORES: No, I have -- I don't know how
12 everybody else feels but I don't have an issue with
13 replacing the roof --

14 CHAIRMAN SORRENTI: Right.

15 VICE CHAIR SHORES: -- with basically, in-kind.

16 CHAIRMAN SORRENTI: Sure, yeah, same here.

17 VICE CHAIR SHORES: Me, I have a question about
18 that chimney because I'm looking at the house right behind
19 you that has a chimney coming up in the middle. You have a
20 chimney. Does it have to go?

21 MR. YIN: Well, the major reason is the chimney;
22 right? We want to do the waterproofing, it's very hard,
23 and also, you know, I know right now I can't do like a
24 repair around it but the problem may be a couple of years
25 later, keep leaking water, very hard to protect, that's the
26 reason. When I talk to my contractor --

1 Yin Property

2 COMMISSIONER GENESE: The joints are no good.

3 MR. YIN: Yeah, yeah, all the structure, you know,
4 snowstorm, that's why. Right now, use some support.

5 CHAIRMAN SORRENTI: Okay.

6 HISTORIAN LUMPKIN: I don't fully understand what
7 the problem with the chimney is. I mean, you tell me, I
8 don't know.

9 COMMISSIONER GENESE: He'd have to rebuild it, the
10 whole chimney, all the joints, it has to be --

11 COMMISSIONER NICOLAIDES: Reflashed.

12 COMMISSIONER GENESE: -- reflashed, and you don't
13 know how much construction --

14 (WHEREUPON, there was an off-the-record
15 discussion.)

16 VICE CHAIR SHORES: Let me ask, where I sometimes
17 don't have a problem to all houses, the guy behind his
18 house that has the chimney popping up in the middle of the
19 picture, if they wanted to, because their chimney's getting
20 older, wouldn't it be weird if they all were without
21 chimneys? I mean, I'm just looking at it --

22 CHAIRMAN SORRENTI: Right.

23 VICE CHAIR SHORES: I don't really have --

24 COMMISSIONER CYBRIWSKY: Maybe he needs, the other
25 guy needs it for his furnace.

26 VICE CHAIR SHORES: Maybe, maybe, I mean, or he can

1 Yin Property

2 have a vent outside like --

3 COMMISSIONER GENESE: You can't remove the chimney
4 just because you want to remove the chimney because in most
5 cases, almost all cases, the chimney is used to vent the
6 furnace.

7 CHAIRMAN SORRENTI: Right.

8 COMMISSIONER NICOLAIDES: And/or a fireplace.

9 COMMISSIONER GENESE: And/or a fireplace. There
10 are new systems on the market that are high-efficiency
11 heating units that do not require a chimney. They vent
12 directly out.

13 VICE CHAIR SHORES: Right.

14 COMMISSIONER GENESE: And you know, it's something
15 that -- if you convert over to that, it's not something
16 that everybody is going to do right away, and if you have a
17 fireplace, you have to keep the chimney.

18 COMMISSIONER CYBRIWSKY: Was there ever a fireplace
19 connected to this chimney?

20 MR. YIN: No, no fireplace at all. Yeah, just went
21 direct into the basement.

22 COMMISSIONER CYBRIWSKY: Mm-hmm.

23 MR. YIN: Yeah, even as I know, right, the new --
24 even you do the fireplace, you have the line of cedar
25 shingle.

26 CHAIRMAN SORRENTI: Right.

1 Yin Property

2 MR. YIN: Like standing still. You cannot use
3 existing, it's very dangerous. That's why only give me
4 trouble, you know, for the water go in the house.

5 COMMISSIONER GENESE: Does a house of this historic
6 nature, should it have a chimney?

7 VICE CHAIR SHORES: So I have -- I have a chimney
8 that we don't use, actually, two chimneys. So if I came
9 here -- because I just spent money doing what you're taking
10 about, right, so I'm sympathetic, but I could have just
11 come here and asked to take it down, and you would say,
12 okay. That's -- like, I'm trying to look at it in
13 a --

14 COMMISSIONER GENESE: It depends on the role it
15 plays in the house.

16 COMMISSIONER NICOLAIDES: They're not all created
17 equal.

18 COMMISSIONER GENESE: Yeah.

19 COMMISSIONER NICOLAIDES: Some have strong
20 architectural features, others are just a hole in the roof
21 that's --

22 CHAIRMAN SORRENTI: And this has more. When you
23 look at it, you don't really see it. This has more detail
24 that you could see.

25 COMMISSIONER CYBRIWSKY: It's not in too good
26 shape.

1 Yin Property

2 VICE CHAIR SHORES: No, it's not.

3 HISTORIAN LUMPKIN: I understand the desire, the
4 need to replace it or change it, but from a strictly
5 historical perspective, it's really the nature of the
6 building. It was built in 1910, there around, chimneys
7 were there. If you take them all away --

8 COMMISSIONER GENESE: Got no chimneys.

9 HISTORIAN LUMPKIN: You got no chimneys.

10 COMMISSIONER NICOLAIDES: Some are more prominent,
11 more visible, others are just a little hole in the roof.

12 (WHEREUPON, there was an off-the-record
13 discussion.)

14 COMMISSIONER NICOLAIDES: I'm okay. I'll make a
15 motion then to approve the new roof and allow the chimney
16 to be removed.

17 MR. STONE: Before we vote on that, and if the
18 applicant is -- are you finished with your presentation?

19 MR. YIN: Oh, yeah.

20 MR. STONE: Yeah. I do just want to, and I
21 probably should have done this before the presentation, but
22 read for the record that we did have one e-mail that came
23 in today. Staff was e-mailed twice, actually, requesting
24 more information on the project, and twice, the recipient,
25 obviously, didn't receive what we were sending. However,
26 for the record, it was an e-mail address, I'll spell it,

1 Yin Property

2 B-O-N-V-C-A-L-M at A-O-L dot com, so bonvcalm@aol.com, and
3 it was, essentially:

4 "Since the applicant's notice did not provide
5 enough specifics, we have no choice but to oppose the
6 applicant's proposal because we cannot know whether or not,
7 based on not seeing the materials, whether the removal of
8 the chimney, which could be a very handsome chimney unto
9 itself, should or should not be preserved. The chimneys
10 are an important part of the neighborhood's historic
11 character and beauty."

12 So that was not signed. So, and before we vote, is
13 there anybody else that is here that wants to speak on this
14 hearing?

15 (WHEREUPON, there was no response.)

16 ATTORNEY ALGIOS: And also, if you would like to
17 respond to that --

18 MR. YIN: Yes.

19 ATTORNEY ALGIOS: -- e-mail, address it.

20 MR. YIN: Yes, yeah, sure.

21 HISTORIAN LUMPKIN: Any particular specifics that
22 we still need?

23 MR. STONE: That was the gist of the --

24 VICE CHAIR SHORES: I assume the notice said that
25 they're replacing the roof pretty much in-kind.

26 MR. STONE: Yes.

1 Yin Property

2 VICE CHAIR SHORES: So I assume -- and the removal
3 of the chimney.

4 MR. STONE: Yes, and removal of the chimney, and it
5 stated when the public hearing was and the date of the
6 meeting this evening.

7 COMMISSIONER NICOLAIDES: Were those materials
8 available?

9 MR. STONE: They asked us for those materials, and
10 we tried to furnish those materials twice to the e-mail.

11 COMMISSIONER NICOLAIDES: So you did attempt to
12 send it.

13 MR. STONE: Oh, yes.

14 COMMISSIONER NICOLAIDES: And it bounced back.

15 MR. STONE: It didn't bounce back to us. I
16 actually sent them a second time, and I said, please check
17 your junk in-box.

18 COMMISSIONER CYBRIWSKY: And there's no signature
19 on this e-mail?

20 MR. STONE: And there's no signature on the e-mail.

21 VICE CHAIR SHORES: One person has a question.

22 MS. GOVONI: Yeah, I have a question.

23 CHAIRMAN SORRENTI: You need to come up and say
24 your name for the record. We still need your name.

25 MS. GOVONI: It's Antonia Govoni. I have a
26 question about the chimney on this home because this is a

1 Yin Property

2 beautiful home. Does it go all the way down the back or is
3 it actually just coming out of the house?

4 CHAIRMAN SORRENTI: The middle.

5 MS. GOVONI: Oh, okay. Oh, I see it. All right,
6 thank you.

7 MR. STONE: Is there any response or any further
8 comment that you'd like to make?

9 MR. YIN: Yes, I can respond --

10 MR. STONE: Okay.

11 MR. YIN: -- if you or anybody have questions about
12 that.

13 MR. STONE: All right, then.

14 CHAIRMAN SORRENTI: All right, so then we have the
15 motion. Do I have a second to that motion?

16 COMMISSIONER CYBRIWSKY: Who made the motion?

17 CHAIRMAN SORRENTI: Harry.

18 COMMISSIONER NICOLAIDES: I made the motion to
19 accept the new material for the shingled roof replacement
20 and to allow the chimney to be removed.

21 COMMISSIONER CYBRIWSKY: I'll second it.

22 CHAIRMAN SORRENTI: Do we have any discussion
23 after?

24 (WHEREUPON, there was no response.)

25 CHAIRMAN SORRENTI: If not, would you --

26 HISTORIAN LUMPKIN: I would just mention, I'm

1 Yin Property

2 looking at the original architectural description of the
3 house, and there's no mention of chimneys.

4 COMMISSIONER NICOLAIDES: There you go.

5 CHAIRMAN SORRENTI: Okay.

6 COMMISSIONER NICOLAIDES: They didn't even make it
7 to the book.

8 CHAIRMAN SORRENTI: Okay, can we vote on that
9 motion; please?

10 MR. STONE: Sure. Commissioner Cybriwsky.

11 COMMISSIONER CYBRIWSKY: Accept.

12 MR. STONE: Commissioner Genese.

13 COMMISSIONER GENESE: Aye.

14 MR. STONE: Commissioner Nicolaides.

15 COMMISSIONER NICOLAIDES: Aye.

16 MR. STONE: Town Historian Lumpkin.

17 HISTORIAN LUMPKIN: Aye.

18 MR. STONE: Where are we at? Vice Chair Shores?

19 VICE CHAIR SHORES: I accept.

20 MR. STONE: Okay, noted and Chairman Sorrenti.

21 CHAIRMAN SORRENTI: Yes. Okay, thank you.

22 COMMISSIONER CYBRIWSKY: Thank you.

23 MR. YIN: Thank you, I appreciate it.

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1 Permaul Property

2 CHAIRMAN SORRENTI: Okay. The next item on our
3 agenda is the Permaul Property which is an application for
4 the issuance of a Certificate of Appropriateness to
5 maintain the construction of a rear raised deck and
6 maintain driveway and walkway pavement expansion at 165 Elm
7 Street in Roslyn Heights Historic District; Section 7,
8 Block 29, Lot 37, and state your name.

9 MR. STONE: Before we do, I just want to get a show
10 of hands if there's anyone that is here to oppose or
11 support the application.

12 (WHEREUPON, there was no response.)

13 MR. STONE: All right, no one that we can see. All
14 right, please proceed.

15 MR. MUNISTERI: Good evening, members of the Board,
16 Mr. Chair.

17 My name is Mark Anthony Munisteri, architect. My
18 office is located at 1563 Bellmore Avenue in Bellmore, and
19 I'm representing my client who also happens to be the owner
20 and occupant of 165 Elm Street.

21 A couple of months ago, my client had an
22 unfortunate fire in the house, destroyed a few things
23 inside the house, smoke damage throughout. We applied for
24 the repairs, we're doing everything in-kind on the interior
25 and the small amount that was destroyed on the exterior was
26 mostly done by the fire department --

1 Permaul Property

2 CHAIRMAN SORRENTI: Mm-hmm.

3 MR. MUNISTERI: -- which is the windows, and at
4 that time we found that these items were not legal which is
5 the roughly 10-by-10 irregular rear deck. It's a wood deck
6 with a, I'm going to call it, Trex-type material. It's a
7 little old. I can't tell you exactly whose it is but it is
8 Trex-type.

9 CHAIRMAN SORRENTI: Mm-hmm.

10 MR. MUNISTERI: And the driveway, which is paved
11 and the walkway to it which seemingly was expanded. This
12 is the way that my client actually purchased the home, and
13 she didn't know at the time that it wasn't legal. We would
14 like to just maintain those few items.

15 COMMISSIONER NICOLAIDES: May I ask some questions?
16 With regard to the maintaining, and as we probably know,
17 North Hempstead has a definition of maintaining, it's
18 basically legalizing. Have you been through the Building
19 Department for zoning approval that the location of the
20 deck meets the town zoning?

21 MR. MUNISTERI: So we have submitted it to them. I
22 think what we got back from them is your -- we had to go to
23 you guys first. That was first.

24 COMMISSIONER NICOLAIDES: So they haven't reviewed
25 it yet.

26 MR. MUNISTERI: I don't think so, I think, for you

1 Permaul Property

2 guys. They haven't because I believe --

3 COMMISSIONER GENESE: Did you check the zoning on
4 it?

5 MR. MUNISTERI: Yeah, you should have the zoning on
6 my cover sheet, and I'm pretty sure I did. I deal with
7 pretty much every town and village. It's not going to meet
8 the side yard setback, at least, the deck will not.

9 COMMISSIONER NICOLAIDES: All right, so assuming we
10 approve the application, it goes back to the Building
11 Department. It likely will be kicked back.

12 MR. MUNISTERI: Come back to the Board of Zoning
13 Appeals. Yes, that's correct.

14 COMMISSIONER NICOLAIDES: Just mentioning it so you
15 know what you're in for.

16 MR. MUNISTERI: I spend a lot of time here.

17 ATTORNEY ALGIOS: I can vouch for that.

18 MR. MUNISTERI: It's true, you were here this
19 morning.

20 COMMISSIONER NICOLAIDES: One of the things that I
21 didn't notice, and it may be something that I missed, did
22 you submit any cuts for the window replacements?

23 MR. MUNISTERI: I thought --

24 COMMISSIONER NICOLAIDES: I know you represented
25 like in-kind. Is there --

26 MR. MUNISTERI: I don't know if there's any cuts

1 Permaul Property

2 but it's a pretty standard Andersen window that was there
3 and she's replacing it with. So I believe that should be
4 -- I don't know if there's a cut but I know that it was
5 written on our --

6 COMMISSIONER CYBRIWSKY: Double-hung white windows?

7 MR. MUNISTERI: Yes. So everything is being
8 replaced in-kind that's attached to the house and in the
9 house. So the windows themselves, that was submitted as an
10 Andersen model number it was.

11 COMMISSIONER NICOLAIDES: But you don't have that
12 as part of your submission.

13 MR. MUNISTERI: I don't think that was --

14 MR. STONE: We were advised, we were actually told
15 by the Buildings Commissioner that the items that we were
16 entrusted with addressing were the deck and the driveway
17 and the walkway placement because due to the fire, the
18 doors, the windows were being treated as in-kind.

19 MR. MUNISTERI: Correct.

20 COMMISSIONER GENESE: So you're going with what
21 kind of divided-lite; is it a simulated divided-lite? What
22 kind of divided-lite?

23 MR. MUNISTERI: Well, they're all simulated today,
24 but it's true.

25 COMMISSIONER GENESE: True, you can get --

26 MR. MUNISTERI: The best that I recall is a true,

1 Permaul Property

2 so it has in the center attached to the outside and
3 attached to the other side.

4 COMMISSIONER GENESE: So it's simulated.

5 MR. MUNISTERI: It is simulated.

6 COMMISSIONER GENESE: It's one piece of glass.

7 MR. MUNISTERI: It is one piece of glass, yes, sir.

8 I don't know if we could get that to pass, but we actually
9 were able to bypass the REScheck because of the --
10 REScheck, I'm sorry is an energy conservation --

11 COMMISSIONER GENESE: Did the REScheck -- the
12 existing windows were simulated divided-lites?

13 MR. MUNISTERI: Yes, they were replaced.

14 COMMISSIONER GENESE: You're replacing in-kind.

15 MR. MUNISTERI: Yes, sir.

16 COMMISSIONER NICOLAIDES: Same amount of divided,
17 six over six.

18 MR. MUNISTERI: Yes, sir, six over one.

19 COMMISSIONER NICOLAIDES: Six over one.

20 MR. MUNISTERI: Yes, sir.

21 COMMISSIONER NICOLAIDES: And that's documented on
22 your drawings.

23 CHAIRMAN SORRENTI: The front of these -- this is
24 existing; this picture?

25 MR. MUNISTERI: Yes, sir.

26 CHAIRMAN SORRENTI: Because that is --

1 Permaul Property

2 MR. MUNISTERI: I have a --

3 COMMISSIONER CYBRIWSKY: 2018, it says on top.

4 MR. MUNISTERI: -- a recent, if you prefer.

5 CHAIRMAN SORRENTI: If it's going to be in-kind --

6 MR. MUNISTERI: I have both.

7 CHAIRMAN SORRENTI: It looks like it's divided --

8 that looks like the top and the bottom of a six over six,

9 it's not six over --

10 MR. MUNISTERI: I apologize, you're right, as I'm
11 looking at this. It's the screen that's kind of the angle
12 of it. So it is six over six.

13 COMMISSIONER GENESE: So the new window -- yeah,
14 you can see it, it's six over six.

15 MR. MUNISTERI: Yes, sir.

16 COMMISSIONER GENESE: So the new windows have to be
17 the same.

18 MR. MUNISTERI: Yes. Just so you know, my client,
19 and unfortunately, this happened, she wants to put the
20 house back exactly. She loves the house.

21 COMMISSIONER NICOLAIDES: Yeah, it's a nice house.

22 MR. MUNISTERI: Yeah.

23 COMMISSIONER GENESE: What Andersen line; what line
24 is it?

25 MR. MUNISTERI: 400 series, it's not the "A."

26 COMMISSIONER NICOLAIDES: In terms of trim and all

1 Permaul Property

2 the --

3 MR. MUNISTERI: Interior, it's matching.

4 COMMISSIONER NICOLAIDES: Exterior?

5 MR. MUNISTERI: That's where the majority of the
6 deck -- there was very, when I tell you, little exterior
7 damage to the trim or the exterior of the building. It
8 really happened in the back of the house. You may or may
9 not have these but I can submit this if you'd like.

10 COMMISSIONER NICOLAIDES: We have it, thank you.

11 MR. MUNISTERI: You have it, okay. You'll see it
12 was just smoke damage but there was really no damage minus
13 what the firemen did to the --

14 COMMISSIONER NICOLAIDES: So basically, the fire
15 department broke the windows to let the smoke out.

16 MR. MUNISTERI: Right, sir, and had fun.

17 COMMISSIONER NICOLAIDES: Okay.

18 CHAIRMAN SORRENTI: Any questions? Anyone from the
19 audience, any questions?

20 (WHEREUPON, there was no response.)

21 (WHEREUPON, there was an off-the-record
22 discussion.)

23 MR. MUNISTERI: I agree.

24 COMMISSIONER NICOLAIDES: The roof wasn't damaged
25 at all?

26 MR. MUNISTERI: The roof shingles weren't. It

1 Permaul Property

2 never traveled up there. In the interior, in the attic, we
3 did have a lot of smoke up there. So they're going to
4 encapsulate but it wasn't damaged, and the second floor had
5 very little damage. The house, because of it's age, was a
6 little dry, also, so they go quick.

7 (WHEREUPON, there was an off-the-record
8 discussion.)

9 COMMISSIONER GENESE: I'll make a motion to approve
10 this.

11 COMMISSIONER NICOLAIDES: Again, I stipulate that
12 the description of the widows would somewhere be entered.

13 MR. MUNISTERI: That's fine, we could do that, 100
14 percent, yes.

15 COMMISSIONER GENESE: Six over six.

16 MR. MUNISTERI: Yes, sir.

17 COMMISSIONER GENESE: Simulated divided-lites, six
18 over six.

19 COMMISSIONER NICOLAIDES: I second with that
20 condition.

21 MR. STONE: Second?

22 CHAIRMAN SORRENTI: Harry seconded. Do I have any
23 negatives or is everyone in agreement?

24 VICE CHAIR SHORES: Deborah, are you okay with
25 that?

26 MR. STONE: All right. Commissioner Cybriwsky.

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Permaul Property

COMMISSIONER CYBRIWSKY: Aye.
MR. STONE: Commissioner Genese.
COMMISSIONER GENESE: Aye.
MR. STONE: Town Historian Lumpkin.
HISTORIAN LUMPKIN: Aye.
MR. STONE: Commissioner Nicolaides.
COMMISSIONER NICOLAIDES: Aye.
MR. STONE: Vice Chair Shores.
VICE CHAIR SHORES: Yes.
MR. STONE: Chairman Sorrenti.
CHAIRMAN SORRENTI: Yes.
MR. STONE: Excellent.
CHAIRMAN SORRENTI: Thank you, very much.
MR. MUNISTERI: Thank you all, have a great night.
COMMISSIONER CYBRIWSKY: Thank you.
CHAIRMAN SORRENTI: You, too.

1 M.A.L., Ltd.

2 CHAIRMAN SORRENTI: Okay, and our next one is the
3 M.A.L., Ltd. (Residential Property) application for the
4 issuance of a Certificate of Appropriateness to allow the
5 installation of a solar panel array (as well as connections
6 and conduits) on the roof and side of 77A Jefferson Avenue,
7 Roslyn Heights Historic District; Section 7, Block G, Lot
8 72.

9 Do we have anyone? Would you come up? State your
10 name and your address, please.

11 MR. STONE: Are you the occupant?

12 MR. MAGLIARO: No, I'm with Trinity Solar.

13 MR. STONE: Trinity Solar? Okay, and just before
14 we begin, is there anybody in the audience that would like
15 to speak on this application for or against after the
16 presentation?

17 (WHEREUPON, there was no response.)

18 MR. STONE: Okay, thank you, and before we vote I
19 do have one more e-mail to read into the record later.

20 CHAIRMAN SORRENTI: Okay, please.

21 MR. MAGLIARO: I'm Sam Magliaro with Trinity Solar.

22 CHAIRMAN SORRENTI: Mm-hmm.

23 MR. MAGLIARO: And what we're proposing is an array
24 of 10 solar panels on the home at 77A Jefferson. We've
25 revised it to 10. There's five panels on the rear roof,
26 there's three on the more flat roof towards the front of

1 M.A.L., Ltd.

2 the house and then two on the side of the house in the back
3 of the doorway. They're black-on-black, and the conduit
4 would run down the side of the house along with the other
5 electric services.

6 VICE CHAIR SHORES: Can I just ask a question?
7 Who's the owner of the house? You're the owner?

8 MR. HOSSEINIPOUR: I am.

9 VICE CHAIR SHORES: So why is the application by
10 the solar company? Who's M.A.L. Residential? So you're
11 the owner?

12 MR. HOSSEINIPOUR: Yes, would you like me to come
13 up?

14 VICE CHAIR SHORES: No, I just wanted to know where
15 the owner was.

16 MR. HOSSEINIPOUR: I don't know the mechanics.

17 VICE CHAIR SHORES: So the deed is in your name.

18 MR. HOSSEINIPOUR: Yes, it is.

19 VICE CHAIR SHORES: Okay, or company.

20 MR. HOSSEINIPOUR: I couldn't present, you know.

21 CHAIRMAN SORRENTI: That's fine, that's okay, I'm
22 sorry.

23 MR. MAGLIARO: And so what we tried to do was to
24 minimize the visibility from, you know, obviously, the
25 front of the house. It is -- 77A is on a back area, towards
26 the back of the street, and we've tried to minimize, where

1 M.A.L., Ltd.

2 possible, any of the solar panel construction so that it
3 would be less, if at all, visible from the street.

4 HISTORIAN LUMPKIN: I can't really follow the
5 example here.

6 COMMISSIONER CYBRIWSKY: You see this picture?
7 Ross, this picture shows the roof.

8 HISTORIAN LUMPKIN: Right.

9 COMMISSIONER CYBRIWSKY: There's three copies of
10 this.

11 CHAIRMAN SORRENTI: And this is the front.

12 (WHEREUPON, there was an off-the-record
13 discussion.)

14 COMMISSIONER NICOLAIDES: Is there a site plan?

15 VICE CHAIR SHORES: No, this has it's own separate
16 cottage. It's a house and a cottage. It's two
17 single-family homes.

18 COMMISSIONER CYBRIWSKY: Are there solar panels on
19 both homes you're proposing?

20 MR. MAGLIARO: No, we're proposing for the 77A.

21 VICE CHAIR SHORES: I think let the owner come up a
22 second.

23 MR. MAGLIARO: Okay.

24 VICE CHAIR SHORES: Okay, the owner wants to
25 explain his property.

26 COURT REPORTER: If you could just introduce

1 M.A.L., Ltd.

2 yourself.

3 VICE CHAIR SHORES: Put your name and address on
4 the record.

5 MR. HOSSEINIPOUR: My name is Hamid Ed
6 Hosseinipour, I'm the owner of M.A.L., L-T-D, which owns
7 the property.

8 First, to explain this part, I can explain. The
9 house -- there are two structures on the same lot. One is
10 a big structure, the main house, and the second one, which
11 is basically a cottage, a smaller structure, is what the
12 subject is, and that house, actually, the house I live in
13 is on Jefferson Avenue, on the corner of Jefferson and
14 Forest. This one is actually kind of hidden behind, so you
15 can't see that behind the house. It's in the back of the
16 house.

17 CHAIRMAN SORRENTI: Mm-hmm.

18 MR. HOSSEINIPOUR: It's on Forest which is a
19 dead-end. Then that cottage has it's own CEU. It's
20 basically all independent, own driveway, own backyard, own
21 utilities, everything is totally separate. So it's not in
22 any way connected to the main structure.

23 If there's any questions, I could --

24 COMMISSIONER NICOLAIDES: I had a question just for
25 clarification. I'm starting to get the picture.

26 MR. HOSSEINIPOUR: Sure.

1 M.A.L., Ltd.

2 COMMISSIONER NICOLAIDES: You said there's two
3 structures. Is the garage --

4 MR. HOSEINIPOUR: Garage would be a third
5 structure.

6 COMMISSIONER NICOLAIDES: So there are three
7 structures.

8 MR. HOSSEINIPOUR: Yes.

9 COMMISSIONER NICOLAIDES: And the Jefferson Avenue
10 side of the building is?

11 MR. HOSSEINIPOUR: Yeah, it's on -- the main house,
12 the main house is on Jefferson Avenue on the side. So the
13 cottage has no common --

14 COMMISSIONER NICOLAIDES: What is this street?

15 MR. HOSSEINIPOUR: Forest, Forest, it's a dead-end
16 on Forest.

17 CHAIRMAN SORRENTI: So the front of the house is on
18 Forest on that cottage.

19 MR. HOSSEINIPOUR: Yes.

20 COMMISSIONER NICOLAIDES: So the cottage faces
21 Forest.

22 MR. HOSSEINIPOUR: Yes, the house faces Forest, and
23 the back of it -- it doesn't have any common line with
24 Jefferson Avenue.

25 COMMISSIONER NICOLAIDES: Well, what's across the
26 street from the house on Forest?

1 M.A.L., Ltd.

2 MR. HOSSEINIPOUR: Across the street is -- Forest
3 Street, there's a house on Forest, Jefferson -- it's a
4 corner property, Jefferson and Forest.

5 COMMISSIONER NICOLAIDES: I'm more concerned about
6 across the street from the cottage.

7 MR. HOSSEINIPOUR: It's another house.

8 CHAIRMAN SORRENTI: It's another house; right?

9 COMMISSIONER NICOLAIDES: There's homes directly
10 across the street.

11 MR. HOSSEINIPOUR: Yes.

12 COMMISSIONER NICOLAIDES: It would help -- I assume
13 you'll be interested in submitting other projects in the
14 future, but generally, we require a full site plan, and we
15 should have an area map that shows the context of the
16 subject property for the surrounding area. This is
17 truncated so we don't really know the street and whether
18 there are homes across the street.

19 COMMISSIONER GENESE: It is.

20 COMMISSIONER NICOLAIDES: And I'm not saying it's
21 deceptive but it does make it hard to understand your
22 comments.

23 COMMISSIONER GENESE: Absolutely.

24 COMMISSIONER NICOLAIDES: We also get -- usually we
25 get proposed elevations or superimposed photographs that
26 put the solar panels on the images so we can get a better

1 M.A.L., Ltd.

2 sense of how they will visually be affecting the view from
3 the street. None of those things are here. So from our
4 standing, that would help the Board make a decision. Not
5 to be critical, but it's sort of a --

6 COMMISSIONER GENESE: Yeah, I mean, this doesn't
7 really do anything, it doesn't do anything, it's not --

8 MR. MAGLIARO: It's our design set, and that's what
9 we normally submit for --

10 COMMISSIONER NICOLAIDES: There's no architectural
11 set to go with the design set. So it's kind of lacking the
12 next layer of information.

13 COMMISSIONER GENESE: Yeah, generally, we'll get
14 the house Photoshopped and the panels placed on the image
15 so that we can see what it's going to look like. So that
16 would be helpful.

17 MR. MAGLIARO: Okay, and just to let you know, I
18 mean, normally, when we go in front of an Architectural
19 Review Board we do look to see if there's any specific
20 requirements because, obviously, we want to comply with
21 them. If they aren't out there, we typically provide, you
22 know, the design set, the description, try to get pictures
23 of different angles of the house. But knowing what we know
24 now, I mean, we can obviously, next time around.

25 COMMISSIONER NICOLAIDES: This is sort of the
26 Architectural Review Board on steroids. If anything, the

1 M.A.L., Ltd.

2 standard is higher.

3 COMMISSIONER GENESE: The next level up.

4 COMMISSIONER NICOLAIDES: The Landmark District has
5 a more critical importance, and you're proposing that the
6 conduit runs are surface-mounted on the outside of the
7 building?

8 MR. MAGLIARO: Yes.

9 (WHEREUPON, there was an off-the record
10 discussion.)

11 VICE CHAIR SHORES: Are you proposing anything on
12 the garage? Solar panels on the garage?

13 MR. MAGLIARO: No.

14 (WHEREUPON, there was an off-the-record
15 discussion.)

16 COMMISSIONER GENESE: You submitted two different
17 -- what's the difference between one and two?

18 MR. HOSSEINIPOUR: No, that's the main house.

19 VICE CHAIR SHORES: That's the main house.

20 MR. STERNBERG: The one with the red lines on it is
21 their revised plan.

22 COMMISSIONER GENESE: Oh, this is the revised, and
23 they took them off here.

24 MR. STERNBERG: Yeah.

25 CHAIRMAN SORRENTI: Yeah, I agree.

26 COMMISSIONER GENESE: You know that's a rough one

1 M.A.L., Ltd.

2 to put panels on.

3 (WHEREUPON, there was an off-the-record
4 discussion.)

5 MR. MAGLIARO: Yeah, that one roof on the left-hand
6 side is the one where we removed the two panels because of
7 what --

8 COMMISSIONER NICOLAIDES: As long as we're looking
9 at the latest version. So we need to know what you
10 removed.

11 MR. MAGLIARO: Sure, okay.

12 MR. STERNBERG: This is the latest.

13 COMMISSIONER CYBRIWSKY: What? This one with the
14 red?

15 MR. STERNBERG: Yeah, 2, BB-2.

16 COMMISSIONER GENESE: Is the updated.

17 COMMISSIONER CYBRIWSKY: There were three sets of
18 everything.

19 (WHEREUPON, there was an off-the-record
20 discussion.)

21 HISTORIAN LUMPKIN: If I'm understanding correctly,
22 one of the solar panels is on the roof facing the street.

23 MR. MAGLIARO: There are panels on -- the one on
24 the very top roof facing the street, that's at probably
25 about like a 10 degree pitch.

26 COMMISSIONER NICOLAIDES: The flat roof.

1 M.A.L., Ltd.

2 MR. MAGLIARO: The flatter roof, yes.

3 COMMISSIONER NICOLAIDES: There's three there.

4 MR. MAGLIARO: Yes.

5 COMMISSIONER GENESE: Those are hard to see.

6 MR. MAGLIARO: Correct.

7 (WHEREUPON, there was an off-the-record
8 discussion.)

9 COMMISSIONER GENESE: Let me ask you a question.

10 So what is the intent of these? What are you powering with
11 these panels? Are you going to power just the cottage?

12 MR. HOSSEINIPOUR: Yes.

13 COMMISSIONER GENESE: So the outer panels you
14 specified; how many kilowatts?

15 MR. MAGLIARO: It's 4,000 kilowatts.

16 COMMISSIONER GENESE: So is that -- because that's
17 a lot.

18 MR. MAGLIARO: Well, the home consumes about 6,500
19 kilowatts, so it's offsetting about --

20 COMMISSIONER GENESE: But this is a small --
21 really? This house is --

22 COMMISSIONER NICOLAIDES: You're talking about the
23 cottage?

24 MR. HOSSEINIPOUR: It's about 1,000 square foot.

25 COMMISSIONER NICOLAIDES: Are you sure it's that
26 much or higher?

1 M.A.L., Ltd.

2 MR. MAGLIARO: No, the cottage.

3 COMMISSIONER NICOLAIDES: The cottage.

4 COMMISSIONER GENESE: What do you got in there,
5 like, are you mining Bitcoin or something like that?
6 That's a lot of power for 1,000 square feet.

7 MR. HOSSEINIPOUR: Honestly, I just -- the purpose
8 of it is, honestly, I want to do away with oil. I can't
9 bring gas, and I'm not happy with oil, pollution, I'm a
10 green person, I like to, and that's really the reason, and
11 they did the calculations. Three people live in the house
12 and that's how much they use.

13 COMMISSIONER GENESE: The reason I ask is that if
14 some of these are in a location that we feel is not
15 appropriate, would you still be able to get a significant
16 amount of power from a slight reduction in the amount of
17 panels?

18 MR. HOSSEINIPOUR: Considering the costs, they
19 already removed two, which we could do it, but considering
20 the calculations they did, if I did that, they probably
21 wouldn't be worth doing the project. I still have to pay a
22 good amount of electric. I don't know if I could.

23 COMMISSIONER CYBRIWSKY: How large is this cottage;
24 again? I'm sorry.

25 CHAIRMAN SORRENTI: About 1,000 square feet.

26 COMMISSIONER CYBRIWSKI: About 1,000 square feet?

1 M.A.L., Ltd.

2 MR. HOSSEINIPOUR: About, yeah, two bedrooms, and
3 there's a very nice-sized bedroom upstairs with a bathroom,
4 the first floor has a bedroom, a living room and a kitchen.
5 It's extrinsic, it's really not -- you don't see all of it
6 in the picture but it's pretty nice.

7 COMMISSIONER CYBRIWSKY: Mm-hmm, and you can't
8 share this solar, these benefits, with the main house; this
9 is on it's own?

10 MR. HOSSEINIPOUR: I wish I could. There are
11 regulations against it. I can't bring gas lines in there.
12 I can't share -- the electric company has a problem.
13 Basically, I can't.

14 VICE CHAIR SHORES: But it's two --

15 MR. HOSSEINIPOUR: Yes.

16 VICE CHAIR SHORES: -- separate houses.

17 MR. HOSSEINIPOUR: It's two separate.

18 COMMISSIONER CYBRIWSKY: Is there gas in the main
19 house?

20 MR. HOSSEINIPOUR: There is.

21 COMMISSIONER CYBRIWSKY: And they won't let you put
22 a gas line in.

23 MR. HOSSEINIPOUR: There's gas, I have no problem
24 with --

25 COMMISSIONER CYBRIWSKY: No, I'm just asking.
26 Would they let you run a gas --

1 M.A.L., Ltd.

2 MR. HOSSEINIPOUR: No, absolutely not.

3 COMMISSIONER CYBRIWSKY: No?

4 MR. HOSSEINIPOUR: I tried that.

5 COMMISSIONER CYBRIWSKY: And why not if there's gas
6 on the street? I'm just curious.

7 MR. HOSSEINIPOUR: I have one coming into the main
8 house, sufficient to do my house and do a -- well, I was
9 trying to go underneath the driveway and transfer the pipes
10 to the cottage but they said you can't do that, and I asked
11 for a new line to come. Forest Street doesn't have a line.

12 COMMISSIONER CYBRIWSKY: See they used to run them
13 through because I've seen houses like that. They run them
14 from the main house to the secondary house. They used to
15 do that. I guess they don't do it anymore.

16 MR. HOSSEINIPOUR: They don't feel that's safe
17 anymore.

18 COMMISSIONER CYBRIWSKY: Yeah.

19 (WHEREUPON, there was an off-the-record
20 discussion.)

21 COMMISSIONER GENESE: I have a problem with two of
22 them.

23 CHAIRMAN SORRENTI: Me, too.

24 COMMISSIONER GENESE: I really do, because you have
25 this very attractive entrance on the side, okay, and over
26 it you have the roof section that curves, okay, which is a

1 M.A.L., Ltd.

2 very beautiful detail for a roof. Somehow, I don't know if
3 I could live with slapping on two panels on that curved
4 section of the roof.

5 MR. HOSSEINIPOUR: It doesn't have any exposure.
6 You can't really see it.

7 COMMISSIONER GENESE: You can see it. You can see
8 it from the street.

9 MR. HOSSEINIPOUR: That's about 45-foot into the
10 property. You actually have to come into the --

11 COMMISSIONER GENESE: I can see it from --

12 CHAIRMAN SORRENTI: You can see it from Forest.

13 MR. HOSSEINIPOUR: That's Forest.

14 COMMISSIONER GENESE: Behind the satellite dish.

15 MR. HOSSEINIPOUR: Right.

16 COMMISSIONER GENESE: Which you should have
17 Photoshopped out.

18 MR. HOSSEINIPOUR: It's not even working. I'm
19 going to take it out.

20 COMMISSIONER GENESE: It's a temporary thing.

21 MR. HOSSEINIPOUR: It's not even working.

22 (WHEREUPON, there was an off-the-record
23 discussion.)

24 VICE CHAIR SHORES: Can we hear what -- there was a
25 neighbor?

26 MR. STONE: Yes, there was one neighbor e-mail that

1 M.A.L., Ltd.

2 came through on April the 17th to the attention of staff
3 from -- they're identified as Maureen O'Connor and Robert
4 Seidman from 96 Jefferson Avenue in Roslyn Heights.

5 "As owners of a neighboring property, we have no
6 objection to the installation of solar panels on the roof
7 of the applicant's garage" I think that is supposed to be
8 the accessory residential structure, "since the building is
9 located at the rear of the property and barely visible from
10 the street," and that was --

11 VICE CHAIR SHORES: It's not for the garage, I
12 mean, it's for the cottage.

13 (WHEREUPON, there was an off-the-record
14 discussion.)

15 CHAIRMAN SORRENTI: On the flat roof, where you
16 have R-9, can't you make those larger?

17 MR. MAGLIARO: That's what I was going to talk to
18 Commissioner Genese about. There's an obstruction on that
19 flat roof that -- that's why --

20 COMMISSIONER GENESE: I just drew it out.

21 CHAIRMAN SORRENTI: And what is that obstruction?

22 MR. MAGLIARO: I think it's a vent pipe. I'm
23 pretty sure it's a vent pipe.

24 COMMISSIONER GENESE: Well, a vent pipe can be
25 moved.

26 COMMISSIONER CYBRIWSKY: That's a vent pipe here.

1 M.A.L., Ltd.

2 CHAIRMAN SORRENTI: The vent is small.

3 COMMISSIONER GENESE: But I still think if you had
4 the three this way, you have your vent pipe and then below
5 it you have your four on top. You actually are gaining --
6 you're gaining because you're putting two additional
7 rectangles instead of --

8 MR. MAGLIARO: No, they're all the same size, so
9 that they're -- it's --

10 COMMISSIONER GENESE: Oh.

11 MR. MAGLIARO: Yeah.

12 COMMISSIONER GENESE: Okay.

13 MR. MAGLIARO: These are all the same size, there's
14 not like half panels.

15 CHAIRMAN SORRENTI: So you'd be losing one.

16 COMMISSIONER NICOLAIDES: To be clear, it seems
17 that the offending ones -- let's focus on the ones we don't
18 like other than the ones that are fine.

19 MR. MAGLIARO: Sure.

20 COMMISSIONER NICOLAIDES: Are these two, the ones
21 that are on the sloped roof directly behind the roof, the
22 entrance? It's your R-7.

23 MR. MAGLIARO: No, I understand those are the two
24 that --

25 COMMISSIONER GENESE: I think what you need to do
26 is try to figure out how to reconfigure.

1 M.A.L., Ltd.

2 COMMISSIONER NICOLAIDES: You can live without
3 those two and reconfigure to fit more area.

4 CHAIRMAN SORRENTI: The R-9.

5 MR. MAGLIARO: We can't do anything with the top of
6 R-9 because there's that setback, that access that we need
7 between the back roof and the top, so we're at the top end
8 of that.

9 CHAIRMAN SORRENTI: Okay.

10 (WHEREUPON, there was an off-the-record
11 discussion.)

12 MR. HOSSEINIPOUR: If they allow me to reroute that
13 vent, I'll do it.

14 COMMISSIONER GENESE: A vent stack is not anything
15 that has to --

16 COMMISSIONER NICOLAIDES: We reroute vents all the
17 time.

18 COMMISSIONER GENESE: They never go straight from
19 the -- rarely.

20 COMMISSIONER NICOLAIDES: They can.

21 COMMISSIONER GENESE: They can.

22 COMMISSIONER NICOLAIDES: Rarely.

23 MR. HOSSEINIPOUR: I mean, if that's -- I mean, I
24 respect everything you do here, I've lived here for, you
25 know, I'm all in with keeping things the way --

26 COMMISSIONER GENESE: But you'd have to show us

1 M.A.L., Ltd.

2 where the vent stack will be relocated to, and it can go
3 into the attic. They'll put an elbow on, they'll turn it,
4 and --

5 MR. HOSSEINIPOUR: Yeah.

6 COMMISSIONER NICOLAIDES: Did you include actual
7 drafts of the profile of the --

8 COMMISSIONER GENESE: Yeah, how big, how thick they
9 are. We need to see that, too.

10 COMMISSIONER NICOLAIDES: -- how it sits.

11 MR. MAGLIARO: I know they're in the architectural
12 plans that we've submitted, not in the pictorial.

13 MR. STERNBERG: We have that.

14 COMMISSIONER NICOLAIDES: You have that? Do you
15 have that here?

16 MR. STERNBERG: They're just pictures and sketches,
17 they're not --

18 COMMISSIONER NICOLAIDES: Do we have the dimension?
19 Are they a foot off the roof? Is it 6 inches?

20 MR. STERNBERG: It's like 6 inches.

21 COMMISSIONER NICOLAIDES: Is it 2 inches?

22 MR. MAGLIARO: It's about, probably, 3 inches off
23 the roof.

24 COMMISSIONER GENESE: How thick's the panels?

25 MR. MAGLIARO: The panels are 5 feet by 3 feet.

26 COMMISSIONER GENESE: No, thickness.

1 M.A.L., Ltd.

2 MR. MAGLIARO: They're about that thick.

3 COMMISSIONER NICOLAIDES: And the frames? Are they
4 frameless?

5 MR. MAGLIARO: No, no, they're framed black.
6 Everything is black-on-black.

7 COMMISSIONER NICOLAIDES: They're black-on-black.
8 Black roof? Do you intend to change the roof shingles
9 before you put those on?

10 MR. HOSSEINIPOUR: No, there's only one there. The
11 roof is fine.

12 COMMISSIONER NICOLAIDES: And it's a new roof.

13 MR. HOSSEINIPOUR: I don't want to, I mean, unless
14 you want me to.

15 COMMISSIONER NICOLAIDES: No, we just don't want
16 you to put these on and then you have to rip them all off
17 and put a new roof on in five years.

18 MR. MAGLIARO: No, and if that was the case, we
19 would have talked to him about replacing the roof because
20 we understand if you're only getting five years, that's
21 going to be --

22 COMMISSIONER NICOLAIDES: So the only other
23 conversation that we started is the exposed conduits.

24 MR. MAGLIARO: Sure.

25 COMMISSIONER NICOLAIDES: Can that be run inside of
26 the exit at the --

1 M.A.L., Ltd.

2 MR. MAGLIARO: As it is currently designed, what we
3 would have done is, off of those two panels, gone through
4 the soffit and then run along the roof line and then down
5 along the corner where the porch meets and then it would
6 meet up to the other electrical service. So from standing,
7 you really couldn't see it.

8 COMMISSIONER NICOLAIDES: On your drawing it looks
9 like --

10 CHAIRMAN SORRENTI: The drawing looks -- is not
11 shown that way.

12 COMMISSIONER NICOLAIDES: On this drawing, it
13 doesn't show what you're describing and here in red
14 it's --

15 CHAIRMAN SORRENTI: It's running along the window.

16 COMMISSIONER NICOLAIDES: It's running down on the
17 stucco wall and then making a turn and then coming here. I
18 understand that's probably what's cost-effective but
19 aesthetic.

20 MR. MAGLIARO: For the purposes of hiding it, we
21 would move it to the -- what is the front of the house,
22 which is the side from Forest, and run it along the roof
23 line.

24 COMMISSIONER NICOLAIDES: Right.

25 MR. MAGLIARO: So it would hide it.

26 VICE CHAIR SHORES: I agree about the visibility.

1 M.A.L., Ltd.

2 I'd like to see -- so I am concerned about the conduit. I
3 need a great imagination to see how it's going to be hidden
4 on the other side but I think that's a fair compromise.

5 COMMISSIONER CYBRIWSKY: I think he could do it.

6 COMMISSIONER GENESE: You need to just mark up the
7 photos and show the back, and if the conduit is going to be
8 in a meter then it should be shown. It has to be enclosed.
9 Generally what happens is, people put them in meters.

10 COMMISSIONER NICOLAIDES: With the generator.

11 MR. MAGLIARO: Yeah, sure.

12 COMMISSIONER GENESE: Split systems, yeah, so it
13 looks like it's a roof leader coming down.

14 MR. MAGLIARO: Sure.

15 COMMISSIONER GENESE: And it would depend on where
16 that comes down. So you have a little more work to do.

17 COMMISSIONER NICOLAIDES: So we're not saying no.

18 CHAIRMAN SORRENTI: We're basically saying, it
19 needs to be modified.

20 ATTORNEY ALGIOS: I think we're just going to
21 continue this.

22 COMMISSIONER NICOLAIDES: Yeah.

23 COMMISSIONER GENESE: Yes.

24 CHAIRMAN SORRENTI: I don't think we have a choice.

25 VICE CHAIR SHORES: Obviously, we see you have the
26 desire to --

1 M.A.L., Ltd.

2 MR. HOSSEINIPOUR: I appreciate it. This is the
3 future we have to accept.

4 COMMISSIONER GENESE: If you can somehow get those
5 two off of that roof and get them somewhere else.

6 COMMISSIONER NICOLAIDES: Or just live without
7 them.

8 MR. MAGLIARO: Those are the two options.

9 CHAIRMAN SORRENTI: Maybe you'll only be down one
10 instead of two.

11 MR. HOSSEINIPOUR: I have a feeling we can do it.

12 COMMISSIONER GENESE: I think you can, too.

13 COMMISSIONER NICOLAIDES: We're not experts.

14 MR. HOSSEINIPOUR: I can imagine -- I can visualize
15 the square footage of that. The problem is that vent,
16 which, like you said --

17 COMMISSIONER NICOLAIDES: That's easy.

18 COMMISSIONER GENESE: Look, first you measure it
19 out, see if it impacts it. You might be able to squeeze it
20 in without it. If it does, then you move the vent. It's
21 literally, you go in the attic --

22 COMMISSIONER NICOLAIDES: Because you're going
23 through an attic.

24 COMMISSIONER GENESE: You're just going to have to
25 patch the roof in that location.

26 CHAIRMAN SORRENTI: And then if that square footage

1 M.A.L., Ltd.

2 works for you --

3 MR. HOSSEINIPOUR: Okay.

4 VICE CHAIR SHORES: Do we have to make a motion to
5 continue this?

6 ATTORNEY ALGIOS: No.

7 VICE CHAIR SHORES: So you don't have to give
8 notices again or anything like that.

9 ATTORNEY ALGIOS: And you don't have to reappear.
10 So you can submit everything to the Landmarks Commission,
11 the revised plans, picture, your depiction, whatever you
12 have, and they will forward it to the Commission members,
13 and they'll decide if it's --

14 MR. MAGLIARO: Sure.

15 COMMISSIONER GENESE: So you're welcome to come
16 back if you'd like.

17 COMMISSIONER NICOLAIDES: You always have a right
18 to come back but you don't have to.

19 COMMISSIONER CYBRIWSKY: Give us some good visuals
20 on how you're going to place them.

21 MR. MAGLIARO: Sure.

22 MR. STONE: Just so with the staff we're on the
23 same page. So we'll expect from the applicant at least one
24 resubmission so that we can share that with the Commission,
25 at which point if we get the nod from the Commission --

26 ATTORNEY ALGIOS: At the next meeting.

1 M.A.L., Ltd.

2 MR. STONE: -- then we'll schedule them on the
3 agenda for whenever the next Commission meeting is, and you
4 will attend that meeting where the Commission will formally
5 vote and give you an approval.

6 ATTORNEY ALGIOS: So what will happen is, after you
7 submit everything, that will be circulated to the
8 Commission members. At the next meeting, your application
9 is going to be on the reserve portion of the Landmark
10 Commission's calendar. So after they hear all their
11 applications, they'll look at your application again, and
12 they will vote. You can absolutely come if you'd like but
13 you do not have to.

14 MR. MAGLIARO: Sure, just come later.

15 CHAIRMAN SORRENTI: Have dinner.

16 MR. HOSSEINIPOUR: Thank you, so much.

17 CHAIRMAN SORRENTI: Thank you, very much.

18 MR. HOSSEINIPOUR: I'm happy.

19 VICE CHAIR SHORES: Good, thank you.

20 MR. MAGLIARO: Thank you.

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1 Frederic A. Miller Property

2 CHAIRMAN SORRENTI: Our next item on the agenda is
3 the Frederic A. Miller Property; application for issuance
4 of Certificate of Appropriateness to allow for the
5 installation of a solar panel array (as well as connections
6 and conduits) on the roof and side of 41 Reid Avenue, Port
7 Washington Historic District; Section 5, Block 58, Lot 66.

8 Can you please state your name?

9 MS. TRUDEL: Yes, hello, my name is Florence
10 Trudel. I work for Empower Solar.

11 CHAIRMAN SORRENTI: Okay.

12 MS. TRUDEL: I'm here to represent the solar --

13 CHAIRMAN SORRENTI: Can you bring the microphone
14 closer to you?

15 MS. TRUDEL: -- the solar -- can you hear me?

16 CHAIRMAN SORRENTI: Yeah.

17 MS. TRUDEL: -- okay, the solar and the battery
18 installation at 41 Reid Avenue, the panels.

19 So there's going to be 27.

20 MR. MILLER: Excuse me. I'm Frederic Miller, I am
21 the owner with my wife here.

22 CHAIRMAN SORRENTI: Okay.

23 MR. MILLER: Yeah. I also wanted to ask -- make
24 sure the Commission got a

25 Copy of the letter that I sent last month. I have
26 extra copies.

1 Frederic A. Miller Property

2 COMMISSIONER NICOLAIDES: I think there's two
3 letters. Were there two letters?

4 MR. MILLER: Just one on March 21st.

5 MR. STONE: Is there a letter of support, as well?

6 COMMISSIONER CYBRIWSKI: Sean McCaffrey?

7 MR. STONE: That's correct.

8 COMMISSIONER CYBRIWSKI: Is that a letter of
9 support?

10 MR. STONE: That is a letter of support.

11 MR. MILLER: Did you get a copy of this letter?

12 MR. STERNBERG: Yes, they have it.

13 MR. MILLER: Did the Commissioners get it?

14 COMMISSIONER CYBRIWSKY: Yes, yes, we have it here.

15 MR. MILLER: Oh, you did, great, thank you.

16 (WHEREUPON, there was an off-the-record
17 discussion.)

18 CHAIRMAN SORRENTI: Okay, now that makes more
19 sense.

20 COMMISSIONER CYBRIWSKY: Here's a copy of the
21 letter from the neighbor in support.

22 VICE CHAIR SHORES: Is there a picture from the
23 street view?

24 MS. TRUDEL: I do have --

25 (WHEREUPON, there was an off-the-record
26 discussion.)

1 Frederic A. Miller Property

2 VICE CHAIR SHORES: I have issues on the -- if you
3 sat through the last discussion, this is incredibly visible
4 from the street.

5 COMMISSIONER CYBRIWSKY: South facing roof.

6 MS. TRUDEL: Right, so this is the design that's
7 most beneficial to the homeowner. Moving the panels
8 anywhere else would really just not be worth it.

9 CHAIRMAN SORRENTI: And you have a light roof and
10 these would be dark panels?

11 MS. TRUDEL: Yes.

12 MR. MILLER: The roof will be replaced, I believe.

13 VICE CHAIR SHORES: The solar panels?

14 MR. MILLER: I'm sorry?

15 VICE CHAIR SHORES: The solar panels.

16 MR. MILLER: So I suppose it could be any color.

17 VICE CHAIR SHORES: Right, I'm speaking for myself.
18 I'm waiting for that moment where solar, it actually looks
19 like regular roofing, and yeah, but as much as we'd like to
20 be okay with solar, it's so prominent where you're putting
21 it.

22 CHAIRMAN SORRENTI: And it just doesn't look flat,
23 unfortunately, and the landmark houses, and that's all --

24 MR. MILLER: I'm sorry, sir?

25 CHAIRMAN SORRENTI: I'm sorry, I said that the
26 solar panels do not really reflect the Landmark District's

1 Frederic A. Miller Property

2 motive of trying to preserve the district, and we realize
3 that, you know, people living in the district want to have
4 solar, and we're trying to work out a way that that could
5 happen but with what is presented to us in terms of
6 materials that are on the market as they are now, this
7 Commission has not approved anything visible from the
8 street no matter who's come before us with solar panels,
9 and the way this is laid out here, again, a vent missing
10 only adds to the problem. But I personally am not inclined
11 to see any, in a Landmark District, any solar panels that
12 are visible from the street on a house. I don't know how
13 anybody else feels at the moment.

14 COMMISSIONER GENESE: You do mention two other
15 houses on Murray and Davis but they're not in the Historic
16 District.

17 MR. MILLER: No.

18 COMMISSIONER GENESE: That's irrelevant.

19 MR. MILLER: Is it really irrelevant?

20 COMMISSIONER GENESE: I can name a house in
21 Brooklyn that has solar panels. It has nothing to do with
22 the Historic District.

23 MR. MILLER: Well, it's a block away, and --

24 CHAIRMAN SORRENTI: It's still not in the district.

25 COMMISSIONER GENESE: It's not in the district.

26 MR. MILLER: Yes.

1 Frederic A. Miller Property

2 COMMISSIONER GENESE: You could be in the Village
3 of Manorhaven and the person behind you who's in Sands
4 Point, it doesn't mean they have the same rules.
5 Unfortunately, that doesn't really make much difference
6 because as the Chairman said, there are none in this
7 Historic District.

8 MR. MILLER: So longer term, do you expect there to
9 be none?

10 COMMISSIONER GENESE: Depends on the technology and
11 how the technology evolves. I mean, you have architects on
12 this panel who are very actively involved in the technology
13 as it's being developed, but we have, obviously, a
14 commitment, as architects, to do as much green, you know,
15 environmentally conscious work as possible.

16 However, we also have to understand aesthetics as
17 part of the design, and right now, there isn't a product on
18 the market yet that is efficient enough to provide you the
19 power you need that is invisible.

20 MR. MILLER: That is? Excuse me, I didn't hear
21 you.

22 COMMISSIONER GENESE: That's invisible or at least
23 integrated into the shingles. I mean, there are products,
24 they're not very efficient at this point, they're, you
25 know, like any technology, it's ramping up like this. I
26 wish solar would be going as fast as AI because that's like

1 Frederic A. Miller Property

2 out of control going like this but solar? I mean, I went
3 to architecture school in the '70s and solar was going to
4 be everywhere in a matter of years. Well, it's 40 years
5 later, and we still don't see that being -- technology
6 advancing to a point where it can be integrated into either
7 roof shingles or glass. Both technologies are being
8 developed.

9 So, I can't say -- I can only speak from my opinion
10 as one Commissioner. Three years from now there may be
11 products that are less unsightly and can be better
12 integrated into the design of the house that will provide
13 you with the solar efficiency that you're looking for. But
14 right now, these big, giant, glass, black panels just are
15 not appropriate for a historic structure.

16 MR. MILLER: Is that what they are? Big, giant,
17 black panels?

18 MS. TRUDEL: I mean, I personally don't think
19 they're hideous.

20 CHAIRMAN SORRENTI: It's not a question of being
21 hideous.

22 COMMISSIONER NICOLAIDES: Let me ask you a
23 question. Are they big, black, glass panels? It's a yes
24 or no question.

25 MR. MILLER: They are.

26 COMMISSIONER NICOLAIDES: They are.

1 Frederic A. Miller Property

2 CHAIRMAN SORRENTI: And it's not that they're
3 hideous, and they may work on a very modern structure
4 that's not in the district, but this Commission is
5 concerned with keeping the historic integrity of the
6 district in tact, and obviously, solar panels were not in
7 existence during the years these houses were built, and we
8 are hoping that soon, in the near future, there will be
9 actual shingles that are made that look like shingles but
10 are actually glass solar panels, and it's a cohesive roof
11 that when you drive by, you know, it doesn't detect or
12 distract from the integrity of the house. Having these
13 black things on top will definitely distract from the
14 integrity of the house and that's -- our responsibility is
15 for that not to happen in the district.

16 HISTORIAN LUMPKIN: Can I just add, the sense here
17 is in the same lines as was the directives, the guidelines
18 that were set down by the Department of the Interior for
19 putting solar panels up. The basic guideline is, you could
20 do it, but it should not be visible from the street.

21 MR. MILLER: For?

22 HISTORIAN LUMPKIN: Solar panels, in terms of
23 putting solar panels on historic structures. It can be
24 done but not if it's visible from the street.

25 MR. MILLER: What I believe that means is that no
26 one on the south -- in other words, half the people in the

1 Frederic A. Miller Property

2 district are unable to put any solar panels on their roofs
3 because they are south facing.

4 COMMISSIONER GENESE: Right now.

5 CHAIRMAN SORRENTI: As they're currently
6 manufactured now, that's correct.

7 MR. MILLER: It seems arbitrary. What about the
8 houses, like two of my immediate adjacent neighbors, which
9 are ranch houses built in the 1950s and the 1960s. I mean,
10 what -- would they be able to put solar panels on the roof?

11 CHAIRMAN SORRENTI: Are they in -- if they're in
12 the district, they're not.

13 HISTORIAN LUMPKIN: Historic districts only.
14 Historic structures.

15 MR. MILLER: These are not historic structures the
16 way I understand it, my neighbors, are they?

17 HISTORIAN LUMPKIN: I don't know your neighbors,
18 I'm just talking about the house. Any structure that's
19 within our -- within the Historic District, the guideline,
20 from the Department of the Interior, for us to take in, to
21 consider, is that the solar panels should not be visible
22 from the street.

23 Now we just approved one, tentatively, but it's on
24 a flat roof. You can't see it from the street, it's fine.

25 COMMISSIONER CYBRIWSKY: So let me ask you, sir,
26 let me ask you. You have a pretty clear roof, there's no

1 Frederic A. Miller Property

2 tree obstructions. Is it possible for you to get enough
3 generated without that front and use everything on the
4 back? You can't? You know, because even though it's not
5 south facing, the sides are pretty open.

6 MS. TRUDEL: No, the other roofs are too shaded to
7 produce any. This is really the only realistic design.

8 COMMISSIONER GENESE: How many kilowatts are you
9 generating if you put them in front?

10 MS. TRUDEL: It is 11.21 kilowatts.

11 COMMISSIONER GENESE: It can't be 11 kilowatts.
12 That wouldn't even power a refrigerator. Maybe 11,400.

13 MR. STERNBERG: No, no, the panel. The panel
14 production capacity.

15 COMMISSIONER GENESE: Yeah, yeah, so how much is
16 the whole -- as you lay them out, the whole system, how
17 much is that?

18 MS. TRUDEL: 11.21 kilowatts, the whole system
19 power.

20 MR. STERNBERG: How many kilowatt hours in a year?

21 MS. TRUDEL: I'm not sure.

22 COMMISSIONER GENESE: 11 kilowatts is nothing.

23 MR. STERNBERG: No, it's fine, it's big, but
24 because of the shading -- so all of these panels that are
25 in the back that she said don't get good sun.

26 COMMISSIONER GENESE: Oh, I see.

1 Frederic A. Miller Property

2 MR. STERNBERG: That's why the capacity is so high.

3 COMMISSIONER GENESE: Oh.

4 MR. STERNBERG: I only have 6.2 kilowatts on my
5 house, and I'm probably going to cover 75, 80 percent of my
6 usage, maybe more, because I have no shade.

7 COMMISSIONER GENESE: How much -- what percentage
8 would this cover? Would this power everything in your
9 house?

10 MR. MILLER: Well, the hope was to be able to not
11 just be able to power my house, and if we get an electric
12 car in the future, but to also support the community with
13 two batteries so that any excess goes back to the utility.

14 You see, this is moral issue, it's not an economic
15 one, primarily. Of course, we do want to avoid the
16 situation we had during Sandy as everybody else does and
17 being without power for two weeks, but without installing
18 generators, which, by the way has multiplied in the
19 Historic District, as my letter points out, creating noise
20 pollution, which, I mean, the Commission is concerned with
21 visual appearance of the district but allowing the
22 generators to be put in there, the noise effect is
23 significant and just generates more hydrocarbons increasing
24 the problem of global warming which is really the moral
25 issue at stake here.

26 The guidelines, I understand, are important but

1 Frederic A. Miller Property

2 they're only guidelines. So I think the Commission could
3 exercise it's discretion to find that, in some cases, as
4 long as they're not outrageous, the addition of an
5 accessory structure, not a permanent change to the house,
6 undistinguished as ours might be, but as a temporary
7 addition, 15, 25 years, until such time as there is a great
8 solution for invisible panels to generate electricity.

9 But I submit to the Commission that it's too
10 important an issue to wait for some technological fix in
11 the future. We need to do something now in our town and
12 since I can do it, my house has the available sunlight
13 facing south, I feel obliged to try to do it and to solicit
14 your support and the support from everyone else in the
15 town.

16 CHAIRMAN SORRENTI: Have you investigated any other
17 ways to save energy other than putting solar panels?

18 MR. MILLER: There, you know -- I could invest in
19 community solar projects that build panels somewhere else.
20 That wouldn't help me in the event of another Sandy, for
21 example, but yes, but this is something easy and quick and
22 it can be done now. That's why I think, especially when my
23 next door neighbors, there's no -- they're ranch houses
24 that are not -- I don't see the historic character there.
25 You may see something I don't but two of my neighbors are,
26 as I mentioned, ranch houses in the 50s and the 60s, and

1 Frederic A. Miller Property

2 would it hurt the integrity of the district to add solar
3 panels on their houses?

4 CHAIRMAN SORRENTI: Well, I have to ask you a
5 question. Do you feel that the two homes, the ranch homes,
6 have changed the integrity of your district?

7 MR. MILLER: The way I understand it, correct me if
8 I'm wrong, the district was created all at once.

9 CHAIRMAN SORRENTI: No, no, I'm saying, visually.
10 Do you feel the two ranch houses changes the character of
11 your street because they're ranch houses where all the
12 other houses are not?

13 MR. MILLER: Well, they're not all -- they're
14 variegated, they're all different. So I question what
15 historic character would be so damaged by adding solar
16 panels to any one or even all of the houses that -- I take
17 your point, aesthetic judgments vary. But in the event of
18 a climate emergency, I think aesthetics take second place.

19 VICE CHAIR SHORES: So --

20 MR. MILLER: It's just my opinion but I thought I
21 would mention that.

22 VICE CHAIR SHORES: It is a good opinion, and I
23 value your opinion, but I hear you talking about other
24 options that wouldn't be as expedient as doing this. So
25 there is a balance, right, between being expedient and the
26 value that we see in preserving and what we're charged with

1 Frederic A. Miller Property

2 doing in preserving the districts. In all of the
3 districts, none of the houses are landmarked, it stands
4 together as a district. So that's the way it is. I would
5 see value in those 1950s ranches. I would actually say
6 they add value. That's a period of time that you're not
7 going to see again, it's actually quite popular right now.

8 We're trying to -- we want to find that balance,
9 too.

10 MR. MILLER: Mm-hmm.

11 VICE CHAIR SHORES: And that's what we're saying to
12 you. I mean, that's why I think -- that's why we follow
13 technology. I mean, I'm not an architect but I'm going to
14 follow it, too. I would love to put shingles on my roof
15 that were solar but it's just not there yet. It's not
16 cost-efficient or producing enough energy. So we're with
17 you on that, and that's why with the last applicant, that
18 is the first time we've ever said, well, we didn't say yes,
19 but we wanted to say yes, so we asked them to devise
20 something. That's the first time we've done that.

21 I've been on this Board a while, and we've had a
22 number of applications. So we want to go where you are, we
23 just, in this case, it is so pronounced what you want to do
24 that it does hurt the integrity, and that's what we're
25 charged with protecting, and I -- we're trying to find that
26 balance, and I think, you know, we're doing the best we can

1 Frederic A. Miller Property

2 with that, and as the technology progresses, and it's come
3 a long way, we hope that more of the houses could have that
4 solar shingles or some alternative that both protects the
5 Landmark District or landmarks themselves but also is
6 environmentally-friendly.

7 MR. MILLER: You see, I quite take your point, the
8 balance that needs to be struck, and I don't want to waste
9 the Commission's time on this if you've already made up
10 your minds but consider, first of the all, the moral
11 imperative of doing something that, perhaps, if you gave
12 permission for a 25-year license to put these panels on the
13 roof and after that period of time, I may be dead and gone,
14 but then they could come off and be replaced with something
15 else. That's their useful lifespan, anyway, I think, 25
16 years, something like that. That's one possibility. There
17 may be something creative that we could do here, and may I
18 add just one more point. What you're saying about this
19 historic district being sacrosanct and anything outside it,
20 it's okay to put in solar. What you're doing is you're --

21 VICE CHAIR SHORES: We don't have jurisdiction.

22 CHAIRMAN SORRENTI: We don't have jurisdiction over
23 that.

24 MR. MILLER: You don't, that's right, and -- but
25 practically speaking, it hasn't -- there are two houses
26 just outside the Historic District there, and look at my

1 Frederic A. Miller Property

2 neighbors at 11 Reid and 92 Reid where they're lovely old
3 Victorian piles but now they can put on solar panels and
4 just a few doors down it's not allowed.

5 It seems to me that there's some bigger issues here
6 for the Commission and perhaps the Town Board to consider
7 but in the meantime I would really ask your permission to
8 consider hard what the implications are for just kicking
9 the can down the road and letting more hydrocarbons be
10 generated by generators because people want power, and I
11 think I've made my point.

12 HISTORIAN LUMPKIN: Can I just add one thing? I
13 think we all agree with you, this idea, you know, we
14 need to do whatever we can to save the environment
15 but there's also a moral imperative to preserve history and
16 to put that out to you that there's not just one moral
17 imperative. Preserving history is important, and
18 emotionally and socially it's very important.

19 MR. MILLER: I agree with you.

20 HISTORIAN LUMPKIN: So I mean, I'm only putting
21 that out there that there isn't one absolute moral --

22 MR. MILLER: I agree with you, and if you walk
23 around the Historic District you will see skylights,
24 satellite dishes, weather stations, PVC pipes, all sorts of
25 things that weren't there when these houses were --
26 electricity, for example, in some cases. So really, a

1 Frederic A. Miller Property

2 temporary addition to -- those panels might be until
3 something brilliant comes along to replace the need for
4 that. Why not? Given the stakes and the current climate
5 emergency.

6 MS. MILLER: And I just wanted to add --

7 COMMISSIONER SORRENTI: You have to say your name.

8 MS. MILLER: Yes, my name is Catherine Hill-Miller,
9 and I live at the same address with my husband, Fred
10 Miller, so co-owner of the house, exactly, and I just
11 wanted to point out, I'm sure you're all aware that the
12 Town of North Hempstead itself has already, what's the
13 word, sort of fast-tracked the installation of solar
14 panels.

15 So I think you have to admit that there's a
16 conflict here, you know. On the one hand, the Town of
17 North Hempstead is taking the position that we've got to do
18 this fast because it's important for so many reasons, and
19 I'm sure that they would agree that one of the most
20 important reasons is, again, this moral imperative. The
21 moral imperative of climate change, the moral imperative
22 of, excuse me, but not supporting Putin's war, I mean, we
23 can go on about what the moral imperatives are here but
24 there are a lot of them, and of course, there's a moral
25 imperative about supporting history. I agree, I'm a
26 professor myself, you know, so I understand all this stuff,

1 Frederic A. Miller Property

2 but it seems to me that the imperatives of supporting
3 history is just not at all the same as the imperative that
4 we're talking about here.

5 HISTORIAN LUMPKIN: Absolutely, but bear in mind,
6 the moral imperative to preserve history occupies that
7 percentage of our country as opposed to that. You're
8 talking -- our concern is preserving history in a very
9 small district.

10 CHAIRMAN SORRENTI: And unfortunately, this
11 Commission has been charged to do just that, preserve the
12 history, and not necessarily do the other things, although,
13 we want take those other things into account and
14 accommodate those as they work in with the history, but we
15 can't negate the history for all of the little things, and
16 that's our dilemma.

17 MS. MILLER: So you are, essentially, going on the
18 record as not being willing to support the moral
19 imperative.

20 CHAIRMAN SORRENTI: No, absolutely not.

21 COMMISSIONER NICOLAIDES: As you've defined it,
22 maybe yes, but you're the one who's arbitrarily defining
23 it. I really take exception to your position.

24 VICE CHAIR SHORES: I take some exception to that,
25 your tone of what you're saying, and the judgment that
26 probably doesn't belong here.

1 Frederic A. Miller Property

2 MS. MILLER: I apologize.

3 VICE CHAIR SHORES: But you used the word conflict
4 with the town. We're not in conflict. It's about balance
5 which is why we asked you about, have you looked at
6 alternatives, you know, other things that you can do. We
7 want to find that balance so we're not in conflict with
8 what the town wants to do or with what you want to do.
9 We're just trying to balance it in what we're charged with
10 doing and what we believe in.

11 So I think that I would suggest that based on that,
12 if we need to take a vote on this, that we take a vote. I
13 think that we're -- unless anybody else in the audience
14 wants to speak.

15 COMMISSIONER GENESE: I have one question, and I
16 respect your position, as I said, as architects --

17 MS. MILLER: I want to apologize --

18 VICE CHAIR SHORES: That's all right.

19 MS. MILLER: -- for having been judgmental. It's
20 obviously a very emotional issue.

21 COMMISSIONER NICOLAIDES: Absolutely, and you know
22 what --

23 MS. MILLER: I apologize.

24 COMMISSIONER GENESE: -- and I appreciate your
25 feelings, your strong feelings about this, and we all feel
26 -- the American Institute of Architects, which three of us

1 Frederic A. Miller Property

2 on this panel belong to, is pressing for sustainable energy
3 solutions in everything we do, and we do them in our daily
4 practice, and we implement as many sustainable practices as
5 we can and also, because we're mandated by law by New York
6 State energy code.

7 So I guess my question would be, if you want to try
8 to pursue the goal of helping the environment, what would
9 be the downside to putting them on the back of the house
10 and generating 50 percent of the power? It would still be
11 something that would move in the right direction for now.
12 It's something that could very possibly be approved, and it
13 would -- it's not the ultimate goal that you had, but it's
14 taking steps in the right direction. Would that be
15 something that you would consider?

16 COMMISSIONER NICOLAIDES: And beyond that, if I
17 could speak a second. Beyond that, you've touched on a
18 very complicated subject. Our goal, as architects, and
19 there's magazines that we get every month and books written
20 and lectures on net zero homes where they literally --
21 literally, there's -- solar panel, it's a toy, it's a
22 little thing, it not an all-inclusive. What have you done
23 in terms of making your house more energy efficient? Have
24 you doubled or tripled the insulation in your house? Have
25 you changed all the windows to triple-glazed windows? Have
26 you added overhangs for shade? We could go on for 20

1 Frederic A. Miller Property

2 minutes about all the things one can do to make their home
3 more energy efficient and just take less energy. The
4 band-aid of a solar panel is a gimmick, I'm sorry. First
5 of all, the return on investment on a solar panel, it would
6 be seven years before you even break even, and anybody who
7 tells you something different is full of baloney. The
8 lifespan of these things aren't 25 years, they're probably
9 closer to 50 years. So you know, let's -- are you driving
10 electric vehicles? Have you sold your cars?

11 MS. MILLER: We want to buy one.

12 COMMISSIONER NICOLAIDES: Do you have one now?

13 MS. MILLER: No, waiting for this.

14 COMMISSIONER NICOLAIDES: There you go. Ten years
15 ago, we were sitting here with fluorescent light bulbs.
16 These are all LED now. They have done more to save energy,
17 and did you know that an incandescent light bulb uses ten
18 times more energy than the same wattage or the equivalent
19 of lumens of -- so have you changed all the light bulbs in
20 your house? Have you put them on dimmers?

21 MR. MILLER: These are all rhetorical questions or
22 do you want an answer --

23 COMMISSIONER NICOLAIDES: I'm just saying we can go
24 on all night.

25 MR. MILLER: -- on what I have and have not done.

26 COMMISSIONER NICOLAIDES: We can go on all night.

1 Frederic A. Miller Property

2 You can go to, you know, wind power, we can --

3 MR. MILLER: Is that right?

4 COMMISSIONER NICOLAIDES: I'm a sailor, I use wind
5 power all the time, you know, so it's readily available,
6 you know. So there's lots of things one can do, and the
7 larger question is, is it only your house that you're
8 addressing? You mentioned, you know, community efforts.
9 You could put solar panels on lawns, you could find a park
10 and buy a park and put solar panels on the entire park.
11 You can put them on roofs of parking structures.

12 MR. MILLER: This is accomplishing more than --
13 it's helping us have reliable electricity even during
14 storms and blackouts --

15 COMMISSIONER GENESE: So let me get back to my
16 question.

17 MR. MILLER: -- as we get older, and will the
18 batteries be able to --

19 COMMISSIONER GENESE: So would you be able to
20 generate enough power on the north side to power the
21 battery enough to last because I'm not an expert, although
22 we have put solar on houses and buildings, but the panels
23 collect the energy and store them in a battery; correct?
24 And there's a maximum capacity to that battery.

25 MS. TRUDEL: I'm not sure, I didn't draw these
26 plans.

1 Frederic A. Miller Property

2 COMMISSIONER GENESE: Oh, okay, but there is
3 maximum capacity, I'm going to tell you, there is --

4 COMMISSIONER NICOLAIDES: You're talking about a
5 Tesla battery storage system.

6 MS. TRUDEL: Yes.

7 COMMISSIONER NICOLAIDES: That's why.

8 COMMISSIONER GENESE: So there is a maximum
9 storage. So when that battery gets to maximum storage,
10 it's held at that storage level.

11 MR. MILLER: No, it's diverted back to the utility.

12 COMMISSIONER GENESE: Well, that's -- we can have
13 that discussion another time because I've yet to see that
14 happen in all my years of -- but anyway, it's a different
15 subject.

16 So if you can generate 30 percent of the power on
17 the rear and it takes three days to load the battery up,
18 what's the difference than doing it in one day when -- how
19 often does the power go out in your house that you need
20 those batteries ready to go? So as long as that battery
21 has power, whether it takes three weeks to power or it
22 takes three days to power it, I don't understand where the
23 conflict would be. You're still achieving a goal of
24 powering your battery to a level that will help you survive
25 a catastrophic event, like a Hurricane Sandy, and you're
26 also helping to reduce the energy load on your house.

1 Frederic A. Miller Property

2 You're not doing it 100 percent like you thought you would
3 but maybe you're doing it 40 percent and as Commissioner
4 Nicolaides said, maybe the other 60 percent, you would use
5 other tools to satisfy more of the goal to get closer to
6 100. I don't know if you can get to 100.

7 COMMISSIONER NICOLAIDES: You have to look at it in
8 a holistic way, you can't just be one subject pulled out,
9 plucked and looked at in a vacuum.

10 MR. MILLER: But this is the subject.

11 CHAIRMAN SORRENTI: And you'd have to have four
12 panels that you have a lot of roof. Is there a way that,
13 as Commissioner Genese said, may be efficient? You can
14 certainly get more panels on there. Instead of 30 percent
15 you can get 50 percent.

16 COMMISSIONER CYBRIWSKY: Or perhaps how about
17 freestanding structures somewhere on the property, not
18 visible to the street, to collect. Panels in the backyard?
19 Well, no, like perhaps in the backyard.

20 COMMISSIONER NICOLAIDES: You can set them on the
21 ground.

22 COMMISSIONER CYBRIWSKY: You can set them on the
23 ground.

24 CHAIRMAN SORRENTI: Over your deck.

25 COMMISSIONER CYBRIWSKY: Right.

26 COMMISSIONER GENESE: Over your deck to get more

1 Frederic A. Miller Property

2 panels.

3 CHAIRMAN SORRENTI: I think there's a lot that we
4 can look at collectively to accomplish.

5 MR. MILLER: I think the sun is to low, but I'm not
6 the expert.

7 COMMISSIONER GENESE: It would be the same angle as
8 the roof. As a matter of fact, you get a better angle on
9 the ground. A roof can't be flat, a residential. It's
10 generally, you know, sloped.

11 COMMISSIONER NICOLAIDES: And you could get a more
12 ideal orientation to the sun.

13 COMMISSIONER GENESE: And they track.

14 COMMISSIONER CYBRIWSKY: And they're -- they
15 rotate.

16 COMMISSIONER GENESE: The ones on the ground will
17 track, they're not stationery, they move with the sun, they
18 track the sun.

19 COMMISSIONER CYBRIWSKY: You seem to have it all --
20 I know that you measure, do all those calculations, but
21 it's not like the property is dense with a lot of trees.
22 So you should be able to capture, you know, the full sun.
23 I agree, I think you could add more to the back of the
24 house and to the other parts.

25 CHAIRMAN SORRENTI: Can you look at this and come
26 back to us with different solutions?

1 Frederic A. Miller Property

2 COMMISSIONER CYBRIWSKY: Different calculations.

3 COMMISSIONER GENESE: Run the numbers and see what
4 you could gain by loading up the panels on the rear of the
5 house and let's see where we are.

6 MS. TRUDEL: Okay, I think that the ground run
7 system is ultimately going to be much more expensive, and
8 it's just more of an inconvenience to the homeowner. This
9 really is the best --

10 COMMISSIONER NICOLAIDES: That may be true, but you
11 know, we're also trying to protect and respect the same
12 moral commitment to history and to the quality of the
13 Landmark District and there is a balance. Listen, we're
14 the same people who make people put true divided-lites in
15 their windows, wooden shutters, we approve the door, the
16 mailbox, and all of a sudden the roof doesn't count?

17 VICE CHAIR SHORES: So let me ask. I think that --
18 unless anybody else has anything to say. Maybe if you want
19 to consider alternatives, we continue this, also, so that
20 you can come back without having to re-notice and present
21 some other version, or you know, think about this
22 discussion and if there's something else.

23 CHAIRMAN SORRENTI: And how you can accomplish what
24 your goals are and still keep within the district
25 guidelines.

26 COMMISSIONER CYBRIWSKY: New calculations.

1 Frederic A. Miller Property

2 MR. MILLER: We'll consider it. I hope the
3 Commission would also consider the other things that I said
4 about perhaps a temporary waiver of your stricture against
5 south facing panels in a historic district given everything
6 else, the other points that I made in my letter and
7 including the fact that we've been supporters of yours for
8 at least 30, what is it 30; 20 years ago? We did put in
9 the true divided-lites at your request, and --

10 MS. MILLER: In the back, too.

11 MR. MILLER: In the back. So thank you for
12 considering.

13 CHAIRMAN SORRENTI: Thank you.

14 COMMISSIONER GENESE: We want work with you.

15 CHAIRMAN SORRENTI: We want to work with you.

16 COMMISSIONER NICOLAIDES: We appreciate your
17 sincerity and making light of it.

18 COMMISSIONER GENESE: It's good to be passionate,
19 you know, look --

20 COMMISSIONER NICOLAIDES: We're passionate, too.

21 COMMISSIONER GENESE: -- there's nothing wrong with
22 being passionate about something, and it's something that's
23 important to all of us. So you know, but let's work on
24 this and try to come up with something that --

25 MR. MILLER: Time is of the essence I would say.

26 COMMISSIONER GENESE: Well, I think the next month

1 Frederic A. Miller Property

2 or two, I think the world --

3 ATTORNEY ALGIOS: So I would just ask if you make
4 the decision not to make any changes that you would just
5 let the Landmarks Commission know so that we can move
6 forward with this application and just --

7 MR. MILLER: Understood.

8 CHAIRMAN SORRENTI: Okay, thank you.

9 MR. STONE: So we are recording that as a
10 continuation.

11 ATTORNEY ALGIOS: Continuation.

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1 Govani Property

2 CHAIRMAN SORRENTI: All right, next on the agenda.

3 MR. STONE: Wait.

4 CHAIRMAN SORRENTI: Okay, okay.

5 MS. GOVONI: You're in trouble.

6 CHAIRMAN SORRENTI: Last, but certainly not least.

7 COMMISSIONER GENESE: We didn't know you were
8 bringing full-sized ones, so this is actually pretty good.

9 CHAIRMAN SORRENTI: Good night.

10 MS. GOVONI: I'm breaking a barrier here.

11 COMMISSIONER GENESE: By the way, I keep all of
12 your things in a file because they're very --

13 MS. GOVONI: Seriously, now I drive by every single
14 house, and I'm like, bad shutter, good shutter, it's --

15 COMMISSIONER GENESE: We needed a price for
16 something, and I pulled out your report from when you were
17 here last year.

18 MS. GOVONI: Aren't they lovely?

19 (WHEREUPON, there was an off-the-record
20 discussion.)

21 MS. GOVONI: Yeah, these are the colors that I
22 found going through our stuff. I was doing a deep dive
23 into my house, and I discovered --

24 (WHEREUPON, there was an off-the-record
25 discussion.)

26 MR. STONE: Just give us your name and address.

1 Govani Property

2 MS. GOVONI: I'm Antonia Govoni, it's G-O-V-O-N-I,
3 234 Warner Avenue in Roslyn Heights.

4 CHAIRMAN SORRENTI: Before you start, I need to
5 read this to get this in the record.

6 So next on the agenda is the Govoni Property; a
7 recommendation sought regarding the materials of the window
8 shutters as approved in the existing 2019 Certificate of
9 Appropriateness, as well as whether a substantial change in
10 patio material and texture to proposed pea stone (approved
11 in 2019) to a natural flat stone surface might be
12 considered acceptable to the Commission if proposed at a
13 later public hearing at 234 Warner Avenue, Roslyn Heights
14 Historic District; Section 7, Block 33, Lot 99.

15 MS. GOVONI: Okay, I'm here tonight because I've
16 done a lot of shutter research, and I need your thoughts on
17 what shutters I should use. I've gotten quotes. The
18 samples you have are composite and then you have a larger
19 one that looks very fancy-schmancy and that's Endurian,
20 that is -- yeah, I love it, and I have a quote for that,
21 the composite, yes.

22 COMMISSIONER NICOLAIDES: That's the best of the
23 best.

24 MS. GOVONI: Yeah, the gray one here is the
25 Endurian by Timberlane.

26 COMMISSIONER NICOLAIDES: Yep, I know them very

1 Govani Property

2 well.

3 MS. GOVONI: Yeah, exactly

4 COMMISSIONER GENESE: Shutter expert here.

5 MS. GOVONI: They do a lot of historic houses but
6 they also have historically expensive prices. That Kelly
7 Green will not be on my house, just so you know, yes. St.
8 Patrick does not live at my house but I did get quotes for
9 the Atlantic Shutter composite from Pinnacle here on Long
10 Island, and they're able to make the 40-60 with the
11 cutouts, et cetera, and I actually went out to their
12 showroom and looked at their shutters and they're very --
13 they're heavy, they're very solid, they're excellent
14 quality, as well. I also got -- did all the addition and
15 the math for Atlantic Shutter, and that -- and
16 Architectural Depot and that dark one right there, the
17 little square, is a sample of Architectural Depot's
18 composite which is very similar to Pinnacle Shutter but
19 Atlantic Shutter actually is thicker than that. So I just
20 really need your ideas as to what I should do.

21 Oh, also, these will be real working shutters with
22 pintles and S-scroll shutter dogs. So we're taking the
23 house back to the original shutters from 1928 when the
24 house was built.

25 MR. STONE: Could you just repeat that.

26 MS. GOVONI: Yeah, oh, about the shutters being --

1 Govani Property

2 yeah, well, returning the shutters to their historic
3 1928-era design.

4 COMMISSIONER GENESE: And mounting.

5 MS. GOVONI: And mounting, yes.

6 COMMISSIONER GENESE: Which, by the way, you're one
7 of the only people that understands how to properly put a
8 shutter on a house, how a shutter sits on the house.

9 MS. GOVONI: And it's very funny because I drive
10 around, and the other day I saw a beautiful colonial --

11 COMMISSIONER GENESE: Don't pass my house, please,
12 because you'll be very unhappy.

13 MS. GOVONI: -- four inches off the edge of a
14 window and there was like, a shutter glued on, and I'm
15 going --

16 COMMISSIONER GENESE: Yeah, please don't pass my
17 house.

18 HISTORIAN LUMPKIN: You can pass mine.

19 COMMISSIONER GENESE: You have the old house guy
20 help you.

21 MS. GOVONI: Yeah.

22 COMMISSIONER GENESE: Most people do not understand
23 this --

24 MS. GOVONI: Mm-hmm.

25 COMMISSIONER GENESE: -- and if we show this to
26 people or a contractor puts them on this way, hello, yeah,

1 Govani Property

2 they put them on the wrong way, they're crooked, they're --
3 yeah, so this is really --

4 COMMISSIONER NICOLAIDES: Detail on the drawings.

5 MS. GOVONI: Yeah, I did four months of research on
6 that.

7 COMMISSIONER GENESE: Doesn't surprise me.

8 MS. GOVONI: So, yeah, I know, it doesn't. That's
9 okay, I discovered that the guy that built my house built
10 the mansion Homewood which is the Shibley Day Camp.

11 VICE-CHAIR SHORES: Oh.

12 MS. GOVONI: Yeah, it's fabulous, mm-hmm. That's
13 great. He built my house with no plans. So my house,
14 which has trees holding up the house in the basement, has
15 no floor plans. When I went to the Building Department and
16 the records, they had none.

17 COMMISSIONER GENESE: For old houses.

18 MS. GOVONI: I know, but it's interesting. I hope
19 he had plans for Homewood, that's all I can say. So now
20 I'm researching his family, so, yeah.

21 COMMISSIONER CYBRIWSKY: Just asking.

22 MS. GOVONI: Yeah, I'm of two minds. I thought
23 after the death of my mother that I would sell it within
24 two years, take that money, move to Vermont, build a net
25 zero passive house. But I always told people I want to
26 take this house and I want to move it to Vermont, and I'm

1 Govani Property

2 sitting here right now, and I'm going through that whole
3 quandary of, I love this house, I mean, you think the
4 outside's pretty, you should see the inside. It is
5 basically untouched, the trim work is outstanding.

6 COMMISSIONER CYBRIWSKY: Is that an invitation?

7 MS. GOVONI: Yes, you guys can come over any time.
8 Just give me warning so I can bake for you.

9 So I'm more and more thinking, why would I sell a
10 house that I'm also putting so much money into --

11 COMMISSIONER CYBRIWSKY: And love.

12 MS. GOVONI: -- to make it right, and I love it.

13 COMMISSIONER GENESE: We don't want you to leave.

14 MS. GOVONI: You know, yeah, just so you can see
15 all my paperwork.

16 COMMISSIONER GENESE: We have a seat ready up here.
17 You're next in line.

18 MS. GOVONI: So anyway, but that's why I came to
19 you tonight.

20 COMMISSIONER GENESE: Which do you want?

21 MS. GOVONI: Honestly, I really like the Atlantic
22 Collection composite, and that's the one that Pinnacle
23 Shutters out in Bay Shore are doing. I think it's Bay
24 Shore, unless it's Massapequa. I mean, Timberlane makes
25 beautiful shutters.

26 COMMISSIONER CYBRIWSKY: The raised panel ones?

1 Govani Property

2 MS. GOVONI: Yes, the 40-60 raised panels.

3 COMMISSIONER CYBRIWSKY: The 40-60 raised panels.

4 MS. GOVONI: Yeah.

5 CHAIRMAN SORRENTI: Very nice.

6 CMMISSIONER CYBRIWSKY: What kind of cutout are you
7 putting in?

8 MS. GOVONI: Well, it was originally a crescent
9 moon. I really wanted a pine tree but we'll go with the
10 crescent moon so my house looks like an outhouse.

11 COMMISSIONER CYBRIWSKY: Hardware?

12 MS. GOVONI: Hardware, S-scroll shutter dogs and
13 working pintles.

14 CHAIRMAN SORRENTI: Okay.

15 (WHEREUPON, there was an off-the-record
16 discussion.)

17 MS. GOVONI: Conflict of interest; right?

18 CHAIRMAN SORRENTI: And then you said something
19 about the slate?

20 MS. GOVONI: Oh, no, you mean the patio.

21 CHAIRMAN SORRENTI: Yes.

22 MS. GOVONI: The patio on the C of A says that I
23 can only do pea gravel, and I've been doing research, and I
24 found old photos, et cetera, that show not only pea gravel
25 but also, I can't say it was concrete, but it was almost
26 like manufactured stone walkways and then we have bluestone

1 Govani Property

2 on our property that's the remnants of a walkway that went
3 around to the current rose arbor, and I was just wondering
4 if I could combine pea gravel with stone but I would need
5 to actually have a landscape architect draw it out for you.

6 So it's my thought process is that, but I want a
7 permeable surface so I may just end up keeping the pea
8 gravel because, environmentally, I need that absorption, so
9 -- and the lawn furniture will just have to deal with it.
10 So anyway, that's me. You guys should go home.

11 VICE CHAIR SHORES: We don't have to vote on
12 anything; correct?

13 ATTORNEY ALGIOS: I think you just wanted to --

14 MS. GOVONI: I just needed -- exactly, a decision
15 on our --

16 COMMISSIONER CYBRIWSKY: It's nice to see you.

17 COMMISSIONER GENESE: Come by any time.

18 MS. GOVONI: It's lovely to see you, too.

19 CHAIRMAN SORRENTI: Thank you.

20 MS. GOVONI: Do you want to keep the samples for
21 you records.

22 COMMISSIONER GENESE: No.

23 MS. GOVONI: Then I'll take them back.

24 (WHEREUPON, there was an off-the-record
25 discussion.)

26 COMMISSIONER GENESE: Tatiana, I'm just curious.

1 Govani Property

2 What color are you --

3 COMMISSIONER NICOLAIDES: The shutters.

4 MS. GOVONI: Oh, dark green, of course. Back to
5 the originals, yeah, bright magenta with --

6 VICE CHAIR SHORES: Are you saying Willis lived in
7 the Shibling house?

8 MS. GOVONI: No, Willis lived in my house. Charles
9 Everett Willis built Homewood for what is now the Shibling
10 Day Camp. So he built that mansion, and he bought, with a
11 colleague, a lot of the land --

12 VICE CHAIR SHORES: Yeah.

13 MS. GOVONI: -- for the Roslyn Heights Development
14 Company, that was his company, and he then, in 1928, built
15 my house for him and his wife. He also owned 166 Garden
16 Street, I think it is, or Willow, where his wife eventually
17 died. She died in '66, he died in '55. They had a son and
18 a daughter. Lois Brooker-Willis married Herbert Eklund.
19 My parents bought the house from them. So it's Willis,
20 Willis, Willis, us, and it's really cool. He was a, you
21 know, well-known builder at the time where there were a lot
22 of builders and carpenters living in Roslyn Heights, and he
23 bought, you know, land and had it developed.

24 COMMISSIONER CYBRIWSKY: Yeah, wow.

25 MS. GOVONI: Yeah, so it's cool. Now I'm
26 researching the family to see if he's related to the

1 Proceedings

2 Benjamin Willis that Willis Avenue in Brooklyn's named
3 after and Willis Avenue here. So I've been visiting the
4 library and doing a lot of on-line research and stuff.

5 COMMISSIONER CYBRIWSKY: Okay, we can't wait to
6 hear about it, it's interesting.

7 MS. GOVONI: Well, actually when I type it up the
8 library wants it.

9 COMMISSIONER CYBRIWSKY: Mm-hmm.

10 MS. GOVONI: So I will be happy to send you guys a
11 copy so you --

12 CHAIRMAN SORRENTI: Well, thank you, very much.
13 Have a good night.

14 MS. GOVONI: Well, it was lovely to see all of you.

15 VICE CHAIR SHORES: Nice to see you, too.

16 CHAIRMAN SORRENTI: Okay, item #9 is the CLG grant
17 application.

18 MR. STONE: Great. So just a very quick report
19 back. Thank you to our own Commissioner working group,
20 Commissioner Cybriwsky, and that's --

21 VICE CHAIR SHORES: Shores and Sorrenti.

22 MR. STONE: Shores and Sorrenti, so yeah.

23 VICE CHAIR SHORES: And Deborah.

24 MR. STONE: And Deborah.

25 VICE CHAIR SHORES: Let's just be real here.

26 MR. STONE: To Grants Coordinator, Tom Devaney, for

Proceedings

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helping out a little bit, too.

So there were a couple of copies floating around up there, I think, or are they all down here? These three have seen it. So just an update for Commissioner Nicolaides and Commissioner Genese and Commissioner Lumpkin.

So we're putting in for May 1st. It was -- essentially, what we had talked about over the course of the previous 12 or 14 months, the scope is it's an educational and public outreach scope to homeowners within the two historic districts. There's three components to it. One is the production of the tri-fold brochure having a QR code on the back of the brochure that will become a mail-out that we do at least once a year. The QR code takes you to what we hope is going to be a more user-friendly streamlined landing page on the North Hempstead website but then we've also put in for monies to have, once a year in each historic district, at least one open house or workshop that would last about an hour and-a-half. So two nights annually over the course of this fall, next fall in '24, and then finally in '25.

So the lifetime would be a three year span, hopefully, to get the word out to, especially, new homeowners that we're sort of hitting the wall with the most since the last time outreach was done and folks in the

1 Proceedings

2 historic districts were reminded that they lived in.

3 There's been a lot of turn-over and that's what we find --

4 VICE CHAIR SHORES: That was like 15 years ago.

5 MR. STONE: -- is folks that are doing stuff to
6 their homes and then you pay the piper later because you
7 didn't realize that or didn't research that you were in the
8 district. So all of that said and done, this is now
9 sitting up with our reps in Albany just for a once-over
10 just to make sure that I got everything in the right budget
11 categories, and if we don't hear back from them before,
12 what is it, next -- May 1st, April 30th, we'll submit it as
13 is. Fingers crossed, so --

14 CHAIRMAN SORRENTI: Thank you for all of your work.
15 You did a good job. Thank you, very much.

16 COMMISSIONER NICOLAIDES: It's terrific.

17 ATTORNEY ALGIOS: So when we present at the
18 library, are you going to, in advance, prepare a
19 presentation?

20 MR. STONE: We put in money for actually having a
21 guest speaker. If that comes down from Albany, if it's one
22 of the SHPO reps, then they would get their expenses,
23 hopefully, comped by the state. We could potentially reach
24 out to another CLG rep in another community like Yorktown
25 or Greenport that have already done something, that are on
26 record with succeeding, and they can speak at our event.

1 Proceedings

2 Otherwise, the way that we've set it up is, it
3 would be two of you, and you can fight over who gets to do
4 which nights, one or two staffers and somebody from the
5 Town Attorney's office, basically, to be there for Q and A
6 and open house for anybody to stop by and ask questions.

7 VICE CHAIR SHORES: Okay.

8 ATTORNEY ALGIOS: And I mean, if we know in advance
9 the date there's nothing stopping us if more of the
10 Commission members want to come. We can just notice it.

11 MR. STONE: Yeah, we could do that, too.

12 ATTORNEY ALGIOS: I mean, that's another option.

13 VICE CHAIR SHORES: Mm-hmm.

14 MR. STONE: We budgeted for doing a mailer to
15 everybody so that they know in advance and it hits their
16 mailbox that the open house will be taking place.

17 ATTORNEY ALGIOS: So this is the fall; you said?

18 MR. STONE: Yeah, the 2025 one has to actually take
19 place in September. The one this year we can do in
20 October. It gives us a little bit more time to do the
21 website stuff and get the pamphlet designed and finalized.
22 So I'm thinking October, October, and then the final one in
23 September because we have to wrap up the expenses by
24 September 30th.

25 ATTORNEY ALGIOS: Would there be any benefit to
26 maybe having something on-line starting over the summer,

1 Proceedings

2 just something on our website for residents to post
3 questions that we can start seeing, like, where, you know,
4 what -- where there's an interest, where there's a need,
5 what residents in these districts don't understand so we
6 can maybe put together something and be prepared.

7 MR. STONE: Sure. We can also make sure that we
8 put that, you know, into our mail-out before the workshop
9 just so that even if we don't get around to it, we can
10 always put something up on the website for, you know
11 submitting any questions to landmarks@northhempstead.gov
12 but that's kind of what we're hoping is going to manifest
13 with the --

14 ATTORNEY ALGIOS: When are you projecting to send
15 out the mailers?

16 MR. STONE: Within 30 days before the event,
17 probably a little bit less because it's, you know, if you
18 go much beyond 30 days then people just don't --

19 CHAIRMAN SORRENTI: Really, right after Labor Day.

20 MR. STONE: Yeah, and so mail it after Labor Day
21 and do it well before Halloween.

22 ATTORNEY ALGIOS: Maybe we could get something
23 prior to that up on our website, we have IT just put
24 something on there, you know.

25 MR. STONE: Well, yeah, if we get the grant --

26 COMMISSIONER CYBRIWSKY: Once it gets approved.

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2 MR. STONE: Yeah, if we get the grant, we'll
3 actually, hopefully, have some money for somebody other
4 than our own IT and Caroline to sit with the website and
5 then they can put something up over the summer. Like, I'd
6 like to close off the contract for the brochure design and
7 website upgrade before Labor Day.

8 ATTORNEY ALGIOS: Right, that's good.

9 MR. STONE: Yeah.

10 HISTORIAN LUMPKIN: Do you know if the town has a
11 webmaster working?

12 MR. STONE: Yes.

13 HISTORIAN LUMPKIN: They do?

14 MR. STONE: Well, it's IT.

15 HISTORIAN LUMPKIN: You're going to go outside?
16 Good, assuming that --

17 MR. STONE: Well, because we're, you know, it's a
18 double-edged sword. The knee jerk reaction is, if we get
19 the grant, we're going to go to IT and IT is going to say,
20 why, because we can't do this. But on the flip side, if we
21 give like, a whole changeover for the web stuff, it's going
22 to boomerang right back to Planning, and it's probably
23 going to be like Caroline working on it. So you know, if
24 we have money available, we can find somebody that can do
25 the reworking. It's not a huge amount of money. It's just
26 having somebody work on it. We can give them the material,

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2 we can do proofreads, we've budgeted our --

3 COMMISSIONER CYBRIWSKY: Yeah, we talked about it.

4 That's what the money is, to ensure that it gets done.

5 MR. STONE: Right.

6 COMMISSIONER CYBRIWSKY: That's what the grant's

7 for.

8 MR. STONE: Yeah.

9 COMMISSIONER CYBRIWSKY: So it doesn't get kicked
10 around.

11 MR. STONE: When you look on the QR code, and you
12 go to our web page that we've got some basic Q and As
13 answered, you know, lists what the boundaries of the
14 historic districts are. We do that right now. It's just
15 not very user-friendly.

16 CHAIRMAN SORRENTI: I agree. That's good, that's
17 great.

18 ATTORNEY ALGIOS: And so one last thing. So all of
19 you are holdovers, so I placed all of your reappointments
20 on the next Town Board Meeting for May 2nd. I sent you an
21 e-mail on that so I didn't hear back from anybody. So I'm
22 assuming everybody's good for reappointment.

23 COMMISSIONER GENESE: We do want a raise, though.

24 COMMISSIONER NICOLAIDES: I want to double my
25 salary.

26 CHAIRMAN SORRENTI: That's where the grant comes

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2 in.

3 MR. STONE: Deborah.

4 COMMISSIONER GENESE: I got this nice plaque, I'm
5 good.

6 MR. STONE: Yeah, nobody is allowed to leave unless
7 they find a replacement; all right?

8 ATTORNEY ALGIOS: Oh, yeah.

9 VICE CHAIR SHORES: I actually have to get a
10 conflict waiver. I took a new role.

11 ATTORNEY ALGIOS: Okay.

12 VICE CHAIR SHORES: So maybe if you could not put
13 us on for May and put us on for June. I have to -- because
14 I have a conflict.

15 COMMISSIONER GENESE: Do we have to be there?

16 VICE CHAIR SHORES: No.

17 ATTORNEY ALGIOS: So you have to get a conflict
18 waiver.

19 VICE CHAIR SHORES: No, I have to get a conflict
20 waiver just to stay on the Board.

21 CHAIRMAN SORRENTI: From her new --

22 ATTORNEY ALGIOS: From your new company?

23 VICE CHAIR SHORES: From my new -- it's New York
24 State. I'm an administrative law judge.

25 CHAIRMAN SORRENTI: She's a judge now.

26 CO-CHAIRWOMAN SHORES: And it won't be a conflict,

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2 I mean, it's not going to be but I'm required do the
3 paperwork, and I just started so I couldn't do it yet. I
4 don't even know who to ask.

5 CHAIRMAN SORRENTI: Where?

6 VICE CHAIR SHORES: Queens. So I need to go home
7 and go to sleep.

8 ATTORNEY ALGIOS: Well, I'm just trying to think, I
9 mean, if you went -- can you get it before then?

10 VICE CHAIR SHORES: I don't think so, practically.

11 ATTORNEY ALGIOS: I mean --

12 VICE CHAIR SHORES: I'm new to the public sector, I
13 come out of the private sector. One, I don't know how it
14 works, and two, it seems normal experience, a normal
15 process in the public sector.

16 ATTORNEY ALGIOS: Okay.

17 CO-CHAIR SHORES: I mean, in the private sector, I
18 just walk down to somebody's office and they'd be like,
19 yeah, fine. But now I need, like, form A25BC.

20 ATTORNEY ALGIOS: Right, I mean, I'm just wondering
21 if it went forward just because, you know, it kind of --
22 the way it lays out just having everybody kind of organized
23 with all of you with the dates, and it's just been a little
24 crazy because, in the past, like, they couldn't find resos
25 and appointments, and I know in 2018, they had just tried
26 to fix it, they pulled all of your appointments, again.

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2 If you were reappointed, and then you can't get the
3 conflict waiver, then you would have to resign; right?

4 CHAIRMAN SORRENTI: Yes.

5 ATTORNEY ALGIOS: So then you would do a reso, you
6 would resign.

7 VICE CHAIR SHORES: Okay.

8 COMMISSIONER NICOLAIDES: Do we have a date for the
9 next meeting?

10 CHAIRMAN SORRENTI: We do.

11 COMMISSIONER NICOLAIDES: Because I have something
12 that is alternate or tentative?

13 COMMISSIONER CYBRIWSKY: Yeah, we have a whole
14 list. She gave us a whole list of alternates.

15 CHAIRMAN SORRENTI: We have a whole list.

16 COMMISSIONER CYBRIWSKY: But I don't think we need
17 them. When's the next meeting; in June?

18 CHAIRMAN SORRENTI: The next one is --

19 MR. STONE: June.

20 CHAIRMAN SORRENTI: June; right?

21 MR. STONE: June --

22 COMMISSIONER CYBRIWSKY: June 22nd.

23 CHAIRMAN SORRENTI: June 22nd.

24 COMMISSIONER CYBRIWSKY: June 22nd.

25 CHAIRMAN SORRENTI: That's right.

26 MR. STONE: Wednesday?

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2 COMMISSIONER CYBRIWSKY: Thursday.

3 CHAIRMAN SORRENTI: Thursday.

4 MR. STONE: Thursday, that sounds right.

5 COMMISSIONER NICOLAIDES: Nothing before then;
6 right?

7 CHAIRMAN SORRENTI: No.

8 MR. STONE: No, the May date was just a hold.

9 COMMISSIONER NICOLAIDES: That's right, that's what
10 I was -- that May date is not happening.

11 CHAIRMAN SORRENTI: The May date is gone.

12 MR. STONE: Make sure the alternate --

13 CHAIRMAN SORRENTI: In May, the 18th. So you can
14 get rid of that.

15 COMMISSIONER NICOLAIDES: So I can get rid of that.

16 CHAIRMAN SORRENTI: Just delete it.

17 COMMISSIONER NICOLAIDES: Done, perfect. Can we
18 adjourn?

19 CHAIRMAN SORRENTI: Well, not yet. Is there any
20 other new business?

21 (WHEREUPON, there was no response.

22 CHAIRMAN SORRENTI: If no, do I have a motion to
23 adjourn?

24 COMMISSIONER NICOLAIDES: I'll make a motion to
25 adjourn.

26 CHAIRMAN SORRENTI: Second?

1

2

VICE CHAIR SHORES: Absolutely, yes.

3

CHAIRMAN SORRENTI: Just go through that one more

4

time.

5

ATTORNEY ALGIOS: Who's second.

6

CHAIRMAN SORRENTI: Nancy.

7

ATTORNEY ALGIOS: Just a yes.

8

MR. STONE: Commissioner Cybriwsky.

9

COMMISSIONER CYBRIWSKY: Yes.

10

MR. STONE: Commissioner Genese.

11

COMMISSIONER GENESE: Yes.

12

MR. STONE: Town Historian Lumpkin.

13

HISTORIAN LUMPKIN: Yes.

14

MR. STONE: Commissioner Nicolaides.

15

COMMISSIONER NICOLAIDES: Yes.

16

MR. STONE: Chairperson Shores.

17

VICE CHAIR SHORES: Yes.

18

MR. STONE: And Chairman Sorrenti.

19

CHAIRMAN SORRENTI: Yes.

20

MR. STONE: Okay, unanimous.

21

CHAIRMAN SORRENTI: Thank you, very much.

22

MR. STONE: Adjournment time, 9:09 p.m.

23

(Time Noted: 9:09 p.m.)

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C E R T I F I C A T E

STATE OF NEW YORK)

) Ss.

COUNTY OF NASSAU)

I, DEBBIE BABINO, a Shorthand(Stenotype) Reporter
and Notary Public, do hereby certify that the foregoing
proceedings, taken at this time and place aforesaid, is a
true and correct transcription of my shorthand notes.

I further certify that I am neither counsel for
nor related to any party to said action, nor in any ways
interested in the result or outcome thereof.

IN WITNESS WHEREOF, I have hereunto set my hand
this 5th day of May, 2023.



DEBBIE BABINO