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Town of North Hempstead
Historic Landmarks Preservation Commission
PUBLIC HEARINGS

Thursday, June 22, 2023
7:09 p.m.

COMMISSION MEMBER PRESENT:

Nancy Shores, JD - Co-Chair
Anne Cybriwsky, Commissioner
Frank Genese, AIA - Commissioner
Harry Nicolaides, AIA - Commissioner

ALSO PRESENT:

Deborah Algios, Town Attorney
Neal Stone, Planner
Wesley Sternberg, Planner

1 Proceedings

2 VICE CHAIR SHORES: Good evening. It is 7:10 and
3 Thursday, June 22nd. Calling the meeting to order. Can we,
4 Neil, have a roll call.

5 MR. STONE: Yes, you can.

6 Commissioner Cybriwsky?

7 COMMISSIONER CYBRIWSKY: Present.

8 MR. STONE: Commissioner Genese?

9 COMMISSIONER GENESE: Present.

10 MR. STONE: Town Historian Lumpkin is absent this
11 evening.

12 Commissioner Nicolaides?

13 COMMISSIONER NICOLAIDES: Present.

14 MR. STONE: Commissioner or Chairperson Shores?

15 VICE CHAIR SHORES: Here.

16 MR. STONE: Excellent. And from Town staff this
17 evening we have Deborah Algios from the Town Attorney's Office,
18 myself, Neil Stone from the Planning Department, as well as my
19 colleague Wes Sternberg and I hand it back to the Chairperson.

20 VICE CHAIR SHORES: Okay. We have approval of minutes
21 from the April 15, '23 meeting. We've had a chance to review
22 that. Anybody --

23 MR. STONE: Those were sent out by an e-mail earlier.

24 VICE CHAIR SHORES: Any objections to them?

25 COMMISSIONER NICOLAIDES: I'll make a motion to accept
26 them.

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2 MR. STONE: And a second?

3 COMMISSIONER CYBRIWSKY: I'll second.

4 VICE CHAIR SHORES: Can you take a vote?

5 MR. STONE: Okay. And we'll call roll for the vote.

6 Again, Commissioner Cybriwsky?

7 COMMISSIONER CYBRIWSKY: Yes.

8 MR. STONE: Commissioner Genese?

9 COMMISSIONER GENESE: Yes.

10 MR. STONE: Commissioner Nicolaides?

11 COMMISSIONER NICOLAIDES: Yes.

12 MR. STONE: Chairperson Shores?

13 VICE CHAIR SHORES: Yes.

14 MR. STONE: Thank you.

15 VICE CHAIR SHORES: Okay. Number four on the item on
16 the agenda is -- you'll correct me if I mispronounce the name.
17 Jafaripour Property, application for Certificate of
18 Appropriateness to replace existing windows; replace existing
19 facade (style/type TBD).; remove existing chimney; remove
20 windows to accommodate interior alterations; remove rear and
21 side entrances; replace the front door; install skylights;
22 replace roof with similar materials; replace facade of garage
23 to match dwelling; and replace garage door (style/type TBD).
24 Property located at 192 Garden Street, Roslyn Heights Historic
25 District.

26 Could you state your appearance?

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2 MS. BOGDANOS: Good evening, everybody.

3 VICE CHAIR SHORES: Good evening.

4 MS. BOGDANOS: This is my first times. Many times in
5 variances, but not historic ever. So let's see how it goes.

6 VICE CHAIR SHORES: Well, welcome.

7 MS. BOGDANOS: My name is Helen Bogdanos. I'm a
8 Structural Engineer P and I'm here to represent the owner for
9 the property located 192 Garden Street, Roslyn Heights in the
10 Historic District of course.

11 He brought the property. He likes --

12 VICE CHAIR SHORES: Could you just state your name and
13 your address. The address for your business is fine.

14 MS. BOGDANOS: Helen Bogdanos, 121 Newbridge Road,
15 Hicksville, New York 11801.

16 VICE CHAIR SHORES: Okay. Now go ahead.

17 MS. BOGDANOS: He brought this property to make his
18 primary residence. He likes the area. He has been living
19 there for a long time and of course the house is neglected
20 extensively, and he wants to make it habitable. So we provided
21 you with what -- I have some photographs. A lot of pictures
22 and --

23 VICE CHAIR SHORES: All right. I think there are a lot
24 of things that you want to get done here and I think there's
25 some sort of easies as far as, you know, I'll ask the
26 architects. I think it might be -- you're not changing any of

1 Jafaripour Property

2 the roof lines or -- right?

3 MS. BOGDANOS: It won't change. It will stay the same.

4 So we're eliminating the two sides --

5 VICE CHAIR SHORES: Are you're talking about the pull
6 up down to the basement or are you talking about -- so you're
7 talking about eliminating this back door and keeping --

8 COMMISSIONER NICOLAIDES: So all of the windows are the
9 same size and the same location or are some different sizes?

10 MS. BOGDANOS: (Inaudible) because he's renovating
11 (inaudible). We have to remove the windows from the right hand
12 side, which is not so visible. If you see the right hand side.

13 COMMISSIONER CYBRIWSKY: In the front or the back.

14 MS. BOGDANOS: The right hand side facing --

15 COMMISSIONER NICOLAIDES: I'm sorry I wanted to hear
16 the rendering.

17 VICE CHAIR SHORES: Yeah. Maybe we can move the
18 rendering back to the microphone.

19 COMMISSIONER GENESE: This way you can use it in
20 answering our questions. Thank you.

21 VICE CHAIR SHORES: And if anybody in the audience
22 wants to see it, you just switch seats or tell us and we will
23 turn it.

24 COMMISSIONER GENESE: So you're moving those two
25 windows from the side?

26 VICE CHAIR SHORES: No. On the other side, I think.

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2 MS. BOGDANOS: I am not removing anything on the right
3 hand side.

4 COMMISSIONER GENESE: Those two in the renderings?

5 MS. BOGDANOS: Yes. Yes. It's on the plan.

6 VICE CHAIR SHORES: On the bottom floor?

7 MS. BOGDANOS: Yeah.

8 VICE CHAIR SHORES: These.

9 COMMISSIONER NICOLAIDES: These two? But they're in
10 the kitchen.

11 VICE CHAIR SHORES: Yeah. No, that's the other side.

12 MS. BOGDANOS: No changes in front at all except we're
13 replacing the main door and we have a picture of the door.

14 COMMISSIONER GENESE: Right. And you're adding those
15 columns and a portico.

16 MS. BOGDANOS: It is a portico there but we're just
17 replacing it. Yes.

18 COMMISSIONER NICOLAIDES: It's just a little -- not
19 really portico. It's more of an awning.

20 VICE CHAIR SHORES: Now it's, like --

21 MS. BOGDANOS: It's a portico like Hebrew, I think. We
22 changed the line of the roof the with gable instead of hip
23 roof.

24 COMMISSIONER GENESE: And you're gonna have columns.

25 VICE CHAIR SHORES: So my initial feeling about this
26 when I saw it is it's quite harsh and it doesn't really blend

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2 in with the historic part of the district. It may blend in
3 with other houses. I like that you're keeping, you know,
4 you're not expanding anything.

5 MS. BOGDANOS: I have pictures from some houses from
6 the historic district that is more harsh and it's approved, I
7 guess.

8 VICE CHAIR SHORES: Well, they may have been
9 preexisting houses when they went into the district, but I'm
10 happy -- why don't you give us your pictures.

11 MS. BOGDANOS: Okay. Okay. I'm talking about this
12 house 121.

13 VICE CHAIR SHORES: What --

14 MS. BOGDANOS: I can hand it to you.

15 VICE CHAIR SHORES: Okay. I'm looking at Exhibit A 121
16 Elm Street. But that predates the existence of the district.
17 So it probably -- there was houses that were put in --

18 MS. BOGDANOS: I have the map and it shows that it's in
19 a historic area.

20 VICE CHAIR SHORES: It is. But the historic area I
21 think only started maybe in 2000, 1999, something like that.
22 So I understand why you saw that, but it preexisted the
23 district.

24 MS. BOGDANOS: I have another one.

25 VICE CHAIR SHORES: This also predated the historic
26 district.

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2 MS. BOGDANOS: 2007 he said, because he lives in the
3 neighborhood.

4 VICE CHAIR SHORES: I'm looking at Exhibit B, which is
5 129 Elm Street, Roslyn Heights. It is in the historic
6 district, but it preexisted the existence of the district so.

7 MS. BOGDANOS: No, I understand. I don't know.

8 VICE CHAIR SHORES: They weren't models or -- or this
9 is an older home and this was probably built much later than
10 that home was and what's relevant. So we look at it as an
11 entire district so. And there were houses that we refer to as
12 nonconforming houses that are in that district. But this house
13 is in the original -- I looked it up yesterday. It's in the
14 original submission as a write up. I mean they're all written
15 up, but that was counted as a contributing house.

16 MS. BOGDANOS: You said --

17 VICE CHAIR SHORES: I don't know that it's held to a
18 different standard, but if we're treating it as district, then
19 we should look at it as not just one house. We look at it as a
20 district. I think you would agree with that. But there are
21 many things that you can do. I'm not trying to be overly
22 negative.

23 MS. BOGDANOS: Okay. We have this option. The owner
24 prefers the brief and I don't know what you mean by the word
25 harsh.

26 COMMISSIONER NICOLAIDES: Okay. You're getting a bit

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ahead of us.

MS. BOGDANOS: Okay. I'm sorry. I'm sorry.

COMMISSIONER NICOLAIDES: You've kind of assumed that the only decision is whether it's brick. But we're still at the point where we're discussing the portico, the windows, what you're removing, what you're adding and are those things appropriate in a landmark district. So what you have to understand and I now understand you have not appeared before a landmark commission before. But the charge that we have, as the landmark commissioners and architects. But historic work is that we honor the nature of this house.

MS. BOGDANOS: I understand.

COMMISSIONER NICOLAIDES: And there's an architectural finding that, you know, we hope to not only protect in the existing house but whenever somebody comes to do changes, that those changes further enhance the quality of the historic house. So unfortunately yes, you have showed us examples of things that we would have never approved had they come before us. But because the district is relatively young, homes were already there that aren't part of what we made -- had in mind when the district was created. This is an older home so this fit into what was really the interest of the town to protect. So we are sort of the guardians of that and we need to address, you know, is the portico that you've proposed appropriate for a historic house, are the windows as you proposed them

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2 appropriate, the shutters appropriate, do they have shutter
3 hinges, do they have hooks, what are the things that make the
4 character of an older house not a modernization.

5 MS. BOGDANOS: Understandable.

6 COMMISSIONER NICOLAIDES: You know, so in simpler terms
7 I think what you're proposing has a lot of validity, but it's
8 really a modernization not a restoration of a historic a
9 property. So we're starting from, like, here and here not
10 here.

11 Sir, you wanted to say something? I'm sorry. Yeah.
12 Just come up, introduce yourself and your name and address for
13 the record.

14 MR. HOSSEINIPOUR: Hi. My name is Ed Hosseinipour.
15 Actually this -- this house is my wife. I brought it from my
16 wife. I live --

17 VICE CHAIR SHORES: Could you just move the mic a
18 little bit. We're having trouble.

19 MR. HOSSEINIPOUR: I am the husband of the owner. My
20 name is Ed Hosseinipour and I live there.

21 MS. ALGIOS: I'm sorry, can you spell your name. Our
22 court reporter is remote.

23 MR. HOSSEINIPOUR: My name is Ed, E-D, Hosseinipour,
24 H-O-S-S-E-I-N-I-P-O-U-R. I live at 77 Jefferson Avenue and
25 we've lived there for more than a decade. I've been in the
26 area and I -- I spoke -- I know the whole neighborhood. I

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2 spoke to the gentleman that owns 121 Elm Street and this is why
3 we went this way. His property was built in 2007 and from what
4 he told me, (inaudible) his name is. He said that it was
5 actually half, you know, it wasn't predated.

6 VICE CHAIR SHORES: If it's not predated, it's not in.
7 I can tell you that this wasn't before this board.

8 MR. HOSSEINIPOUR: Okay. That's fine. So what I -- we
9 do really want -- me and my wife, we want to get a property
10 that's going to last forever. So even though it's going to
11 cost us a lot more, we want to do brick if it's possible. Now,
12 we can do brick that you like. That the board likes.

13 COMMISSIONER NICOLAIDES: Again, you're going to the
14 brick. The brick is the easy part of this meeting. I will
15 offer right now I have no objection to brick. So let's get
16 that out of the way and get back to the things that --

17 VICE CHAIR SHORES: Well, that doesn't mean the board.
18 That's you.

19 COMMISSIONER GENESE: I said me. I said me. I'm not
20 speaking for the board. You know, brick is a material. But if
21 that's the right brick that's another conversation.

22 VICE CHAIR SHORES: Okay. So let's go back to --

23 COMMISSIONER NICOLAIDES: So, you know, there's a
24 saying the devils in the details. So, you know, an old house
25 has details that as homes have gotten more modern and more
26 minimal, those details have disappeared. So what we want to

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2 protect and now have the opportunity to improve is to get those
3 details in. So when you have a portico on a lovely old house,
4 it doesn't look like that portico. It's more this.

5 MS. BOGDANOS: Okay. I can modify. I can modify the
6 same roof line.

7 COMMISSIONER NICOLAIDES: The roof line, the placement
8 of the columns, the capitol for the columns.

9 MS. BOGDANOS: So you don't approve the columns. It
10 has to be identical to --

11 COMMISSIONER NICOLAIDES: No. No. We're saying come
12 back with a portico that fits a historic house.

13 VICE CHAIR SHORES: So I'm gonna --

14 COMMISSIONER GENESE: There are standards for portico
15 designs. Certain proportions, placement of the columns, how
16 the columns sit, the pendulum that sits on the column, the
17 base. So -- and there's plenty of stuff online that you can
18 research that will show you all of --

19 MS. BOGDANOS: I can do it. I can do identical what is
20 there, the same and the size. Whatever is there now.

21 COMMISSIONER NICOLAIDES: Again, we're not saying you
22 can't put a different portico in. We're just saying that the
23 portico that we would like to approve is one that's in keeping
24 with a more historic home.

25 VICE CHAIR SHORES: If you -- before you speak, if you
26 would like at when you leave here, Chapter 27 of our code, the

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2 town code is the establishment of the district, the rules of
3 the district and what we're supposed to follow. And then that
4 will take you to the federal guidelines, which sounds heavy.
5 But it's very simple and it says things, like, you're -- the
6 changes that you make keep the character of the original house
7 that was designed. I mean, we want to make it so -- nobody on
8 this board doesn't want the owner not to be happy in their
9 house. So this board wants to work with you or wants to work
10 with the owner.

11 MS. BOGDANOS: I appreciate that.

12 VICE CHAIR SHORES: I think that -- my impression is
13 that you started in a place where you weren't aware of, you
14 know, that we would be looking for you to keep in style with
15 the age and what that house looked like. So to me, when I look
16 at that, I am looking at what you showed me very much similar
17 to this, which is not what this board -- in the harshness. To
18 me, it looks harsh.

19 MS. BOGDANOS: It is more like the hearty plant. The
20 planting, I think except the portico, because I didn't do any
21 changes in the front except the owner picked out this color.
22 We kept the simple moldings and everything. We kept the
23 shutters, everything is the same except the portico which is a
24 reverse gable and this is, like, hip -- hip roof. The windows
25 are identical size almost, but we just make them, you know,
26 like, with the grills. I don't know if that's acceptable for

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2 historic point of view, but the windows can be changed.

3 COMMISSIONER NICOLAIDES: Well, having grills in the
4 window is very important, because a home of that age would have
5 had divided lights. It would not have been a big piece of
6 glass. But generally, you know -- right. We probably want to
7 keep the windows white not black, because again, it's in
8 keeping with --

9 MS. BOGDANOS: I like the idea.

10 COMMISSIONER GENESE: The nature -- the nature of the
11 window itself needs to duplicate what the old windows would
12 look like. The divided lights have to be outside the glass not
13 in between the glass.

14 MS. BOGDANOS: Not in between, yes.

15 COMMISSIONER NICOLAIDES: So it looks more authentic.
16 When we have shutters on a historic house, the shutters have a
17 certain appearance. They are held up with hinges. They have
18 shutter hooks at the bottom, because they were, in the old
19 days, they were really working shutters. The opened and
20 closed, they had a purpose. So when you go into a neighborhood
21 of, you know, older homes, you will only see those shutters are
22 not glued on like wallpaper, they appear authentic.

23 MS. BOGDANOS: You want them to be functional as well?

24 COMMISSIONER GENESE: They don't have to be functional.
25 They just have to look functional. I'm not worried about
26 historic.

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2 COMMISSIONER GENESE: They have to be the right size.

3 So those shutters are not the right size.

4 COMMISSIONER NICOLAIDES: Right.

5 MS. BOGDANOS: Well, we measured the actual building
6 and this is --

7 COMMISSIONER GENESE: (In audible.)

8 MS. BOGDANOS: No.

9 COMMISSIONER NICOLAIDES: But this is a chance for us
10 to make it right.

11 VICE CHAIR SHORES: If you were too -- first of all,
12 good news to the owner, we don't have -- we might suggest a
13 color to you, but we're not gonna tell you the color your house
14 to be, because that's not in our jurisdiction. When you go to
15 change something, if you're replacing it and it's exactly the
16 same. If your garage door broke and you've replaced it with
17 the same garage door, you don't need approval for that. You
18 just do the repair. But when you're doing major alteration
19 like this and when you're changing out those shutters, the
20 expectation is that you're going to correct it. Not --

21 MS. BOGDANOS: What color do you --

22 VICE CHAIR SHORES: No, colors are fine.

23 COMMISSIONER GENESE: (Inaudible.) This is a fine
24 color. All right. A lot of historic houses are gray, that's
25 fine.

26 COMMISSIONER NICOLAIDES: The front door, for example,

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2 that you're proposing, that's not in keeping with a door that
3 would be in a house that was built in 1930. When is this
4 build, do you know? Do you know the date of it.

5 VICE CHAIR SHORES: When's the date of the house, do
6 you know?

7 MS. BOGDANOS: In early 50s. Yeah. Early 50s.

8 VICE CHAIR SHORES: No. No. No. This house was a
9 contributing house. It's gotta be the 20s. It may have been
10 modernized.

11 MS. BOGDANOS: It was rebuilt.

12 COMMISSIONER CYBRIWSKY: Oh, it's older than that.

13 COMMISSIONER NICOLAIDES: It's older than that.

14 MS. BOGDANOS: It's older. I have the existing plan
15 too. It's, like, '52, '53. Those plans that I got from the
16 town.

17 COMMISSIONER NICOLAIDES: Are they the original house
18 or are they --

19 MS. BOGDANOS: Original. I can show it to you.

20 VICE CHAIR SHORES: No, that house -- and we should
21 start bringing to the hearings probably -- there's a record
22 that we have of all the houses.

23 MS. BOGDANOS: These drawings are the existing house.

24 VICE CHAIR SHORES: That's more along the lines of what
25 I was thinking. Thank you.

26 COMMISSIONER NICOLAIDES: Right. So -- and we're not

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2 saying to duplicate a 1900 house, but it has to be in the
3 spirit of an older home that, you know, so that you almost look
4 back at books or photographs of homes of that vintage and those
5 are the details that we're looking for.

6 COMMISSIONER GENESE: 1900.

7 COMMISSIONER NICOLAIDES: Yeah.

8 VICE CHAIR SHORES: Harry --

9 COMMISSIONER NICOLAIDES: That's my name.

10 VICE CHAIR SHORES: Neil, you know the booklet that the
11 woman on Warner put together as a submission for us? It sort
12 of had like all the guidelines. Is that something that we
13 could share?

14 MR. SHORES: Yeah.

15 COMMISSIONER CYBRIWSKY: Could we share that
16 information.

17 VICE CHAIR SHORES: Can we share that information? I
18 think we can try and make it as easy --

19 COMMISSIONER NICOLAIDES: So really another homeowner
20 in the area brought it to us as --

21 COMMISSIONER CYBRIWSKY: Very extensive.

22 COMMISSIONER NICOLAIDES: Give it to you or lend it to
23 you, I don't know, it's not mine to give. But it will give you
24 an idea of what we are looking for and how these submissions
25 are normally done.

26 COMMISSIONER CYBRIWSKY: She did a lot of research

1 Jafaripour Property

2 about the books and everything else remember?

3 VICE CHAIR SHORES: Yeah. She was amazing and actually
4 she listed --

5 MS. BOGDANOS: (Inaudible.)

6 COMMISSIONER CYBRIWSKY: No. This is the old house.
7 She's restored this. This whole booklet is just about the
8 shutters.

9 COMMISSIONER NICOLAIDES: Just for the shutters.

10 MS. BOGDANOS: Okay. Okay. I got it.

11 VICE CHAIR SHORES: She was very very detailed.
12 Certainly want to have a conversation with her. She was great.

13 MS. BOGDANOS: We will make it right.

14 COMMISSIONER NICOLAIDES: So again, I know you're very
15 worried about the color of the shingles.

16 MS. BOGDANOS: I didn't know. Now I know. So the
17 color, you prefer this color?

18 COMMISSIONER NICOLAIDES: It's fine. It's not that I
19 prefer it, it's fine. If that's what he would like, we're not
20 having an issue with it. We just want to get the character of
21 the house to be more in keeping with the intent of the landmark
22 community.

23 COMMISSIONER CYBRIWSKY: So that's a few things.
24 Windows, shutters, portico. That would make a --

25 VICE CHAIR SHORES: Let's talk about the removal of the
26 windows. One of the things that we did on another house was

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2 they kept the windows but they covered them in such a way that
3 from the exterior you saw the windows.

4 MS. BOGDANOS: Yeah. But if you keep those windows,
5 the energy -- we need energy for the house, the renovation.

6 COMMISSIONER NICOLAIDES: Sure.

7 MS. BOGDANOS: The energy is noncompliant. We have to
8 replace the windows, because they have to be --

9 VICE CHAIR SHORES: Oh, no. No. I wasn't talking
10 about -- on the side you wanted to completely get rid of a
11 window.

12 COMMISSIONER NICOLAIDES: Sometimes when you have a
13 very symmetric house, like a colonial that has two windows
14 here, two windows here.

15 MS. BOGDANOS: It doesn't.

16 COMMISSIONER NICOLAIDES: You can't -- I know that.
17 But sometimes it doesn't visually work to just pop a window
18 out, because you have a closet there or something else. So
19 what this particular homeowner did is, they kept a window
20 there, but they sheet rocked inside. So from the inside there
21 was no window, but from the outside there was a window.

22 MS. BOGDANOS: That's what he suggested.

23 COMMISSIONER NICOLAIDES: I'm not saying you have to do
24 that here, but --

25 MS. BOGDANOS: I have to. I have to.

26 COMMISSIONER NICOLAIDES: -- sometimes those are things

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2 we require just to make sure we keep the balance.

3 VICE CHAIR SHORES: Right.

4 COMMISSIONER NICOLAIDES: Because we're not trying to
5 make you change the floor plan.

6 VICE CHAIR SHORES: That was how we were able to
7 compromise on that sort of bend and everybody walked away
8 happy.

9 MS. BOGDANOS: No, I understand. And if you except the
10 solution, it's fine with us, because we have one window that he
11 wanted and now he says let's put, let's leave the windows, then
12 we put the sheetrock like you said.

13 COMMISSIONER NICOLAIDES: Yeah.

14 MS. BOGDANOS: Okay.

15 COMMISSIONER NICOLAIDES: Okay.

16 MS. BOGDANOS: And how about the windows in the
17 kitchen.

18 COMMISSIONER GENESE: You're talking about in the rear.

19 MS. BOGDANOS: The rear.

20 COMMISSIONER GENESE: Yeah. Sorry. Yeah. So you have
21 two windows in the back that look very odd next to each other.
22 So I guess the low slot one is the kitchen and the one next to
23 it is --

24 MS. BOGDANOS: It's the kitchen. He loves window. We
25 just flip them, you know, it was in the existing picture. If
26 you see one is shorter than the other.

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2 COMMISSIONER GENESE: Yeah. But hold on. Yeah. But
3 you had -- you had two windows that matched all the rest of the
4 windows and then you had this shorter window. Now you have a
5 short window and a shorter window next to it.

6 VICE CHAIR SHORES: The two to the left of the door
7 there. Is it two to the left of the middle door, Frank?

8 COMMISSIONER GENESE: Yeah. Yeah. On the existing you
9 had the two big regular full size windows.

10 COMMISSIONER CYBRIWSKY: So you want to take those
11 small ones out?

12 COMMISSIONER GENESE: They look odd next to --

13 MS. BOGDANOS: We can do the fencing that you
14 suggested. We leave the long ones and we close it from inside
15 somehow.

16 COMMISSIONER GENESE: Yeah. But you want to have
17 windows in the kitchen.

18 MS. BOGDANOS: It has to be the kitchen height over
19 there. That's why.

20 COMMISSIONER GENESE: So you have cabinets over the top
21 of the window?

22 COMMISSIONER NICOLAIDES: Yeah. I do.

23 MS. BOGDANOS: No, it's the sink.

24 COMMISSIONER GENESE: So just make that window taller
25 to match the one.

26 COMMISSIONER NICOLAIDES: But again, we need to balance

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2 the issues so it, you know, doesn't look lopsided.

3 COMMISSIONER GENESE: Sometimes walls fall places and
4 windows can't always be perfectly symmetrical in renovation and
5 new construction is different, because you can decide where the
6 rooms are and where the walls are.

7 MS. BOGDANOS: But this particular house doesn't have
8 symmetry in the house nowhere.

9 COMMISSIONER NICOLAIDES: No. And we do appreciate
10 that.

11 COMMISSIONER GENESE: No.

12 COMMISSIONER NICOLAIDES: You didn't start with
13 symmetry so we're not demanding that.

14 COMMISSIONER GENESE: Right.

15 MS. BOGDANOS: I'm just saying. I'm just saying.

16 COMMISSIONER NICOLAIDES: We're just looking for
17 balance.

18 VICE CHAIR SHORES: Could you talk into the microphone,
19 please.

20 MR. HOSSEINIPOUR: I apologize. So the reason why you
21 don't see the symmetry is because those windows happen to be on
22 top of a kitchen counter.

23 VICE CHAIR SHORES: Yeah. We understand.

24 COMMISSIONER GENESE: It's the bottom. Oh, it's the
25 tops.

26 MR. HOSSEINIPOUR: We don't have a problem with the

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top.

MS. BOGDANOS: They have nine feet.

COMMISSIONER GENESE: Make it the same height as the window next to it.

VICE CHAIR SHORES: Okay. Very good.

MS. BOGDANOS: But still you see one window is not going to line up in the back, right?

COMMISSIONER GENESE: No, they line up according to the drawings.

MS. BOGDANOS: Okay. If we line them up.

COMMISSIONER NICOLAIDES: Now, I do have a comment that I had to go back and look really closely at the photographs. But what I have to say was a little odd is that one window near the peak has a point. In the old days those windows weren't pointed, they were arched. Either they had no top or they were arched.

MS. BOGDANOS: Because they renovate the house in the 50s.

COMMISSIONER NICOLAIDES: Right. Right.

MS. BOGDANOS: That's the plans I have.

COMMISSIONER NICOLAIDES: And I understand it's the existing. Since you're going through all this work, maybe take a point out.

MS. BOGDANOS: Yeah. It's better. Yeah.

COMMISSIONER GENESE: Regular window or an arch. Yeah.

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2 COMMISSIONER NICOLAIDES: You can make changes if
3 they're improvements.

4 MS. BOGDANOS: We have to keep the original shape.

5 COMMISSIONER NICOLAIDES: And now you understand the
6 dialogue we have. Okay.

7 MS. BOGDANOS: The only thing is, I'm not sure which
8 windows we are going to find to match and you said white you
9 don't want black.

10 VICE CHAIR SHORES: No.

11 COMMISSIONER NICOLAIDES: Right. Correct.

12 COMMISSIONER GENESE: Well, you have to be able to see.
13 If you look on the first floor, that first floor window on the
14 lower right looks like one big long window, because you don't
15 see the division because everything is black and it should be
16 white. It should look like three windows.

17 MS. BOGDANOS: I was expecting that. I mentioned that.

18 COMMISSIONER NICOLAIDES: So you don't need us.

19 MS. BOGDANOS: I said white is the color.

20 COMMISSIONER GENESE: And actually the window that's --
21 no. So the existing window which was taken in 2001 is actually
22 -- that's not a bad window.

23 COMMISSIONER NICOLAIDES: There you go.

24 MS. BOGDANOS: The same, right?

25 COMMISSIONER CYBRIWSKY: Oh, the arch window on the
26 side?

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2 MS. BOGDANOS: The living room.

3 VICE CHAIR SHORES: Can we agree that's a suggestion
4 not a requirement? Can we agree that if they don't change that
5 window it's okay?

6 COMMISSIONER NICOLAIDES: It's a suggestion.

7 VICE CHAIR SHORES: It's a suggestion and if you like
8 it --

9 COMMISSIONER NICOLAIDES: If you prefer to put an arch
10 window, it would probably look better.

11 MS. BOGDANOS: No, he likes the arch. He likes it.

12 COMMISSIONER NICOLAIDES: Okay. All right. So --

13 MS. BOGDANOS: (Inaudible.)

14 COMMISSIONER NICOLAIDES: No.

15 VICE CHAIR SHORES: So you have a long list here. Can
16 I hit some of things, because I feel --

17 COMMISSIONER NICOLAIDES: Sure. Yes.

18 VICE CHAIR SHORES: We talked about the existing
19 windows, we're not touching the facade yet. You want to remove
20 the existing chimney. I think that we have different feelings
21 on the site. I feel in looking at this as a district, a house
22 built in the 1900s would have had a chimney. So to me whether
23 it's an active chimney, or nonactive chimney, whatever, I think
24 that it will be odd the more chimneys you remove that it's not
25 -- I don't think that's really compliant with what we're
26 supposed to uphold. So I know you feel differently.

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2 COMMISSIONER NICOLAIDES: No. And in the past, because
3 we've -- we've done this before. So in the past, if the
4 chimney is an architectural feature. You know, it's in front
5 of the house or it stands out and it has a quality to the
6 design, we are very protective of it. And again, I am only
7 speaking for myself. If it's just popping up through the roof
8 and you just see the portion that extends up, to me, if it's no
9 longer functional, it's not as critical to keep. You know, I'm
10 okay removing it. But again, we have to vote as a board to
11 decide.

12 MS. BOGDANOS: You're talking about the big chimney on
13 the right hand side, because we have two?

14 COMMISSIONER CYBRIWSKY: The brick chimney.

15 MS. BOGDANOS: We have two.

16 COMMISSIONER NICOLAIDES: Right. Correct.

17 MS. BOGDANOS: I mean, it's good to remove it because
18 on that side doesn't even show well if you see the elevation.

19 COMMISSIONER NICOLAIDES: Yeah. But it really is a
20 feature of the house. It's not popping up through the roof.

21 MS. BOGDANOS: Yeah. He can keep it. He can keep it
22 like you said even though it's not functional.

23 COMMISSIONER CYBRIWSKY: It's not connected to a
24 fireplace or anything.

25 MS. BOGDANOS: No.

26 COMMISSIONER NICOLAIDES: But, you know, in this case

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2 it's not just a little pipe.

3 MR. HOSSEINIPOUR: I'm more familiar with house. The
4 chimney with the little character is actually a functioning
5 fireplace.

6 COMMISSIONER CYBRIWSKY: Okay.

7 MR. HOSSEINIPOUR: The other chimney that's on --
8 closer to Jefferson Avenue is just like you said, it pops out.
9 It really doesn't belong there and it's not functional. It was
10 -- I don't know, it looks like 50 years ago it was functional.
11 It's not anymore so I definitely want to remove that, because
12 that's in the way and everything. Yeah. But the small one.
13 Yeah.

14 COMMISSIONER NICOLAIDES: I want to make sure we're
15 having the conversation about the same chimney. Could you
16 point to a photograph of which chimney you want to remove?

17 MR. HOSSEINIPOUR: There are two chimneys. One in the
18 middle of the left side of the house and one on the side of the
19 right side of the house. So the one on the right side is the
20 one that had a little character and it's functional.

21 VICE CHAIR SHORES: You're talking this one? Would
22 here.

23 COMMISSIONER NICOLAIDES: So this one would stay. The
24 one that comes through the house.

25 VICE CHAIR SHORES: The brick one on the exterior. The
26 brick on the exterior would stay.

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2 COMMISSIONER CYBRIWSKY: Right.

3 COMMISSIONER NICOLAIDES: Right. Right. So that
4 should stay.

5 COMMISSIONER CYBRIWSKY: That should stay and that's
6 connected to a fireplace. You can keep that.

7 COMMISSIONER NICOLAIDES: Okay. Great.

8 VICE CHAIR SHORES: No. No. No. We like the brick.

9 COMMISSIONER GENESE: Don't get rid of your fireplace.
10 Why would you get rid of your fireplace.

11 COMMISSIONER CYBRIWSKY: That's a nice color brick.

12 COMMISSIONER NICOLAIDES: Now that brick is a different
13 color then the one you showed us.

14 COMMISSIONER GENESE: You're gonna do the whole house
15 in that brick? I'm confused. If the house is white brick like
16 this, the chimney has to match this.

17 MR. HOSSEINIPOUR: I really don't like it. The only
18 reason I filed, we were trying to be closest to 121 Elm.

19 COMMISSIONER NICOLAIDES: You're not gonna match that
20 house.

21 COMMISSIONER GENESE: You don't need it. You don't
22 like, it's gone. Gone.

23 MR. HOSSEINIPOUR: I like the color of the chimney a
24 lot more.

25 COMMISSIONER NICOLAIDES: You like the real red brick.

26 MR. HOSSEINIPOUR: I was thinking anything that already

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2 exist you have to okay.

3 MS. BOGDANOS: That's what we were told anyway. So he
4 can do brick like this?

5 COMMISSIONER CYBRIWSKY: Yeah. He can do that.

6 MS. BOGDANOS: That's fine. The only thing is, can we
7 do this kind of brick, the one that goes stick it or we have to
8 do real brick?

9 COMMISSIONER GENESE: I thought you weren't doing real
10 brick?

11 MS. BOGDANOS: Real brick, we have to put the brick
12 ledge all around.

13 COMMISSIONER NICOLAIDES: Yeah. Real brick.

14 VICE CHAIR SHORES: I think tonight is more of a
15 discussion, because I'm not sure that I agree and again, it's a
16 vote. So it's not just what I'm thinking. I don't think that
17 house would have been brick.

18 COMMISSIONER NICOLAIDES: It could have been. It could
19 have been.

20 VICE CHAIR SHORES: It could have been.

21 MS. BOGDANOS: Many old houses are brick.

22 VICE CHAIR SHORES: Oh, no, I know that.

23 MR. HOSSEINIPOUR: I like it to say there for another
24 100 years and when I do brick, it's gonna stay there. I want
25 to stay there until I live. That's the kind of house I'm
26 looking for. That's what I want.

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2 COMMISSIONER NICOLAIDES: And I wish you a long life.

3 MR. HOSSEINIPOUR: Thank you.

4 VICE CHAIR SHORES: I want you to outlast the brick.

5 All right.

6 COMMISSIONER GENESE: It says composition exterior

7 walls when it was built so.

8 VICE CHAIR SHORES: Asbestos shingles. That's what I

9 think it means to. I think that's what you have there, right?

10 Asbestos shingles.

11 MS. BOGDANOS: Yes. A lot of --

12 COMMISSIONER GENESE: It was probably built -- so it's

13 wood frame and shingles was originally there.

14 VICE CHAIR SHORES: Right. Under there is probably

15 your original shingles and I think, and I don't know this for a

16 fact, but I believe, can't you go over asbestos shingles now?

17 COMMISSIONER GENESE: No. No. You can't anyway.

18 MR. HOSSEINIPOUR: I don't want to live in a house

19 surrounded with asbestos.

20 VICE CHAIR SHORES: Okay. So you're going to do a full

21 removal. Okay. Good for you.

22 MS. BOGDANOS: He's going to do a spray installation.

23 VICE CHAIR SHORES: Okay. I don't -- so to me the

24 brick is -- I just don't think that house would be brick.

25 That's my opinion.

26 MS. BOGDANOS: It's okay. Whatever you decide.

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2 COMMISSIONER GENESE: He said he doesn't want brick so
3 remove the brick.

4 VICE CHAIR SHORES: He likes -- I think we are
5 considering this a bit of work in progress.

6 COMMISSIONER GENESE: Who likes brick? Who doesn't
7 like brick?

8 VICE CHAIR SHORES: It depends what it's far.

9 Let's try and get through this so that we can give them
10 the best idea, you know, because hopefully we'll have a meeting
11 in July and obviously you want to move forward so. You want to
12 remove the rear and side entrances.

13 COMMISSIONER NICOLAIDES: I don't have a problem with
14 that.

15 VICE CHAIR SHORES: I don't really have a problem with
16 it. I mean, the way it looks there is very harsh, but I think
17 you can soften -- what? Well, no the way --

18 COMMISSIONER NICOLAIDES: This is the one that's being
19 removed.

20 MS. BOGDANOS: I have a nice picture here.

21 VICE CHAIR SHORES: I feel that's an improvement too
22 taking one of the doors out of the back.

23 MS. BOGDANOS: It looks like a rental with three
24 entrances, you know. I'm sorry to say that. But that's the
25 way it is. Probably one family and they were living a lot of
26 people there.

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2 VICE CHAIR SHORES: I'm sorry.

3 MS. BOGDANOS: This town doesn't allow more than one or
4 two entrances.

5 VICE CHAIR SHORES: Well, you're grandfathered so.

6 MS. BOGDANOS: Okay.

7 VICE CHAIR SHORES: So you don't have to take away a
8 door.

9 COMMISSIONER NICOLAIDES: Is the door being removed
10 because you think we want you to take it out or you don't want
11 it? You don't want it. Okay.

12 VICE CHAIR SHORES: Yeah. So the rear door we agree
13 on.

14 COMMISSIONER CYBRIWSKY: The siding.

15 VICE CHAIR SHORES: The side entrance -- by side
16 entrance, do you mean where was, like, a little office?

17 MS. BOGDANOS: Yes.

18 MR. HOSSEINIPOUR: The other side is the entrance to
19 the basement. I need that.

20 MS. BOGDANOS: No, the other side -- this is not really
21 an entrance. Whatever they call it.

22 COMMISSIONER NICOLAIDES: Yup. Right.

23 VICE CHAIR SHORES: So once these are gone, you have
24 one and an entrance into the basement. It makes sense to me
25 too, right? Frank?

26 COMMISSIONER NICOLAIDES: Okay. That's fine. We're

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2 good. We're good.

3 COMMISSIONER GENESE: Yes.

4 VICE CHAIR SHORES: We all agree on that.

5 COMMISSIONER CYBRIWSKY: I just don't see the other
6 side entrance that she's talking about.

7 VICE CHAIR SHORES: It is down to the basement. Right.

8 COMMISSIONER NICOLAIDES: Okay. Okay. That's fine.

9 MS. BOGDANOS: It is right here. I took a picture I
10 can send it to Caroline.

11 MR. HOSSEINIPOUR: I'm sorry. I'm using every
12 opportunity. I apologize.

13 VICE CHAIR SHORES: It's sort of not visible from the
14 street.

15 MR. HOSSEINIPOUR: What I just wanted to share is, we
16 were just hesitant to bring in more changes. But that hatch,
17 to me, is a hazard, because that's my egress to the basement.
18 I prefer a door to open and steps coming up straight up.

19 COMMISSIONER NICOLAIDES: So you would add the
20 stairway.

21 MR. HOSSEINIPOUR: I would like to do that. I don't
22 like hatches, because that's my egress.

23 COMMISSIONER CYBRIWSKY: So that's okay. The town will
24 let you have it. You have to go through the building
25 department, but I think you can do that.

26 VICE CHAIR SHORES: Yeah. From our perspective, just

1 Jafaripour Property

2 somehow us what that's gonna look like. I don't think you're
3 gonna get any opposition here.

4 MS. BOGDANOS: We're going to put a nice simple door to
5 open and go down.

6 COMMISSIONER NICOLAIDES: Draw it up and we'll take a
7 look.

8 VICE CHAIR SHORES: Okay. Replace front door, I think
9 we kind of covered that as far as style goes. Skylight.

10 MS. BOGDANOS: Okay. This is a small skylight, because
11 she is making a big closet there and you don't even see,
12 because Caroline mentioned back when we were corresponding.
13 But she wanted the skylight, like, a little one to give light
14 to the closet.

15 COMMISSIONER CYBRIWSKY: Where is it?

16 MS. BOGDANOS: It doesn't show even if I put it. It's
17 not level this house. This part.

18 VICE CHAIR SHORES: You're talking about the half roof?

19 MS. BOGDANOS: The rear. The rear. The one level
20 rear.

21 MR. STONE: Going into the first level roof ceiling.

22 COMMISSIONER CYBRIWSKY: How big are you talking about?

23 MS. BOGDANOS: Like, two and a half by two and a half.

24 VICE CHAIR SHORES: Two and a half what, two and a half
25 inches, two and a half feet?

26 MS. BOGDANOS: Two and a half feet.

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2 VICE CHAIR SHORES: Two and a half feet.

3 MS. BOGDANOS: Or two. We can make it smaller, but we
4 have to see.

5 COMMISSIONER NICOLAIDES: Do me a favor and show it on
6 your elevations.

7 MS. BOGDANOS: I can't. I'm going to show it, but
8 you're going to see just a little --

9 COMMISSIONER NICOLAIDES: This way we know where it is.

10 MS. BOGDANOS: It's on my plan.

11 COMMISSIONER NICOLAIDES: Yeah. I see your plan, but
12 it's not transferred to the elevation.

13 MS. BOGDANOS: Then obviously you need the white door
14 for the garage, right?

15 COMMISSIONER NICOLAIDES: Yeah. In terms of the style
16 of the garage door. Let's take a look.

17 VICE CHAIR SHORES: I would suggest on the door and I
18 don't know how the other board members feel, that you take a
19 look at what the guidelines are, because you might find
20 something that really satisfies the owner and is completely
21 appropriate to the house.

22 COMMISSIONER NICOLAIDES: Okay. That's fine.

23 VICE CHAIR SHORES: You want to replace the roof with
24 similar materials?

25 MS. BOGDANOS: Right.

26 VICE CHAIR SHORES: I don't have an issue with that.

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2 COMMISSIONER NICOLAIDES: Right. That's fine.

3 VICE CHAIR SHORES: As long as it's similar, no issue.

4 MS. BOGDANOS: It's, like, black -- black -- I don't
5 know. Like, black. The same. We chose the black I sent to
6 Caroline.

7 MR. STONE: Yeah. We have a photo.

8 MS. BOGDANOS: Shingles.

9 VICE CHAIR SHORES: That's fine. That's what's there.
10 The side of the garage will match the house ultimately?

11 MS. BOGDANOS: Yes.

12 VICE CHAIR SHORES: Replaced garage door discussed and
13 that's your whole list.

14 MS. BOGDANOS: It's okay. It's okay. It could be
15 better, it could be worse so it.

16 MR. STONE: Does the Commissioner have any suggestions
17 for what was submitted for the front door?

18 MS. BOGDANOS: Yeah. The front door they said
19 something.

20 MR. STONE: It was not appropriate or --

21 COMMISSIONER NICOLAIDES: A traditional door with side
22 lights. Okay. So many possibilities. It's kind of hard to
23 suggest one.

24 MS. BOGDANOS: And it has to be white, I guess.

25 COMMISSIONER NICOLAIDES: Doesn't have to be white.

26 COMMISSIONER GENESE: Could be wood, could be black.

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2 But you can go to one of the manufactures website's. They have
3 historic doors and you just pick one.

4 MR. HOSSEINIPOUR: Okay. Well, the only thing is if I
5 go with this look here I would prefer an arch look door if you
6 allow me. If not, then that's okay. But it's going to be
7 about a five foot wide door.

8 COMMISSIONER NICOLAIDES: Right. You will have side
9 lights. So they make whole assemblies with the transom, the
10 side lights but in a more classical look.

11 COMMISSIONER GENESE: If you want an arch over your
12 door --

13 COMMISSIONER NICOLAIDES: They have those two. I
14 understand.

15 MR. HOSSEINIPOUR: It would match I would have an arch.

16 COMMISSIONER GENESE: More critically is what's going
17 to be over that door and the portico. The portico is the key
18 to the whole house, in my opinion. Unless you pull that off
19 right, it's never gonna look right and that doesn't look like
20 any kind of portico I've ever seen before in my life. It's
21 just not.

22 MS. BOGDANOS: We are trying to be simple. But, you
23 know.

24 COMMISSIONER GENESE: Well, it has to -- it has to
25 conform to what a standard portico, you know, there are
26 calculations. You know, there's all kinds of proportions to --

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2 to a historic -- to a real good well done portico. Where the
3 columns land, you know, how it sits on the columns.

4 MS. BOGDANOS: It's on the plans.

5 COMMISSIONER GENESE: It's usually very different.
6 Most people don't -- most people look at a portico that's
7 designed correctly and go, oh, there's something wrong with it,
8 because it doesn't look like the columns are in the right
9 place. They kind of look like they're hanging off, but that's
10 the way it's supposed to be. Same thing shutters. The
11 shutters are gonna be smaller. It's not gonna go to the frame
12 of the window. It's gonna go only to the bottom of the window.
13 So the shutter is gonna look weird. To people who don't know,
14 they will say, oh, that shutter it not the right shutter.

15 COMMISSIONER NICOLAIDES: She shutters sit on the trim.
16 They don't sit outside of the trim. That's why the guide that
17 we gave you will show you exactly how the shutters sit.

18 COMMISSIONER GENESE: If you look at the existing photo
19 of the house, the shutters are properly --

20 MS. BOGDANOS: They're shorter the shutters.

21 COMMISSIONER GENESE: That's how they're supposed to
22 be.

23 COMMISSIONER NICOLAIDES: Because they're filling in
24 the windows, not the whole frame.

25 MS. BOGDANOS: Not the glass. Not the frame.

26 COMMISSIONER NICOLAIDES: Exactly. It should be half

1 Jafaripour Property

2 the width of the window, because the assumption is if you close
3 them, there shouldn't be a gap. So instead of like 12 inches
4 wide, they may have to be 18 inches wide.

5 COMMISSIONER GENESE: Yeah. Double windows are tough,
6 but know one knows that.

7 VICE CHAIR SHORES: So unless -- first of all, does
8 anybody in the audience have any comments? All three of you.

9 COMMISSIONER NICOLAIDES: What was that? Turn around,
10 take a look.

11 COMMISSIONER GENESE: You can look at the back of it.

12 VICE CHAIR SHORES: So I think we've had a successful
13 conversation. What I --

14 MS. BOGDANOS: Productive.

15 VICE CHAIR SHORES: What we would like you to do is
16 take this information and -- Deborah, can I share these
17 standards? Can I give this away or no? I think this might be
18 helpful.

19 COMMISSIONER GENESE: Do you have another copy?

20 COMMISSIONER CYBRIWSKY: I don't have a copy.

21 COMMISSIONER GENESE: Then don't give them away.

22 VICE CHAIR SHORES: You're gonna -- what we would
23 expect from you is that you come back, modify with these
24 discussions. I think we are still a little -- you might want
25 to -- when it softens, in my mind, then that might change my
26 opinion even about what the exterior. But it's hard to tell

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2 from this rendering. But when you come back with your
3 modifications, let's talk about what the exterior is like. I
4 don't -- I -- I think -- yeah. That's the thing that goes on
5 last, except for the shutters maybe. So do we have a forum for
6 a meeting in July? We do. So we're going to have a hearing on
7 July 20th and then we will shift you to that calendar. I think
8 that, Neil, if you have any -- if you have anything on that
9 woman on Warner did that we can share.

10 MR. STONE: Yeah.

11 MS. BOGDANOS: I appreciate it.

12 Based on what, the shutters we got it, right? Am I
13 getting the shutters?

14 COMMISSIONER CYBRIWSKY: If you don't have it Neil,
15 I'll scan Neil a copy.

16 MR. STONE: No, I definitely have it. I will
17 definitely share that information.

18 VICE CHAIR SHORES: Do you have any other questions?

19 MS. BOGDANOS: He has a question now. He said what if
20 I don't put shutters?

21 VICE CHAIR SHORES: The house would have put shutters.

22 COMMISSIONER NICOLAIDES: You won't get an approval.

23 MS. BOGDANOS: I told you I was expecting --

24 COMMISSIONER CYBRIWSKY: You will like the way it looks
25 when it's done properly it will.

26 COMMISSIONER NICOLAIDES: And it will stand the test of

1 Alayev Property

2 time. So if you're still there in 100 years it will still look
3 good.

4 VICE CHAIR SHORES: In those 100 plus years. So thank
5 you very much.

6 MS. BOGDANOS: I appreciate your help.

7 COMMISSIONER NICOLAIDES: Thank you.

8 VICE CHAIR SHORES: And we appreciate you working with
9 us also. Okay. Thank you. Good night.

10 MS. BOGDANOS: Good night.

11 Number five, can you guess who that is? Alayev. How
12 do you pronounce your last name?

13 MS. ALAYEV: Alayev.

14 VICE CHAIR SHORES: Okay. Would you step forward and
15 state your names and address for the record?

16 MR. ALAYEV: Sure. Mark Alayev.

17 MS. ALAYEV: And Alina Alayev.

18 MR. ALAYEV: 155 Elm Street, Roslyn Heights, New York
19 11576.

20 VICE CHAIR SHORES: All right. This is an application
21 for the issuance of a Certificate of Appropriateness to
22 maintain a paved walkway from back patio to the driveway,
23 maintain concrete platform on the east side, relocate existing
24 air-conditioner and generator from the backyard to concrete
25 platform, I'm not sure where; install white PCV fence; and
26 paint wood shingles on dwelling and garage. Property located

1 Alayev Property

2 at 155 Elm Street.

3 COMMISSIONER GENESE: How long have you had this house?

4 A few years? Because this house came to us.

5 MR. ALAYEV: Two years. Oh, we know. We know.

6 COMMISSIONER NICOLAIDES: You know.

7 VICE CHAIR SHORES: Oh, right. You were the buyers.

8 You were on the call.

9 COMMISSIONER GENESE: Somehow that window doesn't look
10 the same as the one we chose.

11 VICE CHAIR SHORES: Welcome. The garage was a little.

12 MS. ALAYEV: What window?

13 COMMISSIONER GENESE: The big giant window in the
14 front.

15 MS. ALAYEV: The second floor one. This is how we got
16 it.

17 MR. ALAYEV: This is how we got it.

18 COMMISSIONER GENESE: No, you're okay. It's all right.

19 VICE CHAIR SHORES: And you had a very nice kitchen in
20 that house.

21 MR. ALAYEV: Thank you. Just to start off, we do love
22 the neighborhood and we love what you guys do for it. We think
23 the neighborhood is beautiful work. So thank you.

24 COMMISSIONER GENESE: We've got some sketchy people in
25 the neighborhood.

26 COMMISSIONER CYBRIWSKY: But they don't show up here.

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2 VICE CHAIR SHORES: Do we have any comments from any
3 neighbors or anything like that on this one? No comments on
4 this property. Oh, we do? Should I read it into the record?

5 MS. ALGIOS: You can.

6 MR. STONE: Just don't mention the names.

7 COMMISSIONER NICOLAIDES: Just read the body.

8 VICE CHAIR SHORES: Okay. "We strongly oppose the
9 applicant's request to relocate the AC and generator from the
10 back to the concrete platform. The concrete platform itself is
11 already an eyesore and making it bigger with the AC and
12 generator would be a bigger problem. We are even more strongly
13 opposed to a white PVC fence. The PVC material and its
14 excessively bright white appearance would be sadly out of
15 character with the current look of the house and its historic
16 neighborhood. There are some handsome wood fences that would
17 be a better match in choice. Another better plan would be to
18 use a line of thick evergreen bushes around the backyard edges.
19 Note, we trust the applicant is only considering a fence in the
20 backyard. It would ruin the look of the house if there were
21 any kind of fencing visible in the front. We also strongly
22 oppose any changes to the houses wood shingles. As you recall,
23 this house at 155 Elm stands on what was until recently the
24 backyard of 110 Willow Street and 155 Elm house was eventually
25 only approved to be built after a number of very necessary and
26 important revisions. If its wood shingles look the way they

1 Alayev Property

2 look now, painting the shingles on the house itself and the
3 garage would be a violation of that agreement. So --

4 COMMISSIONER NICOLAIDES: That's one persons opinion.

5 VICE CHAIR SHORES: Right. So I think --

6 MR. ALAYEV: By the way, we do love the wood color.

7 VICE CHAIR SHORES: What?

8 MR. ALAYEV: But there's more reason for it.

9 COMMISSIONER NICOLAIDES: I'm sorry?

10 VICE CHAIR SHORES: So go --

11 MR. ALAYEV: There's more reasons to why we want to
12 paint it.

13 VICE CHAIR SHORES: Okay.

14 MR. ALAYEV: So I guess let's stat with the woof
15 shingles. So they are beautiful. We love the original orange
16 and it's really attractive. They are corroding, they are
17 discoloring. We did get professional opinion about what it
18 would take to repair them and to coat them again, and it is
19 going to be an ongoing process in order to continue to maintain
20 that, which sounds like it's extremely expensive and perhaps
21 not something we can maintain for that long. So we were
22 advised that it would be better to get protective paint applied
23 to it like we see in many of the other houses that are part of
24 historic and not grandfathered in, and that can help to protect
25 the shingles longer. So our goal was to come up with a really
26 nice color that still protects the integrity of the

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2 architecture and the character of the house, but protects the
3 actual wood. So that's why we wanted color.

4 COMMISSIONER NICOLAIDES: Is the wood currently just
5 natural cedar? Is there any coating put on it?

6 MS. ALAYEV: It looks like it's, like, lacquer or just
7 like a clear polish kind of.

8 VICE CHAIR SHORES: So I remember looking at this,
9 because we had to go out there. I went out there with John.
10 And it was a uniquely thin shingle. It was like a contractor
11 kind of grade shingle. We both noticed that. So I can
12 understand that you might be having problems with it.

13 MS. ALAYEV: It hasn't been two years and it's already
14 black in some places.

15 COMMISSIONER NICOLAIDES: Cedar will weather silver but
16 will also turn black depending on moisture and sun. So what
17 happens unfortunately when a natural cedar single molds, on the
18 south side where the sun is, it becomes silverly and kind of
19 bleaches. On the north side where the moisture remains, it
20 tends to actually get darker. So it's a look the one has to
21 kind of like, because it's not going to be consistent all
22 around. That's why if you look at the Hampton's houses,
23 they're not all that beautiful silver gray. Now, there is
24 something between doing nothing and painting it and there's
25 stains, and there's translucent stains. And what usually is
26 done to still give you the look of a natural, you know, this is

1 Alayev Property

2 a premium product. Cedar shingles are not inexpensive. You
3 know, it isn't -- it's not this cement boards. It's real wood
4 and it's, you know, it may be thin, but it's still a protection
5 shingle. So I would suggest that you look into translucent
6 stains, because a stain will give you the longevity that you're
7 looking for to protect the wood, but you won't lose the
8 character of the wood. And you can pick a color. It can be
9 gray, it could be beige.

10 COMMISSIONER CYBRIWSKY: Maybe make it a little darker
11 if you want. A little brown stain.

12 MS. ALAYEV: It would have color to it?

13 COMMISSIONER NICOLAIDES: Yeah. You pick a color from
14 a paint chart. There's different colors. But the grain of the
15 wood comes through a little bit. It's not -- that's why it's
16 translucent. It's no opaque. So I don't know if you were
17 ready to deal with that tonight, but that's something you can
18 look at.

19 MS. ALAYEV: Yeah. We can.

20 COMMISSIONER NICOLAIDES: So the other things, I'm
21 gathering that because it says maintained, is it that -- things
22 you're asking us to remove tonight you've already done?

23 MS. ALAYEV: The painting? No. No. Only paved
24 walkway.

25 MR. ALAYEV: No. No. The paved walkway and the
26 concrete platform so those we can also address.

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2 COMMISSIONER NICOLAIDES: Right. Yeah. You did it
3 just because you didn't know you needed to get permission or?

4 MR. ALAYEV: We are first time homeowners, especially
5 in a historic district.

6 COMMISSIONER NICOLAIDES: Even if it wasn't the
7 historic district, you wouldn't be coming here, but you still
8 have to legalize because those things you need permits for.

9 MS. ALAYEV: Yeah. We both had no idea and we moved in
10 and we were using the back door because of the kids and we just
11 were, like, killing the grass.

12 VICE CHAIR SHORES: So I just want to clear up one
13 thing and ask Deborah a question. Deborah is the board's
14 attorney. I think we make suggestions on painting, but I
15 actually think painting would be -- would that be a fair
16 statement? So I just want to be clear about that. We're
17 making suggestions to you with regards to painting and I think,
18 you know, you have the benefit of two architects here who are,
19 you know, people pay for their opinions. So I would put a lot
20 of weight on that, but at the end of the day, that's your
21 decision.

22 MS. ALAYEV: Yeah.

23 MR. ALAYEV: We also debate this question. I want to
24 protect the original color, she wants to paint it so. So we'll
25 get to the bottom of it.

26 VICE CHAIR SHORES: Depends who is the boss.

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2 MS. ALAYEV: Sometimes we see these houses and they're
3 so ugly and so black.

4 COMMISSIONER NICOLAIDES: So let's get to the things
5 that you already did that we have to approve.

6 COMMISSIONER CYBRIWSKY: Maintained paved walkway from
7 back deck.

8 MR. ALAYEV: There as photo of that, I believe.

9 COMMISSIONER NICOLAIDES: Yeah. I've got that here.

10 MR. ALAYEV: So what was interesting actually while we
11 were buying the house, there was also a walkway required to the
12 front of the house so we wouldn't have to walk over that. That
13 same recommendation was done with that and so walking from the
14 garage or from the car has created, like, we destroyed the
15 grass, it was very muddy, it was -- for our shoes essentially
16 and so it was a quality of life improvement for our kids to be
17 able to walk out from the back.

18 COMMISSIONER NICOLAIDES: I have no problem with that.

19 VICE CHAIR SHORES: Okay. So --

20 MR. ALAYEV: I hope it's not our neighbor.

21 VICE CHAIR SHORES: So we're going to -- I think we'll
22 vote later, but I think we are all okay with this.

23 COMMISSIONER NICOLAIDES: What's the next thing?

24 MR. ALAYEV: So maintain concrete platform.

25 COMMISSIONER NICOLAIDES: Why did you put that there?

26 MR. ALAYEV: Why'd we put it? Because we wanted to

1 Alayev Property

2 move the generator and I as a very --

3 MS. ALAYEV: Proactive.

4 COMMISSIONER NICOLAIDES: So you did this in
5 anticipation of putting the units there?

6 MR. ALAYEV: Well, I thought it would be the flip of a
7 switch. I didn't know you had to clear out the freon, get
8 permission, there's sound problems so I put that one because of
9 the other walkway. Maybe it makes more sense to tackle the 800
10 pound gorilla first, talking about the fence. Because I think
11 the fence will help as the sound protection of the AC and the
12 generators so maybe we talk about the fence first.

13 VICE CHAIR SHORES: Well, this is the other house right
14 there right. I mean the --

15 COMMISSIONER NICOLAIDES: You mean the one with the
16 compressor right there?

17 MR. ALAYEV: That's right. The one that also has the
18 AC facing ours.

19 MS. ALAYEV: Well, right. He also has the AC there.

20 VICE CHAIR SHORES: He was never before us so.

21 COMMISSIONER GENESE: So the person complaining is the
22 -- come on.

23 MR. ALAYEV: I don't think so. I actually don't think
24 so.

25 COMMISSIONER NICOLAIDES: It might not be.

26 MR. ALAYEV: I have another idea.

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2 VICE CHAIR SHORES: You know what, everybody is
3 entitled to their own opinion.

4 COMMISSIONER GENESE: Is it permitted by code up
5 against the house like that or do you need a three foot
6 separation?

7 VICE CHAIR SHORES: I thought you do need a separation.
8 Also, could you do it on the side of the property?

9 COMMISSIONER NICOLAIDES: So the first question is, has
10 anybody checked for you, because this is not what we do, that
11 the location that you'd like to put it, can you even put it
12 there? Forget the landmark code.

13 MR. ALAYEV: Yeah. So we took a look at that and it is
14 far enough away from the other property. I think it was five
15 feet.

16 COMMISSIONER CYBRIWSKY: It that far enough from the
17 house too?

18 COMMISSIONER GENESE: No, it's gotta be from your lot.

19 MR. ALAYEV: So yes, from the lot line it's far enough
20 but I think that's a different question.

21 VICE CHAIR SHORES: Yeah. There's two questions.

22 MR. ALAYEV: So the lot we have. From the house, I
23 believe we did confirm. The ACs right now are also very tight
24 to the house and that has been approved. So it's extremely
25 close.

26 COMMISSIONER NICOLAIDES: They can be right up against

1 Alayev Property

2 the house and the generator has to be away from the house and
3 the problem is, it also has to be five feet from the property
4 line. If you're pushing it three feet this way and five feet
5 this way, you may be off your path.

6 COMMISSIONER GENESE: Hopefully you have eight feet
7 plus the width of your generator.

8 MS. ALAYEV: It's 10 feet from the house.

9 COMMISSIONER NICOLAIDES: You're not gonna be able to
10 do it.

11 COMMISSIONER CYBRIWSKY: That's not enough.

12 COMMISSIONER GENESE: The generator is wider than two
13 feet so you need a variance.

14 VICE CHAIR SHORES: Which isn't it us.

15 MR. ALAYEV: Yeah I think the ACs are compliant.

16 COMMISSIONER GENESE: But the generator is going to be
17 a problem.

18 COMMISSIONER CYBRIWSKY: Generators you see, like,
19 oftentimes it's like why did this put this in the middle of the
20 backyard. So they're off sometimes. Awkward sometimes.

21 MR. ALAYEV: Yeah. Very awkward.

22 VICE CHAIR SHORES: I think that what we're going to
23 say with regard to the air-conditioner, we would like you to,
24 like, shrub around them or something so they're not --

25 MS. ALAYEV: We currently have the shrub.

26 VICE CHAIR SHORES: And I think that that is required

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2 under our code that you do that. I don't think any of us have
3 a problem with the air-conditioners.

4 COMMISSIONER CYBRIWSKY: No, that's no problem.

5 COMMISSIONER NICOLAIDES: No.

6 COMMISSIONER GENESE: No.

7 VICE CHAIR SHORES: We don't think that we could even
8 give you the generator if we wanted to, because we don't think
9 that it would be code compliant. So if we said okay, you're
10 not getting it.

11 COMMISSIONER NICOLAIDES: There's also a certain
12 distance from the window the generator has to be. So you may
13 not -- I don't really think you would have ended up being able
14 to put it there.

15 VICE CHAIR SHORES: But my suggestion is --

16 MR. ALAYEV: I think the bigger problem is the free
17 feet.

18 COMMISSIONER NICOLAIDES: The side yard.

19 VICE CHAIR SHORES: I'm gonna ask Deborah this. Can we
20 give them an approval for what we've talked about but leave an
21 open item for -- if they can do the generator so they don't
22 have to re-notice or we can't do that?

23 MS. ALGIOS: You can give your approval and then it can
24 be conditioned on (inaudible).

25 VICE CHAIR SHORES: So if you get a variance then, you
26 know, for it --

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2 MR. ALAYEV: We are going to plant the shrubs.

3 COMMISSIONER GENESE: No. No. We're talking about the
4 generator.

5 COMMISSIONER CYBRIWSKY: So we can approve the
6 air-conditioning for our purpose and then you have to get the
7 generator from the building department.

8 MR. STONE: Just a random approval from department of
9 buildings that the generator is okayed, if you want to weigh in
10 and give some direction of where on the -- where in the rear
11 yard --

12 VICE CHAIR SHORES: No, it's not in the rear yard.

13 MR. STONE: Side yard. Where it's acceptable.

14 COMMISSIONER NICOLAIDES: Yeah. But that can't be us
15 on anything we approve. No matter what we approve, it has to
16 meet building code.

17 VICE CHAIR SHORES: Do you have enough room to have --
18 you're going to relocate all three of those and the generator.
19 Do you really have room to do that on the side?

20 MR. ALAYEV: Yeah. It was measured.

21 COMMISSIONER CYBRIWSKY: If they give you a variance
22 for the generator.

23 MR. ALAYEV: Correct.

24 COMMISSIONER CYBRIWSKY: So if they don't, will you put
25 it in the backyard if it takes up --

26 MR. ALAYEV: It's already there.

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2 COMMISSIONER NICOLAIDES: It will just stay where it
3 is.

4 MR. ALAYEV: We did measure it and I think one of the
5 plans is that that concrete slab would be bigger. It's already
6 measured to accommodate.

7 VICE CHAIR SHORES: We're saying it's not going to
8 accommodate the generator, because you have to have a
9 separation from the house.

10 MR. ALAYEV: Correct.

11 VICE CHAIR SHORES: So the way we see it is you can
12 probably move your three units there for the AC, but the
13 generator is going to be a whole three feet off from your house
14 and maybe not near a window. We don't think you're going to
15 get approval for that.

16 COMMISSIONER NICOLAIDES: My personal advice, leave the
17 general where it is and move the air-conditioner.

18 COMMISSIONER GENESE: Because to go for a variance,
19 it's expensive, it takes a long time, it's a pain, you'll be
20 right back in that exact spot doing it with the BZA.

21 MS. ALGIOS: Did you get a disapproval letter on the
22 generator?

23 MS. ALAYEV: No, we haven't -- we haven't finished the
24 application for that yet.

25 COMMISSIONER NICOLAIDES: They are in the process to do
26 a maintain.

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2 MS. ALGIOS: (Inaudible.)

3 MS. ALAYEV: They told me it's just gonna be on hold
4 until you get the certificate of appropriateness.

5 MS. ALGIOS: (Inaudible.)

6 VICE CHAIR SHORES: All right. So --

7 COMMISSIONER NICOLAIDES: So let's go to the fence. So
8 talk to us about the fence.

9 MS. ALAYEV: So we have two children -- two small
10 children, small dogs so it's a bit of a safety issue where, you
11 know, them running out onto the street. The dog and the
12 children.

13 COMMISSIONER NICOLAIDES: Were you proposing a front
14 yard fence as well?

15 MR. ALAYEV: Not a frond yard.

16 MS. ALAYEV: Not a front yard, no. It would be up to
17 the line of the house.

18 COMMISSIONER GENESE: What happens in the backyard. It
19 looks like it goes behind the garage. How does it --

20 MS. ALAYEV: It's very interesting.

21 MR. ALAYEV: That was the funny story about the fence.
22 Our neighbor put that fence up.

23 COMMISSIONER GENESE: So you're going to connect to the
24 neighbors fence. A white PVC fence. Lucky you.

25 MR. ALAYEV: He kind of made the design style for us.

26 COMMISSIONER GENESE: Well, I laugh because I don't

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1
2 like white PVC fences and my neighbor, I had for many years, 22
3 years this beautiful stockade fence next to my house and new
4 people bought the house and they put in a pool and they re-did
5 -- put an outdoor kitchen in and they said they're going to put
6 a really nice wood, decorative wood fence in place and they are
7 wood fences that are beautiful that have the crosshatching on
8 the top and he goes to the zoning board in my village, I happen
9 to be the Deputy Mayor in the Village of Flower Hills so I kind
10 of hear about all of this, because I was a trustee and I was
11 told by someone on the zoning board that they, you know, we
12 approved a white PVC next door and I said what are you talking
13 about, you told me it was wood. So I ran next door and said,
14 you told me it was gonna be wood. Well, you know, the wood was
15 too expensive and you can't get it because of supply chains --
16 this was about a year ago -- so we decided on PVC white. I'm
17 like well you know, I don't like to get into conflicts with
18 neighbors so I just kind of. But so he put it in, it's
19 horrific. It's the worse thing ever. So I made a deal with
20 him that he had to plant arborvitae all along the inside of my
21 part that's on my property so that I, you know, in a year or
22 two I wouldn't have to do that. So obviously people who have
23 PVC fences built next to them are going to complain, because
24 they're really not attractive. Especially in a historic
25 district. So you may have to make some kind of concession to
26 your neighbor of doing something to kind of dull the -- well,

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2 we have to approve it first, but dull the -- well, the fact is
3 that the neighbor has it.

4 VICE CHAIR SHORES: You don't see the neighbor from
5 the --

6 COMMISSIONER GENESE: You do.

7 VICE CHAIR SHORES: From the backyard.

8 COMMISSIONER GENESE: It goes all away the cross.

9 MR. ALAYEV: That's why we're not building that side.

10 COMMISSIONER NICOLAIDES: Let's settle on a location
11 first.

12 VICE CHAIR SHORES: Well, let's also agree that the six
13 foot fence in a front yard would have required a variance.

14 MS. ALAYEV: Oh, no, we don't want that.

15 VICE CHAIR SHORES: No, I know you don't want it. I'm
16 just saying I don't think we should make the golden standard
17 something that probably isn't supposed to be there and went up
18 a year and a half ago without a permit. So I think we should
19 start off with that premise.

20 We have Commissioners walking all over the place. We
21 want him to fill up the audience.

22 COMMISSIONER GENESE: So it's actually not bad. Wait a
23 second. Is the house next door not the district? How'd they
24 get a white fence?

25 COMMISSIONER CYBRIWSKY: It is.

26 VICE CHAIR SHORES: I'm saying to you a six foot fence

1 Alayev Property

2 -- correct me if I'm wrong here -- wouldn't be allowed. In
3 fact, I think you need a variance for a six foot.

4 COMMISSIONER NICOLAIDES: Four in the front, five on
5 the side, six in the back.

6 COMMISSIONER GENESE: Unless you have a pool, then it's
7 six foot all around.

8 MR. STONE: The fence can't come forward of the rear of
9 the building.

10 COMMISSIONER GENESE: I thought the front line of the
11 house. It's the front line of the house and it can only be six
12 feet if you have a pool, which it has to be six feet by state
13 code and is typical of North Hempstead code.

14 VICE CHAIR SHORES: And can you put it on your property
15 line or do you have to be in on your property line.

16 COMMISSIONER CYBRIWSKY: The fence people won't put it
17 on the property line.

18 VICE CHAIR SHORES: But there's a code --

19 MS. ALGIOS: You can put it on your property line.

20 VICE CHAIR SHORES: You can.

21 COMMISSIONER GENESE: You put it six inches in, you
22 lose --

23 COMMISSIONER CYBRIWSKY: Right, you loose the right.

24 COMMISSIONER GENESE: If you put it six inches into
25 your property then after 10 years that six inches outside your
26 property.

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2 VICE CHAIR SHORES: That's not true.

3 COMMISSIONER CYBRIWSKY: Unless there's a gate.

4 VICE CHAIR SHORES: Never. I'm glad you know that, but
5 I know this.

6 COMMISSIONER NICOLAIDES: Make sure whoever puts the
7 fence in, put it six inches in, because they never measure
8 correctly and then you do a survey later and you find out that
9 you just put the fence on your neighbor's property and guess
10 who owns that fence now.

11 COMMISSIONER CYBRIWSKY: Well, reputable fence
12 dealers --

13 COMMISSIONER GENESE: Make sure you get a mark out,
14 because my guy hit my electrical line. I had no power for two
15 days while he put in his ugly fence.

16 COMMISSIONER NICOLAIDES: So now we have to discuss
17 what the fence -- well, are we okay with where it's going?

18 VICE CHAIR SHORES: Does it have to do PVC? I mean, if
19 you're doing that to match them and we don't need to match
20 them.

21 MS. ALAYEV: Right. And the color, the Adobe color
22 that you're saying, it's very pretty. The reason I think we
23 thought white is because we have white in front of the house.
24 Like, the door is white, the columns are white. So, like, to
25 make it, you know, match.

26 COMMISSIONER GENESE: The other thing you could do, the

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2 fence that faces the street -- the fence that faces the street
3 doesn't have to match the fence in the backyard and the sides.
4 A lot of people in Flower Hill and we make them do this now,
5 the fence goes across from the side of the house to the
6 property line is either a state fence or a wood fence and then
7 the fence that goes along the property line, it can be a PVC
8 fence. So you don't see the PVC from the front.

9 COMMISSIONER CYBRIWSKY: That's good.

10 COMMISSIONER GENESE: And that's how our architectural
11 review board in Flower Hills does that.

12 COMMISSIONER CYBRIWSKY: Oh, yeah. I see. That's a
13 good idea.

14 COMMISSIONER NICOLAIDES: It's more of a pattern.
15 There's no gaps in between.

16 MS. ALAYEV: Just for safety.

17 COMMISSIONER GENESE: If you wanted to put a metal --
18 do you know what an estate fence looks like? It basically
19 looks like aluminum. It looks like rod iron, it's black. You
20 hardly even see it. You can put that from the sides of the
21 house and, you know, plank it out and then so you don't see,
22 like, white. That's anesthetic decision.

23 COMMISSIONER CYBRIWSKY: Yeah. Sometimes I've seen
24 that where they keep an old picket fence.

25 VICE CHAIR SHORES: Is that something that you would
26 entertain?

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2 MS. ALAYEV: If you can show us, because we have no
3 reference of what's allowed. If you can show us what you mean.

4 VICE CHAIR SHORES: It's a suggestion.

5 COMMISSIONER NICOLAIDES: Your primary concern is to
6 contain small children and small dog.

7 VICE CHAIR SHORES: Unless you have very skinny
8 children.

9 COMMISSIONER NICOLAIDES: So it's not as much privacy
10 as it is for --

11 MS. ALAYEV: Of course privacy is always a desire.

12 VICE CHAIR SHORES: Not from the front.

13 COMMISSIONER NICOLAIDES: If your neighbor can't see
14 you anyway then the privacy doesn't exist. Are you screened
15 otherwise?

16 MR. ALAYEV: No. We have trees in the back.

17 VICE CHAIR SHORES: And you have trees in the front.

18 COMMISSIONER GENESE: That's an estate fence.

19 COMMISSIONER NICOLAIDES: The catalog has other
20 choices.

21 VICE CHAIR SHORES: That dissatisfaction appears too.

22 COMMISSIONER GENESE: It has to be three and seven
23 eighths by code. It's made for a child's head to not fit
24 through. It's less than four inches.

25 COMMISSIONER NICOLAIDES: Things like this are very
26 close together and you can do something with an open railing.

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2 It's a picket fence. It's a picket fence. It looks a little
3 more traditional.

4 COMMISSIONER CYBRIWSKY: Are you talking about the
5 front gate or the whole side of the house?

6 COMMISSIONER NICOLAIDES: These are suggestions. I
7 would do the whole thing like this. If it was my home, I would
8 do the whole thing with something like this.

9 VICE CHAIR SHORES: When you say a suggestion, I think
10 we're talking about what we would approve.

11 COMMISSIONER NICOLAIDES: Right now I'm suggesting.

12 COMMISSIONER GENESE: I don't think we would approve a
13 standard white PVC fence facing the street. If it runs along
14 the property line in the back --

15 VICE CHAIR SHORES: If the neighbors didn't object.

16 COMMISSIONER GENESE: We did have an objection.

17 VICE CHAIR SHORES: Yeah. We did.

18 MS. ALAYEV: Front we agree. We're definitely going to
19 do that. Side and back we prefer to keep it solid.

20 COMMISSIONER NICOLAIDES: The top of it has a little
21 bit of that same decorative detail.

22 COMMISSIONER GENESE: Yeah. You can do exactly that.

23 COMMISSIONER NICOLAIDES: You know, so it kind of works
24 as you go around the corner and it jumps up, you have a way of
25 dealing with the two different tops.

26 COMMISSIONER GENESE: So there's your fence.

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2 COMMISSIONER NICOLAIDES: Half on top with the same
3 detail as the front. Again, you're getting all this great
4 architectural advice.

5 COMMISSIONER GENESE: Wait till you get our bill.

6 MR. ALAYEV: How do we deal with the objection? Is it
7 mandatory for us to deal with it?

8 VICE CHAIR SHORES: No.

9 COMMISSIONER NICOLAIDES: You mean the neighbor's
10 objection?

11 VICE CHAIR SHORES: No. We're taking it into
12 consideration, I mean.

13 COMMISSIONER NICOLAIDES: That's our problem not your
14 problem. You know, that may weigh in on decision, but they're
15 not voting.

16 VICE CHAIR SHORES: So you need to apply for the permit
17 for a fence, right? And I think that -- this is a suggestion.
18 You -- you don't really know what you want to do and we don't
19 want to approve what you suggested, but we just had this whole
20 suggestion of what would sort of work for us. So maybe you can
21 simultaneously just come back to us, but you wouldn't have the
22 approval before July.

23 COMMISSIONER GENESE: So if they applied for a fence
24 permit, it's gonna get kicked because of historic, right or no?

25 VICE CHAIR SHORES: No. Deborah just said no.

26 MS. ALGIOS: No. No. We changed the code that we can

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simultaneously --

VICE CHAIR SHORES: So we can approve the outline but not the material. You'll have time to shop and we won't close it. You don't have to give notices again and you can come back with a couple of things, but it won't slow you down if that works. Because you're not going to order it until you get the approval any way.

MR. ALAYEV: I put a down payment, but yeah.

MS. ALAYEV: A year ago.

VICE CHAIR SHORES: A year ago.

COMMISSIONER CYBRIWSKY: Who are you doing the work with? What company?

MS. ALAYEV: Long Island Fencing.

MR. ALAYEV: We gave a down payment. Would we have to come to another meeting?

VICE CHAIR SHORES: Like this is really nice.

MS. ALAYEV: 100 percent we agree. What circumstances can we have the side and back a solid. Is there a chance?

COMMISSIONER NICOLAIDES: Again, we can do something solid but then you want something on top to kind of finish it off a little more decorative.

MR. ALAYEV: Oh, like --

COMMISSIONER GENESE: A strip of lattice on top.

COMMISSIONER NICOLAIDES: It's solid here.

VICE CHAIR SHORES: Look at the picture on the back.

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2 Not this high obviously, but you see how --

3 COMMISSIONER GENESE: You have a beautiful house, you
4 don't want just a plain PVC fence. You just bought it. It
5 went from Roslyn to, like, the South Shore somewhere.
6 Lindenhurst.

7 VICE CHAIR SHORES: Does that work for you?

8 MR. ALAYEV: Yeah.

9 COMMISSIONER CYBRIWSKY: Okay. So that's fine.

10 VICE CHAIR SHORES: So all we have to do is just figure
11 out what that is.

12 COMMISSIONER NICOLAIDES: As per cover catalog.

13 COMMISSIONER GENESE: Can they submit a catalog cut to
14 us for our approval to be distributed by e-mail to us for us to
15 see or a couple of different fences?

16 COMMISSIONER CYBRIWSKY: Well, she's deciding on that
17 one right now.

18 VICE CHAIR SHORES: She's picking it.

19 COMMISSIONER GENESE: Oh, right now?

20 COMMISSIONER CYBRIWSKY: So what is it called? Neil,
21 pass it back here and we will see.

22 VICE CHAIR SHORES: Well, you have the existing
23 air-conditioning units.

24 COMMISSIONER CYBRIWSKY: Scallop spindale top. TNG
25 scallop spindale top.

26 VICE CHAIR SHORES: Is that what that is?

1 Alayev Property

2 COMMISSIONER CYBRIWSKY: Mm-hmm. Take a look.

3 COMMISSIONER GENESE: Let me see.

4 COMMISSIONER NICOLAIDES: That's fine. It's beautiful.

5 COMMISSIONER GENESE: And it kind of fits the character
6 of the house.

7 VICE CHAIR SHORES: The front is going to be the open
8 picket.

9 COMMISSIONER CYBRIWSKY: Okay. So we got that.

10 VICE CHAIR SHORES: Who can remember this to make a
11 motion?

12 COMMISSIONER CYBRIWSKY: I motion for the front.

13 VICE CHAIR SHORES: Do I have a motion to approve
14 the --

15 COMMISSIONER NICOLAIDES: Let's read off the list.

16 VICE CHAIR SHORES: Let's go off the list, because the
17 patio -- okay. So do I have a motion to maintain the paved --
18 okay. I make a motion to maintain paved walkway from back the
19 patio to driveway, maintain concrete platform on the east side
20 relocate existing air-conditioner and generator, if it is in
21 compliance with zoning and approved by the building department
22 from the backyard to a concrete platform. Install -- okay --
23 fencing white picket fence -- white PVC picket fence TG with
24 scalloped spindale top B3707 in All Island Fence and Railing
25 booklet presented to us for the sides and rear.

26 COMMISSIONER NICOLAIDES: At the heights permitted.

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2 VICE CHAIR SHORES: At the heights permitted by code
3 and I don't know what the -- and the picket fence.

4 COMMISSIONER NICOLAIDES: There's probably a catalog
5 number for that too.

6 COMMISSIONER GENESE: Did you pick the front one too?

7 MS. ALAYEV: No.

8 VICE CHAIR SHORES: And a picket fence B352 scalloped
9 top with South Carolina cap. Top to match the side pieces. So
10 it may not be that number.

11 COMMISSIONER CYBRIWSKY: Might not be the picket one.

12 VICE CHAIR SHORES: And for point of reference, I'm
13 seeing the cover of All Fence and Railing called "get off the
14 fence and get the fairest price possible" catalog. Is there a
15 date on this? I don't have a date so.

16 COMMISSIONER NICOLAIDES: We'll need to hold onto that
17 or make a copy of it, because we have to put it in the record.

18 VICE CHAIR SHORES: Right. Okay. That's my motion.
19 Can I get a second? Can I get a second on my motion?

20 COMMISSIONER NICOLAIDES: I'll second.

21 COMMISSIONER GENESE: Second.

22 VICE CHAIR SHORES: Is anybody gonna second my motion?

23 COMMISSIONER GENESE: I seconded your motion.

24 VICE CHAIR SHORES: Oh, thank you.

25 So Neil, it's my motion. Frank seconded it. And then
26 if you call a vote.

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2 MR. STONE: Sure. Okay. Commissioner Cybriwsky?

3 COMMISSIONER CYBRIWSKY: Yes.

4 MR. STONE: Commissioner Genese?

5 COMMISSIONER GENESE: Yes.

6 MR. STONE: Commissioner Nicolaides?

7 COMMISSIONER NICOLAIDES: Yes.

8 MR. STONE: Vice Chair Shores?

9 VICE CHAIR SHORES: Yes.

10 MR. STONE: Excellent. Thank you. Carry all.

11 VICE CHAIR SHORES: Well, it was nice to meet you.

12 MS. ALAYEV: If the building department approves
13 everything, we don't need to come back here?

14 COMMISSIONER NICOLAIDES: That's correct.

15 VICE CHAIR SHORES: Right.

16 MS. ALAYEV: Okay. And then if we don't, we don't move
17 the generator.

18 VICE CHAIR SHORES: Right. Then you don't have to come
19 back either because we already approved the air-conditioner.

20 COMMISSIONER NICOLAIDES: You don't have to come back.
21 You're welcome to, but, you know, it's fun.

22 VICE CHAIR SHORES: You can usually get a seat here.

23 COMMISSIONER NICOLAIDES: It's better than reruns.

24 VICE CHAIR SHORES: I don't know. All right. Thank
25 you very much.

26 COMMISSIONER NICOLAIDES: Good luck, guys.

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MR. ALAYEV: Thank you.

VICE CHAIR SHORES: Okay. New business. Is there any?

MS. ALGIOS: No, we have the (inaudible).

VICE CHAIR SHORES: Okay. Do I need to give an explanation for the record or no?

MS. ALGIOS: No. Actually I guess what should happen -- (inaudible).

MR. STONE: Okay. So we have number six, the Isakov Shako Property at 36 Jefferson Avenue, Roslyn Heights. Section 7, Block 36, Lots 11 to 14 is being adjourned administratively to a date certain. July 20, 2023 seven p.m.

VICE CHAIR SHORES: Thank you.

Do we have any new business?

MS. ALGIOS: (Inaudible.)

VICE CHAIR SHORES: Discuss it on 20th or -- well, I would like to suggest that we take the transcript, if we can get the transcript from that last hearing, because there were a number of point made and Harry made some really very important points of how you can make your house energy efficient without solar and I don't remember all of the comments, but I feel like those should be incorporated and the transcript would be helpful with that.

COMMISSIONER NICOLAIDES: Well, let me see if I understand. The billers and applicants, they're asking for it to be approved as submitted.

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VICE CHAIR SHORES: We're talking about Port Washington.

COMMISSIONER NICOLAIDES: The answer is no.

VICE CHAIR SHORES: But what I hear Deborah saying is she wanted reasons that we're disapproving it and we were very clear that night what the reasons were. It wasn't matching, we would like to see -- and by the way I just saw an article about hoe they're progressing on shingles and solar.

MS. ALGIOS: (Inaudible.)

MR. STERNBERG: They sent out an e-mail saying temporarily -- he also called me this morning. I talked to him this morning for about 20 minutes and Power was supposed to submit their results. I gave them a deadline a week ago and we've never gotten those plans. He kind of implied he's already gotten them we so that's his issues. It's not on us.

MS. ALGIOS: I'm not following something. (Inaudible.)

MR. STERNBERG: They also never run without it and they had a conversation about solar system design and the goals he's trying to achieve on certain products someone is trying to sell him. So I don't know where it's going to go basically.

COMMISSIONER NICOLAIDES: I'll tell you where it's going, it's not going in the front of his house. So we -- we could give him a decision so at least he has an answer.

MR. STERNBERG: But he kind of said well -- so he told me in that e-mail, vote on it, let me go on my way. The phone

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call kind of leaves it open.

COMMISSIONER CYBRIWSKY: Well how can you vote on it?

VICE CHAIR SHORES: There's two different things happening here. One is, if it should come to us that way, I think Deborah is saying what are we looking for when people come here, right? That's really what you want to know and we want to know it's not visible from the street, we want to know that because we are supposed to consider the neighbors we should get -- the neighbors should be considered in there and their opinion, because if that's what they look at out their living room window they have an opinion.

MR. STERNBERG: I got yelled at by the stenographer for not talking into the microphone.

VICE CHAIR SHORES: Where do you live?

COMMISSIONER GENESE: We know you live in the South Shore.

MR. STERNBERG: Well, no, I live in Long Beach which is an island off of Long Island.

COMMISSIONER NICOLAIDES: That's an exception.

COMMISSIONER GENESE: Long beach is cool.

VICE CHAIR SHORES: We know that we are -- that if it looks like typical architectural wood, you know, roof shingles, that that would be -- that's very appealing so. And I guess those are really the main -- it's not really about -- it's where energy efficiency meets architectural design for us.

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COMMISSIONER NICOLAIDES: Right. And, you know, so we just ran the numbers on a six car garage. Do you know how big that area is? It's huge. Solar panels are the whole thing. Nine years to break even. The cost of installation will take nine years before you get anything back. Yup. That's state of the art stuff on the market.

COMMISSIONER CYBRIWSKY: What is it?

COMMISSIONER NICOLAIDES: No. No.

MR. STERNBERG: Maybe that's not how someone is looking at them.

VICE CHAIR SHORES: Wait. Go ahead.

MR. STERNBERG: So looking at kind of a payback as if it's a business proposition may not be the way that they are looking at. So when I put my panels up, you know, about 10 months ago, it was pretty simple. It's going to cost me this much a year in loan payments, the power they're gonna throw off is this, am I saving money in year one yes or no? But I'm also not planning in four years to worry about that. But also I saw when I was buying a house during the supply crunch of 2021, every agent was very up front about whether or not the house had panels, what the capacity, was what the generation was. So you don't really have to target okay fully recoup your investment, because the value doesn't go to zero on the solar equipment, right. It still has residual value if you sell it prior to that payoff period. Especially if you're breaking in

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from year one. I remember when my first relative got panels in 2011. On a cash flow basis, right. I'm coming out ahead on a cash flow basis in year one, which wasn't the case when me uncle got them in 2011, right. You're actually paying more for the first seven or eight years until your loan is paid off and then your bill went to zero, and the whole thing has kind of been flipped on its head. But that's not necessarily what's going on with the reverend's house. You know, he -- he came in with a very sophisticated application and looking --

COMMISSIONER NICOLAIDES: He came in here with the most armature application I've ever seen.

VICE CHAIR SHORES: No, I think you're talking about the product, right?

MR. STERNBERG: I'm talking about the product. I'm talking about the product. I mean, he came in with, you know, 20 kilowatts, two power walls. That's a big system, right. You know, I was 7.2 kilowatts.

COMMISSIONER NICOLAIDES: Well, he came in with a very large system.

MR. STERNBERG: Right. Right.

COMMISSIONER NICOLAIDES: I wouldn't call it sophisticated. I'd just call it large.

MR. STERNBERG: Right. Sure. But he also came in with two batteries designed to run his entire house, which not everybody necessarily does that.

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2 VICE CHAIR SHORES: Well, but that's -- I feel like the
3 return on investment is not really for us. We're talking about
4 -- I mean whether it makes sense for somebody to do it,
5 somebody might just want to do it and not worry about the
6 return on investment.

7 MR. STERNBERG: Right. Right.

8 VICE CHAIR SHORES: We're just talking about the
9 aesthetics of it.

10 MR. STERNBERG: Right.

11 VICE CHAIR SHORES: And whether it belongs on the
12 building or not.

13 MR. STERNBERG: Right.

14 VICE CHAIR SHORES: So I think that -- yeah. No.

15 COMMISSIONER NICOLAIDES: Absolutely. I'm just giving
16 an example. This implied savings is, I'm gonna get, you know,
17 I'm not using any energy. It's just not that accurate.

18 COMMISSIONER GENESE: Well, because it's a sales pitch
19 and the data is so manipulated, you know, that you think you're
20 gonna get this much back.

21 COMMISSIONER NICOLAIDES: It's like a 300 mile range on
22 the Tesla. That's great, but it's gotta be --

23 VICE CHAIR SHORES: Yeah. No. I agree. I keep trying
24 to go back to what Deborah wants from us.

25 COMMISSIONER NICOLAIDES: Oh, that.

26 COMMISSIONER CYBRIWSKY: You know, Deborah, we can give

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2 you guidelines and as the technology improves, those guidelines
3 will change.

4 VICE CHAIR SHORES: Right.

5 COMMISSIONER CYBRIWSKY: You know, but for now, there's
6 these set of parameters that we have to work with it. And if
7 they're ugly and facing the street or facing a neighbor, you're
8 going to have to figure out another way to do it.

9 COMMISSIONER GENESE: I'm just afraid that you're gonna
10 get guys like this who are gonna go to paper and say, you know,
11 he's trying to help the environment and we are putting -- but,
12 you know, the argument is you could, you know, hey, you know
13 what the best way to get power to your house is put up a
14 windmill. Put up like a 30 foot windmill in your backyard to
15 power your house, you know. But no one is going to prove that.
16 So even though there is technology out there, it doesn't
17 necessarily mean it fits in every single application.

18 MR. STERNBERG: Sure.

19 VICE CHAIR SHORES: Frank, to answer your question and
20 I think along with our guidelines and maybe this is where
21 Deborah was going, along with, I think the testimony or your --
22 the transcript for the last hearing, along with our, what we
23 think should be there or not be there, should be, you know,
24 other ways of evaluating, you know, suggested ways of what we,
25 you know, which is all the things that, you know, insulating
26 the interior of the house which may be less costly than

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doing --

COMMISSIONER GENESE: This is so much more voluminous.

COMMISSIONER CYBRIWSKY: He was aggressive.

COMMISSIONER GENESE: If he doesn't do this his whole world --

VICE CHAIR SHORES: I know, but I'm not focussing on that.

MS. ALGIOS: (Inaudible.)

COMMISSIONER GENESE: It's a compromise.

VICE CHAIR SHORES: But those missions one day soon are going to meet probably.

COMMISSIONER GENESE: And it's not just here. It's all over the country. Because if you do research on historic boards and architecture boards are getting sued solar so.

VICE CHAIR SHORES: I think that's maybe what Deborah is thinking.

So I have -- if we are done on that, can I bring up a new item of new business? So I did have a conversation with Deborah about this earlier. There are houses and there's a beautiful house and I don't know it's, like, 234 Warner --

COMMISSIONER NICOLAIDES: This is still part of the meeting?

VICE CHAIR SHORES: This is still part of the meeting, right. It's new business.

It has gotten -- it was probably over the last five

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years, it was a beautiful house. It was probably the single most contributing house in the area and it was bought by a developer, there was series of foreclosures. It had fallen into disrepair and then they did tons of work without permits. The building department shut them down on the interior work and then the exterior work and then the asphalted their whole, like, the side yard is just asphalt and they --

COMMISSIONER CYBRIWSKY: Where is this?

VICE CHAIR SHORES: It's on Warner Avenue. 204.

And they put siding on and cheap siding. It's already peeling off. And then they -- the house -- the town did issue violations and what I said to Deborah was, I think that we should have an interest. So if you do that, you do all this work, you know, they bought it from somebody but he get's a \$2,500 fine and that's it or maybe next year you get a \$2,500 fine and nothing every happens in between. There is no incentive ever to fix it and I feel like on those houses, like that house, we should be bringing that back and saying what's the status of that and, like, every six months kind of, you know, because if there is no change because they're not come to us. You know, there is no reason for them to turn themselves in and come to us when they've already been issued violations on that house and there are probably others too that we follow up on that, because no probably as the time or is thinking of following up on that. Yeah. People live in the house.

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COMMISSIONER NICOLAIDES: It's just a \$2,500 fine, you appear and that's it.

VICE CHAIR SHORES: Because you only get fined when you go to your hearing. Then you're supposed to remedy. But obviously five years nobody has done anything.

MS. ALGIOS: (Inaudible.)

COMMISSIONER NICOLAIDES: Does the fine osculate in dollar amount?

COMMISSIONER CYBRIWSKY: Does it accrue?

VICE CHAIR SHORES: That's why you issue new violations. In the city that's what they do. They just keep going and issuing new violations.

MS. ALGIOS: (Inaudible.)

COMMISSIONER NICOLAIDES: Right. Right. And they'll do it again.

VICE CHAIR SHORES: In Manhattan that's what happens. You keep getting violations until you comply. And I think that, you know, clearly the violations were on the record and, you know, in -- I think violations, stop work orders were issued earlier than 2020.

MS. ALGIOS: (Inaudible.)

VICE CHAIR SHORES: There was also one -- I actually -- different owner, whatever. When they were asphaltting, I saw the guy and Linda was on the board then, and I said to him you can't do that, you're not supposed to do that. By the way

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there's a sign that says historic district right there. Right next to the side of the house. And I said to the guy, you're not supposed do that, you're supposed to have a permit and you're supposed to go to landmarks. And he's like yeah, well, when the owner pays me, I'll tell him he should have gotten, you know, whatever, approval. So the town did come out and that is prior to Covid, and issue a violation for that, because that has to be four or five years ago.

MS. ALGIOS: (Inaudible.)

VICE CHAIR SHORES: And I think for us, if we ask for that every three to six months or something like that and because there's no incentive, it's very unfair to me that the people who follow the rules pay a lot of money to do the right thing and the people who don't follow the rules --

COMMISSIONER GENESE: That's the way it works.

COMMISSIONER NICOLAIDES: That's the world.

VICE CHAIR SHORES: I know. But you shouldn't -- I don't think it should be -- that house was beautiful and I think if you're gonna, you know, if it's cheaper for you to pay the fine and it only happens once and nobody paid it.

COMMISSIONER GENESE: Unless you have to remedy it.

VICE CHAIR SHORES: Yes. That's exactly it. You keep getting fines then you get liens.

COMMISSIONER GENESE: What are the buildings in the city, those -- one of those new tall, like, 25 feet by 25 feet

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by 400 miles tall, they have eight million dollars in building department fines during that project and they just wrote a check for it, because the building is --

VICE CHAIR SHORES: That's not going to happen in our district.

COMMISSIONER NICOLAIDES: It's a threshold of pain. We had a \$25 parking ticket when you parked on a street that we didn't want people to park on, because commuters would park there. So commuters said 25 bucks, it's worth it. It's more expensive than a pass.

COMMISSIONER GENESE: If you get caught once a week it's worth it.

COMMISSIONER NICOLAIDES: So we made it \$150 and they kept coming. It's \$500 now and nobody comes.

COMMISSIONER GENESE: 500 to park.

COMMISSIONER NICOLAIDES: I may have made up the numbers, but you get the idea. You make it painful enough.

COMMISSIONER GENESE: What about the Sands Point story with the trees that time.

COMMISSIONER NICOLAIDES: Yeah. I had a guy who bought a house and it was \$1,000 a tree a fine. He stood in front of the house, counted 10 trees, wrote a check for \$10,000 and said they're coming down because it was too cheap. But I bet you if that was \$5,000 a tree, I bet you those trees would have remained.

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2 MS. ALGIOS: (Inaudible.)

3 COMMISSIONER NICOLAIDES: He was a lawyer by the way.

4 MS. ALGIOS: (Inaudible.)

5 VICE CHAIR SHORES: Can we agree that like that could
6 be a path and we can work with enforcement and we can work with
7 the prosecutor to start following up on these things so that
8 they don't just --

9 COMMISSIONER NICOLAIDES: But I do think that the
10 remedy is having a fine system. That the fine isn't the same
11 fine over again but it doubles.

12 COMMISSIONER GENESE: That's what we do in my village.
13 The second offense is higher, the third, the fourth.

14 VICE CHAIR SHORES: I think a good starting -- I mean,
15 when they get it -- but you can keep getting fines.

16 COMMISSIONER GENESE: They don't even put people who
17 stab you in jail.

18 VICE CHAIR SHORES: If we don't start the process of
19 compliance, then I mean -- then of course you will have
20 somebody who files a permit.

21 MS. ALGIOS: (Inaudible.)

22 VICE CHAIR SHORES: Right. Right. But at least we
23 will be a helping hand in there at least bringing it to
24 somebodies attention, I think. I think because otherwise --
25 you know, and when I look at that house and, you know, people
26 who -- because you can see that on your way to my house and,

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you know, people will say to me it's so sad what happened to that house, that house was beautiful and it really was beautiful and, you know, it could be really nice again. But -- and none of the interior was permitted but that's not my follow acts.

MS. ALGIOS: (Inaudible.)

VICE CHAIR SHORES: Yeah. I -- but if we write and put it in writing. I mean, I don't feel like you should have to be a constituent if you're sitting on the board. If someone -- I hear what you're saying when you have a problem when you go there, but there's something wrong with a system if the -- if the board or any request --

MS. ALGIOS: (Inaudible.)

VICE CHAIR SHORES: Right. No. And I don't want to be the police. You don't -- that's not my job in life. But I think the board has an obligation to -- I mean, it was reported, a violation was issued and now nothing is happening with it which really falls more with the prosecutor.

COMMISSIONER NICOLAIDES: That's why I'm saying if the punishment is severe enough to deter it. Otherwise, it's just an economic decisions like a \$25 beach fee.

COMMISSIONER CYBRIWSKY: That is out of our purview. We can't -- we're not going to set fines here.

COMMISSIONER NICOLAIDES: No, we can't.

VICE CHAIR SHORES: No, we can't.

1 Proceedings

2 COMMISSIONER NICOLAIDES: But we can go to the town
3 counsel and say among the many other things you should be
4 considering is the fee structure for buildings.

5 VICE CHAIR SHORES: But before we get to that point,
6 let's see if we can use this one as an example and see -- move
7 it forward and if nothing happens, issue another -- you know,
8 ask for an inspection and then see if that does anything, and
9 then come up with a better, you know --

10 COMMISSIONER CYBRIWSKY: So let me ask you, what do you
11 do? What do you then. So let's say -- what do you say to guys
12 that have done everything all wrong. So what are we asking
13 them for besides the \$3,000 fine. Are you asking them to redo
14 everything at this point, what would you say to them?

15 COMMISSIONER GENESE: Yeah. You gotta remove the
16 condition.

17 COMMISSIONER NICOLAIDES: The requirement is to undo
18 what they did.

19 COMMISSIONER CYBRIWSKY: They would have to undo
20 everything. That's what ultimately it would be.

21 COMMISSIONER NICOLAIDES: Right. Or they would be
22 penalized to the max that system allows you to be penalized.

23 COMMISSIONER CYBRIWSKY: And again and again.

24 COMMISSIONER NICOLAIDES: And I'm telling you that's
25 the problem. I don't think it's enough.

26 COMMISSIONER CYBRIWSKY: So if he comes in this shape

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and say to us what do I do to make it work?

COMMISSIONER GENESE: The penalty has to be more than what it costs to remedy the situation. If it's going to cost him 10,000 to fix it but the penalty is \$5,000 maximum, he's gonna pay the penalty.

VICE CHAIR SHORES: Unless you're getting another \$5,000 penalty and another one.

COMMISSIONER GENESE: But Deborah says there a maximum at some point.

VICE CHAIR SHORES: No. No. In seven weeks in nothing happened, there's another violation and then it becomes expensive and it's not like you don't know about these things, because you do a title search and you may make a decision when you do a title search and you do a violation search when you do title. You may even make a decision and you may escrow some money, there may be some money sitting there.

COMMISSIONER GENESE: If it comes up. It doesn't always come up.

VICE CHAIR SHORES: Okay. Because it changed hands a bunch of times. And I'm sure the people who live there are lovely. It's nothing against them and they didn't do the work, but you would have had to know that it was --

COMMISSIONER GENESE: I know searches miss a lot of things. Do you know how many clients call us and say do have a title search.

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Proceedings

COMMISSIONER CYBRIWSKY: Title companies don't care.

VICE CHAIR SHORES: And that would most likely be --

COMMISSIONER GENESE: Some didn't have anything. I was in the planning room last week and there was a title there.

VICE CHAIR SHORES: Well, normally it depends on your attorney. Because if you order -- I have never, in all of my years of practicing law, ever not ordered a violation search on a property. And I don't know any good attorney and I know a lot of good attorneys who would never --

COMMISSIONER GENESE: Maybe if they went in person.

VICE CHAIR SHORES: They used to go in person.

COMMISSIONER CYBRIWSKY: They have services who do it now.

COMMISSIONER GENESE: They did online search --

VICE CHAIR SHORES: Most title companies use services to do it.

COMMISSIONER GENESE: Online search, lawyer searched everything, everything is clean. I go downstairs in my building to the building inspector and pull the file and he's like they have illegal work they have to legalize.

COMMISSIONER CYBRIWSKY: I found myself --

COMMISSIONER GENESE: I told the client and they fired me because I found pending stuff. I said good luck when you go to your next architect.

VICE CHAIR SHORES: What town was it?

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COMMISSIONER GENESE: The Village of Hecksher Estates.
So we lost the job, but you know what good luck.

COMMISSIONER CYBRIWSKY: Yeah. I've lost clients
because they've had violations and they don't want to clean it
up and want to sell it as it.

VICE CHAIR SHORES: And some people are willing to buy
it as is.

COMMISSIONER GENESE: New York City, you can do it
online. But these small villages, if the village doesn't
report this stuff to these online services, it never goes
online.

COMMISSIONER CYBRIWSKY: I always get my eyes on the
file. But sometimes people want to keep it. They know that
they put a deck in 20 years ago that's illegal and they don't
want to correct it. It's not -- what will happen is there will
be a legitimate buyer who won't buy it then because they can't
get a mortgage and --

VICE CHAIR SHORES: Usually you can get a mortgage on a
deck or something like that, you know, because it can usually
be taken down or they escrow for it. But I'm sure it has
happened. I didn't buy a house because it didn't have a
permit.

Anything else? Any announcements beside John leaving?

Oh, you know, Harry had said the woman on Warner, the
shutter woman, whatever her -- she would be good a add.

1 Proceedings

2 COMMISSIONER GENESE: She would be terrific. We asked
3 her and I think she said no or she's like --

4 COMMISSIONER NICOLAIDES: She thought we were kidding.

5 COMMISSIONER CYBRIWSKY: At some point she was moving
6 to Vermont.

7 VICE CHAIR SHORES: But now she's not. All right. So
8 I think that's a great idea.

9 COMMISSIONER NICOLAIDES: You said you offered to --
10 you said you had a couple of candidates?

11 MR. STONE: This was one.

12 VICE CHAIR SHORES: She was one?

13 COMMISSIONER NICOLAIDES: Oh, look at that.

14 VICE CHAIR SHORES: Great minds.

15 COMMISSIONER CYBRIWSKY: Who is the others, someone
16 else you came across?

17 MR. STONE: That was the main person that I had.

18 COMMISSIONER NICOLAIDES: Should we do a search? I
19 mean, what's the process of securing a new commissioner?

20 MS. ALGIOS: (Inaudible.)

21 VICE CHAIR SHORES: Okay.

22 COMMISSIONER CYBRIWSKY: Do we need another architect
23 or what?

24 VICE CHAIR SHORES: And they have to live in the town
25 we learned. I think 100 percent we could.

26 COMMISSIONER CYBRIWSKY: Do you know any architects?

1 Proceedings

2 COMMISSIONER NICOLAIDES: I think so.

3 COMMISSIONER GENESE: You think TJ would be interested?

4 COMMISSIONER CYBRIWSKY: TJ Costello.

5 VICE CHAIR SHORES: I think having another architect
6 would be good.

7 COMMISSIONER GENESE: TJ would be good.

8 MS. ALGIOS: (Inaudible.)

9 COMMISSIONER GENESE: TJ is right on Plandome Road.
10 He's a very good architect.

11 COMMISSIONER NICOLAIDES: You know, it's interesting
12 though. I think the last time the last applicant was from
13 north shore.

14 VICE CHAIR SHORES: It's true.

15 COMMISSIONER NICOLAIDES: Because what landmark
16 properties do we have that are outside?

17 COMMISSIONER GENESE: Roslyn and Port Washington.

18 VICE CHAIR SHORES: We have individual buildings.

19 COMMISSIONER CYBRIWSKY: McDonalds.

20 COMMISSIONER GENESE: We have McDonalds.

21 VICE CHAIR SHORES: You have some cemeteries, you have
22 the Dodge House.

23 COMMISSIONER NICOLAIDES: But so far it's all up here.

24 COMMISSIONER CYBRIWSKY: Well, the borders of the town
25 only go to Jericho Turnpike.

26 COMMISSIONER GENESE: Old country Road. But I rather

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have a good architect whether they're from a different region.
TJ is a good architect. TJ Costello, he's right up the block.

COMMISSIONER CYBRIWSKY: He's here all the time.

VICE CHAIR SHORES: All right. I am going to move to
close the meeting.

COMMISSIONER NICOLAIDES: I'll second it. It's 9:12.

MR. STONE: Commissioner Cybriwsky?

COMMISSIONER CYBRIWSKY: Yes.

MR. STONE: Commissioner Genese?

COMMISSIONER GENESE: Aye.

MR. STONE: Commissioner Nicolaides?

COMMISSIONER NICOLAIDES: Aye.

MR. STONE: And Chairperson Shores?

VICE CHAIR SHORES: Aye.

MR. STONE: It is now 9:12.

(TIME NOTED: 9:12 p.m.)

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C E R T I F I C A T E

I, NICOLE L, BASILE, a Notary Public within
and for the State of New York do hereby certify that
the foregoing proceedings, taken at this time and
place aforesaid, is a true and complete 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 28th day of July, 2023.

A handwritten signature in black ink that reads "Nicole L. Basile". The signature is written in a cursive, flowing style.

NICOLE L. BASILE