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Town of North Hempstead

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Historic Landmarks Preservation Commission

4

PUBLIC HEARINGS

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6

7

Thursday, January 11, 2024

8

7:00 p.m.

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BOARD MEMBERS PRESENT:

12

Nancy Shores, JD, Acting Chairperson

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Anne Cybriwsky, Commissioner

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Harry Nicolaidis, AIA, Commissioner/Acting Chair

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Tatiana Govoni, Commissioner

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Patricia O'Neill, AIA, Commissioner

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ALSO PRESENT:

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Deborah Algios, Town Attorney

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Neal Stone, Planner

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Wesley Sternberg, Planner

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Debbie Babino, Stenographer

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1 Proceedings

2 ACTING CHAIR SHORES: Okay, do you want to call us to
3 order?

4 MR. STONE: Okay, are we ready?

5 ACTING CHAIR SHORES: We are.

6 MR. STONE: Counsel; good?

7 Okay, so we're calling the meeting to order. It is now
8 7 p.m., we'll do roll, starting with Acting Chair Shores.

9 ACTING CHAIR SHORES: Present.

10 MR. STONE: Commissioner Cybriwsky?

11 COMMISSIONER CYBRIWSKY: Present.

12 MR. STONE: Commissioner Govoni?

13 COMMISSIONER GOVONI: Present.

14 MR. STONE: Commissioner Nicolaides?

15 COMMISSIONER NICOLAIDES: Present.

16 MR. STONE: Commissioner O'Neill?

17 COMMISSIONER O'NEILL: Present.

18 MR. STONE: For the record, Commissioner Genese is
19 absent this evening, and Town Historian Lumpkin is absent this
20 evening, as well. We do have quorum, and from the town staff
21 this evening we have from the Town Attorney's office Deputy
22 Town Attorney, Deborah Algios, myself, Neal Stone, from the
23 Planning Department, as well as my colleague, Wesley Sternberg.
24 The meeting is being recorded this evening by our stenographer,
25 Debbie Bambino (sic), from Excel Reporting, and so I hand it
26 back to the Chair.

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ACTING CHAIR SHORES: Okay, first item on the agenda is for the approval of agenda and meeting summary from November 16th, 2023.

Do I have a motion to approve that?

COMMISSIONER O'NEILL: Motion.

ACTING CHAIR SHORES: Second?

COMMISSIONER NICOLAIDES: Second.

COMMISSIONER CYBRIWSKY: Second.

MR. STONE: Motion was?

MR. STONE: Okay, do full roll?

ACTING CHAIR SHORES: Yeah.

MR. STONE: Okay.

Acting Chair Shores?

ACTING CHAIR SHORES: So, I wasn't here for item number 4, so I am going to abstain from the approval.

MR. STONE: Okay, noted.

So, Commissioner Cybriwsky?

COMMISSIONER CYBRIWSKY: Approve.

MR. STONE: Commissioner Govoni?

COMMISSIONER GOVONI: Approved.

MR. STONE: Commissioner Nicolaides?

COMMISSIONER NICOLAIDES: Approved.

MR. STONE: Commissioner O'Neill?

COMMISSIONER O'NEILL: Approved.

MR. STONE: Carried.

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2 ACTING CHAIR SHORES: The next item on the agenda is
3 Item 4, Isakov property, application for the issuance of a
4 Certificate of Appropriateness to expand existing detached
5 garage and replace siding and roofing. Property located at 36
6 Jefferson Avenue, Roslyn Heights Historic District, Section 7,
7 Block 36, Lot 11 through 14.

8 I'm going to recuse myself on this, and Harry, if you
9 would, take over.

10 COMMISSIONER NICOLAIDES: Okay.

11 ACTING CHAIR SHORES: I'll go sit in the hall.

12 COMMISSIONER GOVONI: Yeah, you're right, we need a
13 green room with snacks.

14 ACTING CHAIR NICOLAIDES: Is somebody here representing
15 Isakov?

16 MR. ABDURAKHMANOV: Mm-hmm.

17 ACTING CHAIR NICOLAIDES: Welcome back.

18 MR. ABDURAKHMANOV: Good evening, everybody.

19 Okay, my name is Boris Abdurakhmanov. I need to give
20 you address, too; right?

21 ATTORNEY ALGIOS: You can give your business address.

22 MR. ABDURAKHMANOV: 69-09 164th Street, Queens, Fresh
23 Meadows, New York 11365. I'm representing the owner, Isakov,
24 Mike, located on 36 Jefferson Avenue.

25 So as per last meeting, last hearing or meeting, it was
26 a refer to Building Department, if they have some review, and

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just have them count, count. So we received the -- we received the comments from Building Department from Examiner, Plan Examiner, Carlos Reyes, so per comment number four, plan, plan and provide show has existing has with 27.33 feet and as per definition of private garage, Section 70-231 of Town of North Hempstead Zoning code, maximum allowed of this is 26.

So this was existing garage, 27.33, and as per survey. So we respond to these comments, and we did use existing portion of the rear of the garage to comply with 26 feet as per private garage requirement, and we provide that we have plan, and now, rear yard or side yard or whatever it's called, from 3.7, I mean 3-foot 7, came to 4 feet and 11 inches.

COMMISSIONER CYBRIWSKY: Okay, may I ask you something?

It says here revise to show compliance or you must request a letter of disapproval. The addition expands the existing nonconformity of the existing garage, and therefore, does not comply; okay?

So have you shown anything to comply here?

MR. ABDURAKHMANOV: Yeah, look at the plans, the piece of garage is compliant. We're providing 26 feet and side yard is complying and which was no objection on the other side, and then the no comments and that's what -- last plans which one we submitted for today is compliant with zoning requirement.

ACTING CHAIR NICOLAIDES: May I ask a question of Deborah?

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2 If there is an application that both needs a variance
3 and also needs Landmark's approval, who goes first?

4 ATTORNEY ALGIOS: So, they can move simultaneously --

5 ACTING CHAIR NICOLAIDES: Oh, they can.

6 ATTORNEY ALGIOS: -- under the new code, yup. It's at
7 reviews --

8 ACTING CHAIR NICOLAIDES: Right, but so it's not within
9 the purview of this Commission to judge a nonconformance.

10 ATTORNEY ALGIOS: With the zoning, no. So in other
11 words, something can be zoning compliant and the Landmark
12 Commission could still find that it's not appropriate,
13 historically. So it could fail here.

14 ACTING CHAIR NICOLAIDES: Or the other way around.

15 ATTORNEY ALGIOS: Or it could be the other way around.
16 So basically, until the two reviews are done, the Building
17 Department will not act. The Building Department -- so if the
18 thing is in the Historic District, and needs review by this
19 Board, then they will wait until they receive, you know, your
20 decision and the Zoning Board's decision. If they get all the
21 approvals from both Boards, then they will move forward with
22 the application.

23 ACTING CHAIR NICOLAIDES: That makes sense.

24 MR. ABDURAKHMANOV: Can I say something or no?

25 ACTING CHAIR NICOLAIDES: Not yet.

26 COMMISSIONER O'NEILL: But if it comes to Landmark --

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2 ATTORNEY ALGIOS: Yeah.

3 COMMISSIONER O'NEILL: -- and I'm not just talking
4 about this application.

5 ATTORNEY ALGIOS: Yeah.

6 COMMISSIONER O'NEILL: The applicant comes to us, and
7 we say it's not appropriate.

8 ATTORNEY ALGIOS: Yep.

9 COMMISSIONER O'NEILL: It ends then, the application
10 ends?

11 ATTORNEY ALGIOS: Yeah, so then what would happen -- in
12 that case, what would happen, I mean, if Zoning has not
13 rendered its decision, they would be told that Landmarks has
14 not approved it.

15 COMMISSIONER O'NEILL: Okay.

16 COMMISSIONER CYBRIWSKY: So then what can Zoning do?
17 Can Zoning override us?

18 ATTORNEY ALGIOS: No.

19 ACTING CHAIR NICOLAIDES: No.

20 COMMISSIONER CYBRIWSKY: Okay.

21 ATTORNEY ALGIOS: You're an independent board.

22 ACTING CHAIR NICOLAIDES: The gist of my question was,
23 we're not here to review whether there's a zoning compliance or
24 not.

25 ATTORNEY ALGIOS: No, but the Board had asked -- the
26 Commission had asked the question whether this did meet it, and

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Wes had reached out to the Building Department, and you could let them know.

MR. STERNBERG: Yeah, so just to kind of tighten up the Building Department backstory, there was a question, the Board, the Landmarks Commission was okay with the materials and things of that nature with the -- during the previous hearing, and the open question was, well, is this proposed structure actually zoning compliant? Had the Building Department actually seen it? Because it did come in, kind of well into the application process.

So after the last meeting in November, Buildings looked at the garage and have confirmed with the Plans Examiner that the garage is compliant for floor area and the dimensions which that was the open item from the previous Landmarks Commission.

ACTING CHAIR NICOLAIDES: Was the second open item because of the conflicting surveys?

MR. STERNBERG: No.

ACTING CHAIR NICOLAIDES: I thought that was one of the reasons, and a confirmation of which survey was correct.

MR. STERNBERG: It was more the zoning compliance of the garage. So if the garage -- I mean, there was some questions with the date of the survey, yes, I do remember that. But that's one of the things that plans examinations is looking at, is all of this up-to-date, et cetera.

COMMISSIONER GOVONI: Yeah, the last meeting was a lot

1 36 Jefferson Avenue

2 about the garage because of the size of it, and the fact that
3 there was that additional piece that we wanted to change almost
4 like a --

5 MR. STERNBERG: Right.

6 COMMISSIONER GOVONI: -- like a shed or a shack.

7 MR. STERNBERG: Right, right, so they were looking to
8 expand the garage, and there was questions as to whether or not
9 this expansion --

10 COMMISSIONER GOVONI: Exactly.

11 MR. STERNBERG: It really -- and the Building
12 Department had never reviewed it prior to issuing their
13 disapproval saying to come here; right? It was an item added
14 well into the process. So it wasn't for us to ask them to look
15 at it.

16 COMMISSIONER GOVONI: Right.

17 COMMISSIONER CYBRIWSKY: So they looked it, and it's
18 okay for them.

19 MR. STERNBERG: Yes, so the -- yes.

20 COMMISSIONER CYBRIWSKY: Okay.

21 MR. STERNBERG: As presented and in the correspondence
22 I gave, you know, if they go forward with those dimensions,
23 it's zoning compliant.

24 ACTING CHAIR NICOLAIDES: So why do we have a letter
25 from Edward Hicks?

26 MR. STERNBERG: That's just -- I pulled the

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correspondence, basically.

ACTING CHAIR NICOLAIDES: Oh, this is --

MR. STERNBERG: Yeah, so --

ACTING CHAIR NICOLAIDES: -- back in the day.

MR. STERNBERG: Yeah, so this might be -- yeah, so
there's --

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

MR. STERNBERG: The omissions letter is from November.

ACTING CHAIR NICOLAIDES: Right.

MR. STERNBERG: And this is the response to this, and
the plans are all dated after our last hearing.

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

ATTORNEY ALGIOS: All right, I understand.

MR. ABDURAKHMANOV: You understand?

ATTORNEY ALGIOS: Yup, yup, all right.

So he did confirm. So it is zoning compliant. He took
off that addition that brought it closer to the rear yard, he
brought that back in.

MR. ABDURAKHMANOV: If you look at that note, in the
rear, north. It says north.

ACTING CHAIR NICOLAIDES: I see it.

COMMISSIONER O'NEILL: Right, the survey that we have
dated 12/12/23 shows that the existing noncompliant part to be
removed and the proposed garage enlargement being 1-foot 4
from --

1 36 Jefferson Avenue

2 MR. ABDURAKHMANOV: No, no, no.

3 COMMISSIONER O'NEILL: Four feet --

4 MR. ABDURAKHMANOV: No, no.

5 COMMISSIONER O'NEILL: -- from the property line.

6 MR. ABDURAKHMANOV: It's not proposed. Existing 1-foot
7 4, and we need to comply with 3-foot side yard requirement, the
8 setback 1-foot 4 inches.

9 COMMISSIONER O'NEILL: Mm-hmm.

10 MR. ABDURAKHMANOV: Existing 1-foot 8, then we set
11 back.

12 ACTING CHAIR NICOLAIDES: Right.

13 MR. ABDURAKHMANOV: If you look at the --

14 ACTING CHAIR NICOLAIDES: So how far from the property
15 line is the proposed solution?

16 MR. ABDURAKHMANOV: Okay, proposed one, if you look on
17 the east side, from east side property, we are 3 feet side yard
18 which is comply with code.

19 ACTING CHAIR NICOLAIDES: Correct.

20 MR. ABDURAKHMANOV: And from the north side property,
21 we used existing portion, not compliant portion, to comply with
22 26 feet garage, and we provide side yard on that one, 4-foot 11
23 inches per code.

24 ACTING CHAIR NICOLAIDES: 4 foot 11 inches from the
25 property line.

26 MR. ABDURAKHMANOV: Which is not contradiction with the

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side yard requirement but because of code of private garage;
right?

ACTING CHAIR NICOLAIDES: Right.

MR. ABDURAKHMANOV: We reduced it, and we provided more
side yard.

ACTING CHAIR NICOLAIDES: Okay.

MR. ABDURAKHMANOV: Almost 2 feet, 3, so a little bit.

ACTING CHAIR NICOLAIDES: Understood.

MR. ABDURAKHMANOV: Almost 5, 4 feet 11.

COMMISSIONER O'NEILL: Thank you.

ACTING CHAIR NICOLAIDES: Were there any comments or
questions from the Board, and do you have anything else you
wanted to add?

MR. ABDURAKHMANOV: I understand we spoke about last
time, so --

ACTING CHAIR NICOLAIDES: We will open it again to the
audience.

MR. ABDURAKHMANOV: Okay, if I have some questions, can
I after?

ATTORNEY ALGIOS: Yes.

ACTING CHAIR NICOLAIDES: Yeah, sure, sure.

MR. ABDURAKHMANOV: Okay, thank you.

ACTING CHAIR NICOLAIDES: And as always, if there's
someone from the -- please step up.

ATTORNEY ALGIOS: Members of the public.

1 36 Jefferson Avenue

2 MR. STONE: Did we need a vote?

3 MS. ABERLE: Good evening.

4 ATTORNEY ALGIOS: Yeah, we'll just open to the public.

5 MR. STONE: Yes.

6 ATTORNEY ALGIOS: Public comment.

7 MR. STONE: So state your name, please.

8 MS. ABERLE: Lisa Aberle.

9 MR. STONE: Your address?

10 MS. ABERLE: 29 Pine Drive North in Roslyn.

11 MR. STONE: Thank you.

12 MS. ABERLE: Good evening members of the Board, my name
13 is Lisa Aberle. I'm here in support of Craig Shores' objection
14 to this application. I'm also here in support of district
15 neighbors, 15, who submitted signed objections to the current
16 application related to 36 Jefferson. I'm an attorney, and I
17 reside within the Town of North Hempstead.

18 Initially, I'd like to state that I spoke to Mr. Shores
19 at length, and I understand the jurisdiction and the mission of
20 this Board. I sit on the Zoning Board in the Incorporated
21 Village of Roslyn, and I was Board of Trustees there, as well.
22 So I understand your mission is not zoning, and therefore, I
23 will not raise any of the zoning concerns at this meeting.

24 I remind the Board that Chapter 27 was initiated by
25 this town because it felt an obligation to act and was charged
26 with the duty to preserve historic landmarks to protect,

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preserve and enhance these landmark properties for future generations, to preserve this district element of the past and unique characteristic of these properties.

The ancillary structure that we're talking about is currently a two-car garage. It measures 20 by 17 1/2. The initial plans that were submitted showed it bigger because it had a shed on it that was never approved and never submitted for any kind of application.

The current owner proposes to increase this structure to 26 by 17 1/2. That is an approximate 90-foot, square foot increase. That is more than a 20 percent increase to the current square footage of this premise. This is inconsistent with the size and scale of other detached garages in the neighborhood. That is not even inclusive of the increase in the height that they are proposing.

I have numerous pictures from the Historic District of homes and garages that are similar to the house that we're speaking about today. Unfortunately, my printer ran out of ink, so I'm going to ask you to let me speak about them, and then I'll be happy to give you all my copies.

To allow a garage in this district to increase in such a manner would substantially alter sight views and the historic integrity of the homes and their ancillary buildings, and contrary to the codes, which this Board must consider and has an obligation to consider, such factors as relationships

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between the buildings, existing structures immediately adjacent thereto and the overall characteristic of the neighborhood.

The Board previously commented, I know, on the size of the Shores garage in comparison. As Craig or Mr. Shores specifically said, their home is the tallest house in that district, and therefore, their garage is proportioned to that house. No other house is that tall, and probably no other house has a garage that is that tall. To allow all of the garages to be increased to that size would be inconsistent with the historic characteristics of the neighborhood.

To allow the expansion of the garage north would also result in this garage being visible from Jefferson Avenue. When you look at these homes, especially the corner homes, they consistently -- the garages are visible from the side streets and are visible from the driveway. They are consistently not visible from the front of the house.

In addition to the increase in size, the applicant looks to increase the height of the structure by expanding and altering the roof line. I note the roof line is atypical for this area, the majority of A-frame garages that you see from the front, an A-frame garage that are only visible from the driveway views.

Looking at the earlier pictures from this location, I know I looked at, I believe you have it, but a volume that was submitted to the town when this Board was first offered and set

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up, and it showed the house that we're speaking of, and you could not see the garage from the Jefferson front view. The change in the roof line would also increase the roof at the rear of the property which, again, would be significantly visible from the Jefferson view.

The homeowner has failed to adequately explain why this is needed and why it's needed in an ancillary structure. Any issue has been self-made by this applicant. Although the claimant contends that it would be used for storage, there is no explanation why the existing footprint is not sufficient. They come here not with clean hands. They've done various alterations to this building already, including changing all of the house windows, digging trenches, putting up AC and electrical lines without Board intervention or permits or Board approval. The inclusion of AC and heating in a garage can only be -- the only reasonable conclusion is that it will not be used as a garage, it will be used for habitation.

Interestingly, in the plans submitted by them, the south view of the ancillary building is not included. The south view has a garage door now. There is nothing in the plans as to whether or not that garage door will remain or become a solid wall.

I am sure the Board is aware of the numerous alterations made by the homeowner without permits and without approval. The Board has entertained the applicant's request

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for insulation, vinyl fencing on the north and south side, vinyl fencing that is not consistent with the Historic District and was objected to by the neighbors. I note that in the past, this Board has required people to use estate fencing as opposed to vinyl fencing, however, we allowed vinyl fencing in this case. We also allowed extensive paving in this case in the front, on the side and in the rear.

ATTORNEY ALGIOS: The fencing and the paving are not part of this application.

MS. ABERLE: No, no, I'm just saying. I'm not asking you to reconsider it. What I'm saying is, this shouldn't come to this Board piecemeal. It is the overall appearance of the house and by not addressing it in totality, it affects the property and the look of the property to allow another alteration.

ATTORNEY ALGIOS: I'm sorry, but you're -- you know what; though? You're dealing now with process instead of this, what's before us now. That's another issue. What's before us now is this application for the garage. Your comments should be limited to that.

MS. ABERLE: Okay.

In totality, the house is no more historic than any other house outside of the historic area if we allow -- continue the alterations outside of the historic norms.

I urge the Board to reject the application in it's

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entirety. The proposed alterations are inconsistent with the historic character of the district, are inconsistent with prior Board precedent. These alterations, in addition to those previously approved in totality, significantly alter the historic nature of this property, and the current owner has disregarded the districts, the rules and the regulations of this Board, and this should not be condoned nor rewarded. The conduct is clear evidence of their disdain for the requirement of historical preservation, a requirement embraced by the other homeowners in this community.

I remind the Board of their core mission, and the town's recognition of the need for historical integrity and preservation. This hardship is completely self-created. I note, and I ask the Board to take notice --

ATTORNEY ALGIOS: I'm sorry, I just have to interrupt you, again. So self-created is not something for the --

MR. ABERLE: Okay.

ATTORNEY ALGIOS: -- Board to consider that.

MS. ABERLE: Okay.

ATTORNEY ALGIOS: It's a zoning matter.

MS. ABERLE: I ask the Board to consider and rely on the signatures from the 15 other homeowners within the district. I note that the Shore (sic) family has brought forth other signatures from the majority of people living within this district. The applicant has brought forth none that support

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this project.

As I said, I'm happy to submit these photographs. I can go through them if you would like, but they have their addresses on them. The first page is usually the front vision of the house, the second page is the ancillary building. I also ask that this Board attach --

COMMISSIONER CYBRIWSKY: It's the same pictures? Oh, no.

Are these the same as these?

COMMISSIONER O'NEILL: No.

COMMISSIONER GOVONI: No, those are the photos that were taken of other homes in the Roslyn Historic District that -- whose garages conform to their historic.

COMMISSIONER CYBRIWSKY: Okay, thank you.

MS. ABERLE: I ask that the Board attach all of these exhibits and all prior correspondence related to this application as exhibits for appellate purposes.

Thank you.

COMMISSIONER O'NEILL: So may I ask a question about the Shore (sic) garage? Do we know if that was built with the original home?

MS. ABERLE: I believe --

COMMISSIONER O'NEILL: Do we know that?

MR. SHORES: I know it was not --

My name is Craig Shores, and I'm the homeowner, 28

1 36 Jefferson Avenue

2 Jefferson Avenue.

3 I know it was not built with the original house. The
4 house was built in 1878. The garage structure was located on
5 the property, I was told at 225 Willow Street, and in
6 approximately 1960, that garage was physically moved from 225,
7 around the area of 225 Willow Street over to where it sits
8 today.

9 COMMISSIONER O'NEILL: Okay, thank you.

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

11 COMMISSIONER O'NEILL: Do we know if the garage, I
12 guess, I'm looking at the Willow Street elevation with the
13 garage door, it has a hip roof, the home has a hip roof. But
14 was that garage -- do we know when that garage was built? The
15 existing framed garage that we see facing Willow Street.

16 ATTORNEY ALGIOS: The subject garage?

17 COMMISSIONER O'NEILL: Yes.

18 ATTORNEY ALGIOS: I guess that's a question for the
19 applicant. You can come up.

20 COMMISSIONER O'NEILL: This isn't the Shores property?

21 COMMISSIONER CYBRIWSKY: No, that's the Shore (sic)
22 property.

23 MS. O'NEILL: I'm sorry, this isn't the Shore (sic)
24 property?

25 MR. ABDURAKHMANOV: Can you repeat the question;
26 please?

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COMMISSIONER O'NEILL: This is the subject; correct?

So the subject property, that hipped roof that we're looking at from --

ATTORNEY ALGIOS: I'm so sorry. Mr. Shores, could you just please sit. I don't want everybody -- yeah, yeah, we just don't want everybody standing, just the applicant. Thank you.

COMMISSIONER O'NEILL: So is that --

MR. SHORES: Yeah, but they're asking --

ATTORNEY ALGIOS: He's up now, and if they need you, they'll call you back up.

MR. ABDURAKHMANOV: Can I answer? Can I answer?

COMMISSIONER O'NEILL: Just one second.

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

COMMISSIONER O'NEILL: And that hip roof is existing but they're proposing raising that. That is the existing.

MR. ABDURAKHMANOV: No, there's no raise, no.

ACTING CHAIR NICOLAIDES: Raising a portion of that.

COMMISSIONER O'NEILL: So you're not touching the --

MR. ABDURAKHMANOV: Not touching the old existing roof pitch and the existing height of the ridge is not touched.

COMMISSIONER O'NEILL: I understand, I understand.

MR. ABDURAKHMANOV: And if you look at the drawing in the roof plan and the site plan, it shows exactly which area is new.

COMMISSIONER O'NEILL: Yes, I understand, okay.

1 36 Jefferson Avenue

2 MR. ABDURAKHMANOV: And existing roof is 14 feet.

3 Maximum requirements as per zoning is 15 feet.

4 COMMISSIONER O'NEILL: I understand.

5 MR. ABDURAKHMANOV: And existing roof is 14. So we're
6 not encroaching or increasing any roof height, and I want to
7 also present one thing. I hear here, assuming our roof line is
8 raised and higher than any, assuming for zoning, there's not
9 applicable. If they have objection to that one, if they have
10 objection, they supposed to provide survey, because assuming, I
11 can assume, also, but it's not right way to do it, to assume.
12 If they want to present our encroachment of the zoning code,
13 supposed to be survey with elevation.

14 ACTING CHAIR NICOLAIDES: Right.

15 MR. ABDURAKHMANOV: That's first --

16 ACTING CHAIR NICOLAIDES: We're not here to discuss --

17 MR. ABDURAKHMANOV: Again, again, our roof line is not
18 increasing, and also I want to mention one thing. Next door,
19 which is north, garage is much higher, existing much higher.
20 So if --

21 COMMISSIONER O'NEILL: It's not the height. I'm just
22 trying to understand.

23 MR. ABDURAKHMANOV: Zoning is -- if it's historical,
24 it's supposed to be for everybody. I just want to show this,
25 comparisons of --

26 COMMISSIONER GOVONI: It depends on the architecture of

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the house.

MR. ABDURAKHMANOV: It doesn't matter. If the height is existing --

ATTORNEY ALGIOS: Can you just state for the record what you just handed up to the --

MR. ABDURAKHMANOV: Yeah, I handed photographs of existing garages from 37 and to north property, that's also Jefferson, I think 28 Jefferson; right?

ATTORNEY ALGIOS: So they're photos of other garages on --

MR. ABDURAKHMANOV: Yeah, they're next to it. So they're much higher, existing and comply.

MR. STONE: Should we enter that as an exhibit, as well? So that will be Exhibit B?

ATTORNEY ALGIOS: Are you handing that in as an exhibit?

MR. ABDURAKHMANOV: Yes.

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

MR. ABDURAKHMANOV: And also, if you don't mind, I'm going to mention about siding. We're not changing siding, the existing siding.

ACTING CHAIR NICOLAIDES: You're not changing the garage door.

MR. ABDURAKHMANOV: No.

ACTING CHAIR NICOLAIDES: And the garage door is

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remaining.

MR. ABDURAKHMANOV: The garage door is there, is remaining, because we're not -- that front is not a portion of the work; right? We don't have to show as per code.

COMMISSIONER GOVONI: Is the siding wood?

MR. ABDURAKHMANOV: Huh?

COMMISSIONER GOVONI: What's the existing siding; wood?

MR. ABDURAKHMANOV: The existing siding is wood --

COMMISSIONER GOVONI: So it will remain wood.

MR. ABDURAKHMANOV: -- and it was painted.

COMMISSIONER GOVONI: Yup.

MR. ABDURAKHMANOV: So we will be glad to present exactly the same to consist of existing --

ACTING CHAIR NICOLAIDES: And that will match --

MR. ABDURAKHMANOV: -- because as a respect.

ACTING CHAIR NICOLAIDES: And that will match the house.

MR. ABDURAKHMANOV: Yes, absolutely. So whatever is there, so we're not changing how, even the size, we try to match it.

COMMISSIONER GOVONI: Yup.

ACTING CHAIR NICOLAIDES: Okay.

MR. ABDURAKHMANOV: To comply and with respect because people live -- they live there, they need to respect, anyway, the neighbors and neighborhood.

1 36 Jefferson Avenue

2 ACTING CHAIR NICOLAIDES: Okay, well, thank you, thank
3 you.

4 Was there anybody else from the audience that hasn't
5 spoken? Please.

6 MR. SHORES: My name is Craig Shores, I'm the homeowner
7 at 28 Jefferson.

8 I would like to state for the record, that there was a
9 garage. On that garage, there was a shed. That shed was 7
10 feet -- extended 7 feet towards my property; okay? The shed
11 was a small shed, measuring approximately 7 feet by 7 feet by
12 maybe, I'll say, 8 feet high; okay?

13 If there's no addition being made to the garage, then
14 you would take off the shed, completely remove the shed, have
15 your garage -- the distance between the garage structure itself
16 where it would not affect the sight view, would be -- he would
17 have 7 feet plus an additional 90 feet for the adjoining
18 property. This would match the sight views of all the other
19 houses in the Historical District because if you look at corner
20 properties in the Historical District, as Lisa had stated, all
21 the driveways come in not from the front of the house, they
22 come in, technically, what we would consider the rear of the
23 house, but truly, there's two front yards. So you could say
24 from one of the front yards of the house, so it comes from the
25 back.

26 I and 36 Jefferson Avenue are the exception to the

36 Jefferson Avenue

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2 exception, where I'm a side property, and he is a side
3 property. We are the only two that are side properties in the
4 neighborhood. I come in from the front of the house. I am the
5 exception. I travel in from the front to my house. He will
6 travel in from the rear of his house. So therefore, when you
7 have two structures that are so close together, where I'm
8 traveling into the front, and he's traveling into the -- what
9 would technically be the rear of his house, but we consider the
10 front yard of his house, but it's the side yard, it creates a
11 different look in the neighborhood because his house is not
12 sitting -- his garage is not sitting behind his house at that
13 point when he extends the structure towards my property.

14 So it does have an affect upon the sight view, and it
15 is why you can now see the garage structure as I pull into my
16 driveway and from the street. It extends it another 7 feet and
17 another 14 feet high. Sight view is not just -- I know you're
18 looking at it from the street, but in many of the
19 neighborhoods, this encloses their backyard. It encloses their
20 backyard because what it -- there's a view in which they look
21 out of their backyard. This encloses their backyard where they
22 actually can't see out of their backyard now. So now you have
23 -- they had a window of approximately 9 feet because the shed
24 was a very low structure. But I mean, that's part of why the
25 neighbors say this is affecting my sight view, this is not
26 within the Historical District, this is not why I bought the

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property.

So I and 36 Jefferson Avenue, if you take a look at all the properties, are exceptions to the exception. At 234 Warner and 225 Warner, they are the closest thing that comes to our property. One house is within the Historical District, one house is outside of the Historical District. They are the closest thing, but the Commission would not consider sight views if 225 Warner started to expand their garage. They could actually enclose 234 Warner, and the truth -- and it's somewhat true if 234 Warner was to start to expand their garage. We are the two exceptions in the neighborhood.

So when you look at all the other properties and you consider sight view, you're not going to find something that's equal to what was replicated on our properties; all right? When you drive by the property, you look to the left, you're going see the structure. If you don't see the -- if they are going to remove the shed, there shouldn't be 3 or 4 feet. The shed was 7 feet extending towards my property, and therefore, it should be 7 feet plus another 2 feet. The garage was never part of the -- the shed was never part of the structure, anyway. It's proven it's a shed. It has a separate entry door. It actually had a wall. You could not move from the garage into the shed.

As I stated before I knew that neighbor very well. I was in their house, I was in their shed, I was in their garage,

36 Jefferson Avenue

I know the property very well. I'm speaking from what I saw. So the shed itself was never part of the garage. So remove the shed because it's not part of the structure, leave the existing structure as is, have a garage, if you need to shore it up, take the foundation off of it, everything is as they wanted. Nobody's stopping them if they want to shore it up and just do everything else within code, which is not your jurisdiction. It does affect sight view, and it is a -- you can't look through all this -- you're looking through the picture and what you're seeing is single family garages. But they weren't garages. More than likely, these were all sheds. If you move through the neighborhood, and you look around all the bushes and everything, there's fence posts for horses. People did not need garages back then, and therefore, when you look at each one of these structures, you can say it's big, most of them are small, because they weren't garages to begin with, they were sheds. Everybody that moved into neighborhood and bought into the neighborhood understands that they're not basically getting a garage with their property. They're getting a shed with their property, and they have a certain frame of roof. The neighbor knew what they were getting, my neighbor across the street, which you would see at 2 -- I think 191 Willow across the street is very small, so --

Any questions?

COMMISSIONER O'NEILL: Do we have an idea when the

1 36 Jefferson Avenue

2 little lean-to shed was added to the rear of the garage?

3 MR. SHORES: You know, I thought about it because the
4 neighbor had spoken to me, the neighbor -- as I said, the
5 neighbor there, when I moved in, had lived there for 60 years,
6 and he knew what houses they were -- had snakes in, and all
7 sorts of crazy stuff, but what he told me was, both of those
8 garage structures were moved on the property. Neither one of
9 those garage structures were actually on the property when the
10 house was built because as you can imagine, my house was the
11 Joshua Hicks house. That house extended all the way to the
12 Roslyn Elementary School.

13 So if you want a perspective of it, you see 28
14 Jefferson Avenue, he owned all the property all the way down
15 to, basically, the railroad station in Roslyn. The house
16 beside it was part of Joshua Hicks' property. He said both of
17 the garage structures were moved fairly close to each other,
18 which it would have to be. You can't move my structure on the
19 property -- what I call my garage structure onto the property
20 if 36 Jefferson Avenue's structure is already on the property.
21 He told me they actually drug, what you call my garage, over to
22 the property.

23 You asked when it was built. I have to assume, 225
24 Willow Street is one of the newer houses. It's a new house,
25 it's incorporated into the Historical District, which it
26 actually is a historical house now because it's more than 50

1 36 Jefferson Avenue

2 years old. I'm assuming that house was built somewhere in the
3 1960s, and probably prior to that house being built, they moved
4 both of the garage structures. So I'm assuming that both of
5 those garage structures were moved sometime in the 1960s onto
6 both properties.

7 COMMISSIONER O'NEILL: But do you know when -- does
8 anyone know -- no one knows when that little lean-to was --

9 COMMISSIONER CYBRIWSKY: Added.

10 COMMISSIONER O'NEILL: -- added.

11 COMMISSIONER GOVONI: Did the previous owner add that,
12 and do you know if it was before the site became historic?

13 MR. SHORES: The garage structure -- the shed --

14 COMMISSIONER GOVONI: Yeah.

15 MR. SHORES: I want to make sure I don't say lean-to --

16 COMMISSIONER GOVONI: Yeah, the shed.

17 MR. SHORES: -- the shed was -- I don't know when it
18 was added, but I seriously doubt if you could have pulled that
19 garage structure over --

20 COMMISSIONER CYBRIWSKY: With the shed.

21 COMMISSIONER GOVONI: With the shed.

22 MR. SHORES: -- with the shed on it. Now all of these
23 -- you see sheds -- another place in which you see these
24 shed-type structures is on a house on Garden Street, Garden
25 Street. There's a few of them out there. I think what the --
26 I think the shed, and I'm only speaking from -- and I have

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2 studied the Historical District considerably. I went to the
3 Bryant Room, and I was into historical districts, unreal, in
4 the 1970s through, probably, for the first 15 years of the
5 district, itself. I believe that the sheds were actually
6 lean-tos, probably to store wood, because there's chimneys on
7 almost every house in the Historical District. So you'd want
8 to keep your wood dry but you were not going to want to put it
9 in your garage because of the termites. Every one of them was
10 wood.

11 So I believe that the lean-tos eventually got turned
12 into sheds, and in this particular case, a door was put on it
13 that was separate from the garage structure, itself. But you
14 can imagine looking from someone's backyard at the lean-to. It
15 doesn't affect your view at all. In fact today, his, you know,
16 fencing can affect your view more, but it doesn't affect the
17 sun coming down, and it doesn't affect the continuity of the
18 neighborhood where you still feel like you're neighbors, and
19 that is one thing not to overlook in this Historical District.
20 Everybody in the Historical District knows each other, they
21 know what's happening with the garage structure, they all have
22 small garages, and it does affect sight views, and people are
23 concerned about it, you know, we all work, I've gathered
24 signatures over a short period of time, and I talk to
25 neighbors, and you know, it does affect sight views, and it
26 will affect the ability of the neighbors, you know, to become

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-- to remain a neighborhood.

COMMISSIONER CYBRIWSKY: So maybe this is a crazy question, but I know that the building -- so the Building Department has approved this expansion of this garage to make this larger? I mean --

ATTORNEY ALGIOS: The Building Department has reviewed it to see if there were any zoning issues.

COMMISSIONER CYBRIWSKY: Okay.

So to my knowledge, they're very strict about the size of garages. You're the architects; right? When you build a house, you can't, I mean, I've been told by people, you can't add any extra room for fear, in height or that they're going to put someone in there, God forbid, you know, maybe rent out parts of it. So I mean, how are they, just for my own questioning, how are they taking this illegal piece, this shed, and saying, it's okay to expand this garage. I thought that they were very strict about that. Just my understanding from people I know that have dealt with garage issues.

ATTORNEY ALGIOS: Well, because it's just -- it's zoning compliant. So they're looking just to make sure that it meets code. So side yard setback, rear yard setback, height.

COMMISSIONER CYBRIWSKY: But what about the size of it? Like when you build a new garage --

ATTORNEY ALGIOS: Yeah.

COMMISSIONER CYBRIWSKY: -- on a property, you're the

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architects; right?

ATTORNEY ALGIOS: So if it's over 300 square feet, then it gets added to gross floor area.

ACTING CHAIR NICOLAIDES: Right.

COMMISSIONER CYBRIWSKY: Mm-hmm, okay.

ATTORNEY ALGIOS: So they would have looked at it for that. So it was not cited for that, so that's not an issue.

COMMISSIONER CYBRIWSKY: So he's okay.

ATTORNEY ALGIOS: So you can expand it then. You can expand the garage over 300 square feet, as long as the overall house, the gross floor area, is under --

COMMISSIONER CYBRIWSKY: Okay.

ATTORNEY ALGIOS: -- whatever the requirement is for that --

COMMISSIONER CYBRIWSKY: Okay, I get it, I got it, okay, okay.

MR. SHORES: I would like -- I mean, this is separate, this has nothing to do with it. This structure does not meet zoning. 148 Elm was a house, which is pictured there, 148 Elm is a house that went through extensive review by the Landmark Commission. This was a house that was in extremely poor shape, it's on a corner lot, it's at the intersection of Marwill and Elm Street. In fact, the Landmark Commission just recently, in the last year, worked on a house directly across from that to put in cedar shingles, and there was a lot that went onto it.

1 36 Jefferson Avenue

2 But directly across from that is 148 Elm. The Landmark
3 Commission did extensive reviews of that --

4 COMMISSIONER CYBRIWSKY: What's the address?

5 MR. SHORES: 148 Elm.

6 The house was practically -- it was sinking, it was
7 old, it was -- it could've fallen in on itself. The garage
8 structure, if you look at the map that was provided to you, the
9 garage structure was set where, if you went down the street, it
10 wasn't hidden from the house. So when you went into the --
11 once again, you're entering from the back of the house, but
12 when you're entering from the back of the house, that garage
13 structure is set. That is, if you went down the street, you
14 would actually see the garage structure from -- here's the
15 house, you would see the garage structure sitting over here,
16 and they turned -- the Landmark Commission had the homeowner
17 move that garage structure to behind the house so that you
18 actually could not see the garage structure as you pass down
19 the street, and if you look at 148 Elm, which I believe there's
20 a picture of, it is a very small garage, and the homeowner
21 wanted to expand, and he needed to expand his house so much he
22 agreed to that. He actually put in, it's a short driveway but
23 if you look at the garage structure itself, it's directly
24 behind the house.

25 This is an example of where the Landmark Commission in
26 the past has said sight views are important, we'll allow you to

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have a garage structure, a small garage structure, put it behind the house so as you go down the street, people can look through and see the nice house, whether it's in the Historical District or not, you can actually see the nice house that's sitting behind, and this is typical of how corner lot houses have had their garage structures or sheds or whatever it may be, put behind a house. You know, it doesn't mean that there's not two-story garages or whatever.

Another thing is -- well, that's it, I mean, that's the point. You got to know when to stop, that's the point.

ACTING CHAIR NICOLAIDES: Well, thank you.

MR. SHORES: Okay, thank you, very much.

ACTING CHAIR NICOLAIDES: Is there anyone else in the audience?

(WHEREUPON, there was no response.)

ATTORNEY ALGIOS: So do you want to come up and address any final thoughts?

MR. ABDURAKHMANOV: Yeah, sure.

I just want to clarify one thing.

Whatever we proposed here we want to comply with the zoning regulation, and code, both Town of Hempstead and state, you know. So both side views, zoning, it tells me the existing garage has a hip roof, it's not gable roof. Why? Because that's -- I think when they did this like 50 years ago or I don't know when this garage was built, to respect the sky

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exposure plan; right? To have a sloped roof on each side, to have sun and to have insulation of the sun; right? So that's why we also proposing the same hip roof. We're not proposing gable roof.

As I said, next door is 28 Jefferson, has gable roof. It is much higher, and we're not talking about sky exposure as issues, so -- and we complied with the maximum required size of the garage, you mentioned, is up to code and proposing that extension -- not extension to our proposed work.

ATTORNEY ALGIOS: Can you hold one second; please?

MR. ABDURAKHMANOV: Yeah, sure.

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

ATTORNEY ALGIOS: You can proceed.

MR. ABDURAKHMANOV: Yeah, and also, I would like to mention about the accessory building structure calculations we also provided that required lot coverage of that area. So we complied with lot coverage as --

COMMISSIONER CYBRIWSKY: Yeah, we know that. We're not here for the zoning part.

MR. ABDURAKHMANOV: So that's why. But basically, I hold everything we have, and I just want to make sure one thing. When we being retained for proposed work; right? To put, to file with the Building Department and with you, I have in the -- if you look at the picture, the siding of the shed or whatever extension which was done; right? It's matching

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existing garage.

ACTING CHAIR NICOLAIDES: We understand that.

MR. ABDURAKHMANOV: So I'm assuming this was built maybe at the same time. But as architect, I see a roof is -- roof they didn't do it the way we're proposing to have a nicer roof design and nice, beautiful look of this garage, not like it is now, if you look at the side view.

So I'm -- if you have questions, I will answer.

ACTING CHAIR NICOLAIDES: Is there any conversation among the Commissioners? Any questions left to ask any of the members of the audience or the applicant?

COMMISSIONER GOVONI: No.

COMMISSIONER O'NEILL: All right, so the windows that were replaced without a permit. We're reviewing those, too, and they seem to be different than --

MR. ABDURAKHMANOV: No, we're proposing only one window in the new addition on the side view. It's 2 feet wide.

COMMISSIONER O'NEILL: Proposed west elevation, there are two windows, existing siding, there are two windows in the proposed west elevation, and they are different than the photograph that I'm looking at that looks like, you know, modern windows had been put in.

COMMISSIONER GOVONI: Yeah, they're not true divided light.

COMMISSIONER O'NEILL: They're going to take -- they're

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going to --

MR. ABDURAKHMANOV: Whatever is -- whatever somebody built before they bought it; right? But we proposing to comply with the historical view.

COMMISSIONER O'NEILL: Okay.

MR. ABDURAKHMANOV: -- too much of the house.

ACTING CHAIR NICOLAIDES: You're removing those existing --

MR. ABDURAKHMANOV: Yeah, because, yeah, because there no greens, nothing.

COMMISSIONER GOVONI: What windows are you going to use?

MR. ABDURAKHMANOV: Remove to put -- to have greens, also, if you look at the drawings.

COMMISSIONER GOVONI: So you're looking at divided lights?

MR. ABDURAKHMANOV: So, yes.

COMMISSIONER GOVONI: So you're looking at --

MR. ABDURAKHMANOV: So because we want to match the building. That's why we -- to respect with historical.

COMMISSIONER CYBRIWSKY: So now we're down to --

COMMISSIONER O'NEILL: All right, understood, okay, okay.

ACTING CHAIR NICOLAIDES: All right, thank you.

COMMISSIONER CYBRIWSKY: Thank you.

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ACTING CHAIR NICOLAIDES: So I guess maybe I'll go first. I'm the Acting Chair, so I'll act like a Chair.

You know there's been a number of issues raised that are interesting, and it really begs the question of, is this reasonable for us to wait in considering the application or not, and some of these, I'll look to our counsel, as within our jurisdiction. I think some of these other ones are, should we look at them or not?

There's been an overwhelming desire to be punitive to this applicant because they've done these things without a building permit, and now we're here to effectively correct them. So as a legal question, should we be weighing the punitive nature of punishing an applicant simply because they didn't ask for permission first.

ATTORNEY ALGIOS: No, your job is just to look at the historic aspects and whether what they're doing is in keeping with the Historic District or whether it's going to have some negative impact on the historic character of the neighborhood.

ACTING CHAIR NICOLAIDES: So we don't have to like these people.

ATTORNEY ALGIOS: No.

ACTING CHAIR NICOLAIDES: Just so we're clear.

So a lot of information, which I don't challenge, I don't question, I don't take umbrage to it, is not what we're supposed to consider when we consider this, and I think that's

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got to be clear to all of us when we make make these decisions,
and you know, I've sat in other seats before, I've was a mayor
of a village for 17 years, and sometimes it's very hard to be
fair to somebody who did a bad thing, and you don't
particularly like. But that's not part of the job. So I just
have to kind of offer that up front when we make these
considerations.

The other issue that seems to be looming large on us is
on one hand, and again, our audience and more than our
applicant has made a strong case for why this is -- on the one
hand, it's a unique corner that's not typical of the rest of
the street, but you're using the judgment or the similarity of
the rest of the street to make comparisons. I am stuck, like
it or not, in looking at the immediate adjacent home and the
immediate adjacent garage, and I guess, in my judgment, would
weigh that more heavily than five houses down and how big those
garages are, and that's -- maybe it's human nature, maybe it's
just my opinion as an architect but I have a hard time trying
to balance the size of five other garages without weighing the
more obvious relationship of the garage next door.

That's where my feeling is. I'm not quite sure I
understand the significance, and I know you've made a very
compelling case as a resident and as a neighbor regarding a
view block, but I don't know that that's a view that anybody
effectively was entitled to that we're protecting as part of

1 36 Jefferson Avenue

2 the Historic District, and others may disagree with me on that.

3 So those are my thoughts. I welcome the other Board
4 members thoughts, as well.

5 COMMISSIONER GOVONI: Well, I love that house. That
6 house is a standout house because it is a crafts house. It is
7 a perfect example of a specific period, and every time I drive
8 by, and I walk by on Jefferson, that house stands out because
9 of its placement on the lot. If you start putting all of this
10 stuff on that property, it loses it's uniqueness and it's
11 beauty, and my big concern is, and now we're going -- we have
12 the garage and we have the shed, and I look at everything else
13 that has come across the desk on this property, and God bless
14 him, I have a really big concern that this is going to end up
15 looking like the houses in East Hills, the houses in Great
16 Neck, where you've got not a lot of lawn, you've got this big
17 garage, then all of sudden you want this and you want that, and
18 it's not -- it detracts from the beauty of that house. I mean,
19 literally, you can walk past that house and just stop and go,
20 wow, because it doesn't have a lot of hedging, it doesn't have
21 a lot of things about -- around it, so you can see, and when
22 you walk by, and you suddenly see this thing that when you
23 stand and look, you see the garage and the shed, it looks like
24 part of the house, and that's my concern is that all of a
25 sudden, we're starting to get bigger and better, and it
26 detracts from the silhouette of what is one of the only two

1 36 Jefferson Avenue

2 true craftsman houses in our neighborhoods, the other one being
3 the old Ellenoff house which is, unfortunately hidden by trees.

4 So that's my two cents.

5 COMMISSIONER O'NEILL: I guess, you know, in trying to
6 understand, you know, these garages, you know, on both this
7 property and the adjacent property and sort of like how they
8 evolve, and I understand in an old neighborhood, you know,
9 things sort of got placed and changed, just, you know, just
10 sort of for a need, like, you know, that maybe this shed, this
11 shed, sort of, addition, you know, evolved. It was first sort
12 of a covered area to protect wood, then it got enclosed, then
13 you know, so I understand how, you know, structures sort of
14 evolve, and that, you know, that is, I think sometimes, you
15 know, part of the history of the house and sometimes, you know,
16 a little charming because it does sort of, again, it's part of
17 the history, but you know, so this little, let's call it, wood
18 shed addition that has evolved now wanting to be expanded, and
19 now it's being incorporated into this garage structure. I
20 think it's really, you know, changing, sort of, the original
21 intent --

22 COMMISSIONER CYBRIWSKY: The purpose.

23 COMMISSIONER O'NEILL: -- of this garage.

24 COMMISSIONER CYBRIWSKY: Right.

25 COMMISSIONER O'NEILL: So you know, I think the
26 question that I -- and I do understand that, you know, this

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1 little, you know, attached shed, you know, is probably
2 convenient for gardening, for things. I get it, it's probably
3 just convenient to have that door, you know, but -- and I
4 understand that it probably needs some work, it looks like the
5 roof is shot, but you know, I think, you know, you know, is
6 there another way that that could have been updated so that it
7 still had utility but I don't necessarily understand the reason
8 why it would need to be expanded that much.

9
10 So I, you know, I understand, you know, keeping that
11 lean-to structure, and you know, is, you know, could there be
12 another way to modify that roof without the addition to it so
13 that it was sensitive to the existing garage, but you know,
14 wasn't as massive as the garage. So I guess maybe I'm just not
15 -- I think that what's being proposed really doesn't look like
16 it evolved. It's really turning -- my opinion, I think it's
17 turning into a different structure.

18 COMMISSIONER CYBRIWSKY: Mm-hmm, I tend to agree. I
19 kind of like the look of the shed on the side, that's just me,
20 and you know, there's something that, as you mentioned, that
21 dates it into a certain period. You know, when somebody walks
22 by or drives by, they see that, and they think, oh, that's the
23 purpose of that from a different era. I happen to live in a
24 very old house, and there's quirky things that date my house to
25 a different era that I've kept purposely, but that's just my
26 thought. I don't, you know, I don't know why you need that

36 Jefferson Avenue

extra room, but that's not for me to say, what you're going to do with the space.

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

COMMISSIONER O'NEILL: I mean, I think it's sort of, you know, I know, you know, older homes that aren't necessarily in the Historic District, but you know, in our area, you know, you'll see, you know, covered porches, that over, you know, over the years became, you know, screened porches without changing the scale of it, and then they get enclosed, you know, and it, you know, so it's still maintaining the same scale, it's sort of being used as a different purpose, and again, it's sort of part of the history of the house, and it's something that evolves with the house, and it doesn't, you know, without necessarily changing the roof of it or, you know, the massing of it. So buildings evolve.

ACTING CHAIR NICOLAIDES: You know, a lot of historical homes, particularly when areas become landmarked, and New York City's a very good example, they'll landmark changes that happen to the original structure as much -- as part of the organic evolution of the property. It isn't simply, what was it the day it was built, and as you pointed out, garages were dragged onto properties, sheds became -- from something that held firewood became something that had lawn, electric lawn mowers later. You know, it doesn't violate the essence of still being a historic structure.

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So I'm coming around, I guess, is my fair assessment, to the feelings of, I believe, the other Commissioners is that the scale, I don't think we are -- we certainly don't seem to be of a majority that we would be likely here tonight approving the extension in its full mass. I think there's got to be a gesture towards bringing it down, so it is, at least in spirit, approximating the shed that was there, not the expanded version, and we can take this to a vote, if necessary, but you're welcome to come up, and --

MR. ABDURAKHMANOV: I just want to make sure one thing.

The owner, who I'm representing, he bought the house four years ago. This shed was existing before they bought it; right?

ACTING CHAIR NICOLAIDES: Right, and we're not proposing --

MR. ABDURAKHMANOV: Because you -- I'm sorry, Patricia?

COMMISSIONER O'NEILL: Yeah.

MR. ABDURAKHMANOV: You mentioned we expanding the shed. We're not expanding the shed. We try to make it nicer look. If you look at the picture from the Jefferson look; right? It have flat roof.

COMMISSIONER GOVONI: Yup.

MR. ABDURAKHMANOV: It's ugly looking.

ACTING CHAIR NICOLAIDES: I think the intent that we see was that you're not expanding the shed, you're expanding

1 36 Jefferson Avenue

2 the garage.

3 MR. ABDURAKHMANOV: Yes, but it's permitted; right?

4 We're not doing something against the code. Code allows us to
5 build. For example --

6 ACTING CHAIR NICOLAIDES: These aren't code issues.

7 COMMISSIONER GOVONI: These aren't code issues.

8 MR. ABDURAKHMANOV: Huh?

9 ACTING CHAIR NICOLAIDES: These are not code issues.
10 These are not issues of the building --

11 MR. ABDURAKHMANOV: Yeah.

12 ACTING CHAIR NICOLAIDES: -- and they're not of the
13 zoning ordinance. These are issues of the Landmark
14 Commission's purview to what is appropriate and what is not
15 appropriate.

16 MR. ABDURAKHMANOV: So I just worry about the
17 difference, though. Let's say you're not approving; right?
18 I'm assuming owner will not do anything, he'll bring it back
19 the way existing on the picture, on the picture, and would you
20 like that one?

21 ACTING CHAIR NICOLAIDES: Listen --

22 MR. ABDURAKHMANOV: Because it's flat roof. There's a
23 flat roof in there.

24 ACTING CHAIR NICOLAIDES: You understand that --

25 MR. ABDURAKHMANOV: I understand.

26 ACTING CHAIR NICOLAIDES: No, I didn't finish. You

1 36 Jefferson Avenue

2 understand that the owner bought this property with a shed that
3 is not part of what was approved or on file at the Building
4 Department. So the fact that it was there when he bought it,
5 doesn't effectively legalize it.

6 COMMISSIONER GOVONI: Right.

7 MR. ABDURAKHMANOV: I understand that portion, too.

8 ACTING CHAIR NICOLAIDES: So it is just as possible
9 that if the Commission felt strongly, we could actually make a
10 decision to have the shed removed completely.

11 MR. ABDURAKHMANOV: Okay.

12 ACTING CHAIR NICOLAIDES: And that would be within the
13 purview of the Landmarks Commission. So it's not like we're
14 trying to be unreasonable. I'm simply saying that the general
15 impression, and I'm reading the room, and I think you've got to
16 read the room, too, is that making this as large as something
17 that will appear to be a bigger garage is -- was your mission,
18 and it was the mission you were charged with. It is not what
19 the Landmarks Commission sees as appropriate.

20 MR. ABDURAKHMANOV: Okay, so when will I have an
21 answer?

22 ACTING CHAIR NICOLAIDES: Well, we can adjourn this,
23 and you can come back with other recommendations or we could
24 simply approve with certain conditions or disapprove it
25 completely.

26 MR. ABDURAKHMANOV: I see. So if I go to Board of

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Appeals, then.

ACTING CHAIR NICOLAIDES: I'm sorry?

MR. ABDURAKHMANOV: Board of Appeals.

ATTORNEY ALGIOS: There's no Board of Appeals.

ACTING CHAIR NICOLAIDES: There's no Board of Appeals
for: Landmarks.

MR. ABDURAKHMANOV: Okay, so, we'll do it different by
then, no problem.

ATTORNEY ALGIOS: Or the Commission can just vote now
for what it would approve, if there is a part of that that you
would approve, you could just let him know what is acceptable
and what is not.

ACTING CHAIR NICOLAIDES: Would one of the
Commissioners make a recommendation as to what would be
approvable? To them, anyway.

COMMISSIONER GOVONI: So go back to the way it was.
Two-car garage with a sloped roof, and then they shingle the
flat roof to conform to what the original roof was of the
garage, and it's not expanded.

COMMISSIONER CYBRIWSKY: And if you need to do work on
the roof to make it not a flat roof.

MR. ABDURAKHMANOV: My question is like this. It was
maybe 50, 60 years ago, somebody build it; right? Building
Department, well, this guys, well, this owner, owner tried to
do something, and they right away issue violation. That's why

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I don't remove.

ACTING CHAIR NICOLAIDES: Understood.

MR. ABDURAKHMANOV: So in those 50 years ago or 40 years ago, somebody build it, and nobody was -- so this guy bought it maybe because of this.

ACTING CHAIR NICOLAIDES: Well, unfortunately, unfortunately, that's buyer beware.

COMMISSIONER CYBRIWSKY: Yeah.

ACTING CHAIR NICOLAIDES: He had every opportunity to go to the Building Department, look at the records, and see what was on file for that property.

MR. ABDURAKHMANOV: Because I know in New York State, as architect, you know, too, prior to 1961, was built, it's legal.

ACTING CHAIR NICOLAIDES: No.

COMMISSIONER CYBRIWSKY: No, it's not.

MR. ABDURAKHMANOV: I can bring that, I can bring that next time, the --

COMMISSIONER CYBRIWSKY: Not in the Town of North Hempstead.

ACTING CHAIR NICOLAIDES: Not in North Hempstead.

COMMISSIONER CYBRIWSKY: Not in North Hempstead

ACTING CHAIR NICOLAIDES: Not in any incorporated village I work in.

MR. ABDURAKHMANOV: Okay, we'll see.

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COMMISSIONER CYBRIWSKY: No one knows about it until you, you know, when you buy a piece of property, your attorney or yourself are responsible to go to the Building Department, look at the file, and say, hey, what do I have here? Are there permits; is this is the original; get a survey; okay? So if you didn't do that, until somebody tries to make changes to the property, no one knows what's been sitting there for 50 years, that it's illegal; okay? But once you open that up, and now they go and say, wait a minute, it doesn't conform with what was supposed to happen; okay? And if it was allowed 50 years ago, and now you go to change it and the codes changed, it may not be allowed now.

MR. ABDURAKHMANOV: Yeah, I agree if it's code, but code allows us to do it.

COMMISSIONER GOVONI: Yeah, but also, when the owner purchased the house, the real estate person should have gotten -- should have notified the owners before they ever sold the house that it's in a historic district, and therefore, there are a lot of things to the exterior of the property that they have --

MR. ABDURAKHMANOV: I believe so, they had lawyer; right? So lawyer usually do it --

COMMISSIONER CYBRIWSKY: The lawyer --

MR. ABDURAKHMANOV: Insurance on the property; right?

ACTING CHAIR NICOLAIDES: I blame the real estate

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brokers.

COMMISSIONER CYBRIWSKY: Yeah, he --

COMMISSIONER GOVONI: -- and the attorney. They should
told them right up front what they were getting into. It would
have saved you all of this pain.

COMMISSIONER CYBRIWSKY: Right, right, it's true,
somebody -- and you know, if the real estate broker didn't
catch it or mention it, the attorney should have, I mean, it's
--

ACTING CHAIR NICOLAIDES: And very often, we, as
architects, are retained before people buy property so that we
can report back to them what opportunities that property
presents for future work.

COMMISSIONER GOVONI: Right, or constraints.

ACTING CHAIR NICOLAIDES: Or constraints.

MR. ABDURAKHMANOV: Yeah, yeah, I understand this. I
don't recall -- -

ACTING CHAIR NICOLAIDES: So you know, what we can't
base our -- we can't base our judgment on, he bought it that
way. That's not an argument that will get any mileage.

MR. ABDURAKHMANOV: Because I have survey, 2007, and I
did 2021, it's the same thing.

ACTING CHAIR NICOLAIDES: As I said, I think we could
commiserate amongst ourselves here, and see if we could make an
offer of what would be acceptable, and then we can certainly

1 36 Jefferson Avenue

2 vote on that, and I know the owner isn't here tonight. Do you
3 feel he should be here before we render a judgment?

4 MR. ABDURAKHMANOV: You mean the owner?

5 ACTING CHAIR NICOLAIDES: Yup, or you can speak for him
6 in terms of --

7 MR. ABDURAKHMANOV: I think so.

8 ACTING CHAIR NICOLAIDES: We're not -- you see, we're
9 not actually asking for your approval. We're simply trying to
10 be considerate of the homeowners.

11 MR. ABDURAKHMANOV: Yeah, because I would like to say
12 something to owner, because again, I will say --

13 ACTING CHAIR NICOLAIDES: Okay, once we have another --

14 MS. ABERLE: Hello.

15 I know you're not asking for approval, but if it was
16 restored to its original condition with the shed on the side
17 with a separate entrance, we, the neighbor, the Shores, would
18 be okay with that conclusion.

19 ACTING CHAIR NICOLAIDES: I understand that. Thank
20 you.

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

22 ACTING CHAIR NICOLAIDES: So it seems we have a
23 consensus.

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

25 MS. ABERLE: I just want to be clear, to put it back to
26 what it was which is not part of the garage. A separate shed

1 36 Jefferson Avenue

2 with a separate entrance.

3 COMMISSIONER O'NEILL: Yes, well --

4 MS. ABERLE: You're not coming through the garage.

5 It's not an addition, it's just --

6 COMMISSIONER CYBRIWSKY: No, it's got the entrance.

7 MS. ABERLE: Correct.

8 COMMISSIONER CYBRIWSKY: The separate entrance.

9 MS. ABERLE: All right.

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

11 COMMISSIONER O'NEILL: I'm up? Okay.

12 So what would be, I think, appropriate, would be to
13 restore the shallow sloped roof as it existed before the
14 modification and to not build closer to the side yard. So keep
15 the existing footprint, keep the existing footprint of the
16 lean-to shed. We're saying that you can expand it to the --
17 you could expand behind it.

18 COMMISSIONER CYBRIWSKY: To square it off.

19 COMMISSIONER O'NEILL: To comply, to square it off to
20 comply with the setback, the 3-foot setback, but to restore the
21 roof at the pitch so that it gives the appearance that it was
22 the original, you know, that it --

23 ACTING CHAIR NICOLAIDES: So the floor area could be
24 added that you're proposing.

25 COMMISSIONER CYBRIWSKY: The squared-off part.

26 ACTING CHAIR NICOLAIDES: So that notch that is there

1 36 Jefferson Avenue

2 now would be able to become a rectangle.

3 COMMISSIONER CYBRIWSKY: Mm-hmm.

4 MR. ABDURAKHMANOV: So is it possible for you to show
5 me?

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

7 COMMISSIONER GOVONI: But the roof has to remain the
8 same.

9 MR. ABDURAKHMANOV: Yeah, yeah, yeah.

10 COMMISSIONER GOVONI: No additional height. The way it
11 is now --

12 MR. ABDURAKHMANOV: There's no additional -- if you
13 look, you see there's no additional. This --

14 COMMISSIONER GOVONI: Yeah, right, that wouldn't
15 happen, you have to keep it low. There's --

16 MR. ABDURAKHMANOV: If it's the same pitch --

17 COMMISSIONER GOVONI: There can't be any additional
18 height to the shed roof.

19 MR. ABDURAKHMANOV: As architects, if you look at the
20 --

21 ACTING CHAIR NICOLAIDES: Well, we can't tell what the
22 old pitch was.

23 ATTORNEY ALGIOS: I think at this point you have to sit
24 because they're going to be now rendering their decision.

25 MR. ABDURAKHMANOV: Yeah, yeah, yeah, yeah.

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

1 36 Jefferson Avenue

2 MS. ABERLE: Madam Attorney, are we going to get
3 clarification or are they going to --

4 ATTORNEY ALGIOS: They're going to clarify, yes.
5 They're deciding right now.

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

7 COMMISSIONER GOVONI: Yeah, so it goes that way, and
8 you have the low roof so we have no height up here.

9 MR. ABDURAKHMANOV: You see, the same.

10 COMMISSIONER GOVONI: Right, so it would have to end at
11 the garage, and then you'd have a small slope like it does now.
12 Exactly like that.

13 MR. ABDURAKHMANOV: So you want it like this.

14 COMMISSIONER GOVONI: Yes, it has to stay exactly
15 historically the same.

16 MR. ABDURAKHMANOV: Okay, so this is like this, no
17 problem. Now I understand. So you want that portion to be --

18 COMMISSIONER GOVONI: Right, exactly the way it was in
19 this photo.

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

21 COMMISSIONER GOVONI: It's almost flat. Hang on, let
22 me take this for a second.

23 I have a question for you guys.

24 COMMISSIONER CYBRIWSKY: Go ahead, what?

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

26 COMMISSIONER GOVONI: All right, so it has to be flat.

1 36 Jefferson Avenue

2 Wait a second, wait a second. Bear with us.

3 COMMISSIONER O'NEILL: Right, so the drawing that was
4 submitted that says existing elevations --

5 COMMISSIONER GOVONI: From 11/23.

6 COMMISSIONER O'NEILL: -- yes, 11/21/23, and it is
7 showing the garage as it existed before any of this
8 modification was done. So that's what it's supposed to be
9 restored to.

10 MR. ABDURAKHMANOV: I see.

11 COMMISSIONER O'NEILL: Yes, so that's what it's
12 supposed to be restored to.

13 ACTING CHAIR NICOLAIDES: Except you could increase the
14 footprint.

15 MR. ABDURAKHMANOV: I understand, I understand, now I
16 understand. The same roof.

17 ACTING CHAIR NICOLAIDES: That's what we're comfortable
18 approving.

19 COMMISSIONER GOVONI: So all of this has to go, and
20 it's got to be flat.

21 COMMISSIONER O'NEILL: So for the record, this -- the
22 plate height of the existing shed is at 7 feet, and that's what
23 it should be restored to.

24 ACTING CHAIR NICOLAIDES: Yup.

25 COMMISSIONER O'NEILL: Right.

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

1 36 Jefferson Avenue

2 ACTING CHAIR NICOLAIDES: Commissioner O'Neill is going
3 to make a motion of what we're agreeing to.

4 COMMISSIONER CYBRIWSKY: Hold all the pictures to bring
5 to the next meeting. Are these yours or his?

6 COMMISSIONER GOVONI: If they're stapled they're
7 probably mine. These are his.

8 COMMISSIONER CYBRIWSKY: You hang on to all the
9 pictures.

10 COMMISSIONER GOVONI: Yeah, this is mine.

11 COMMISSIONER O'NEILL: No, this is his.

12 COMMISSIONER GOVONI: Oh, those are his. Where did
13 mine go? You guys keep stealing my plans.

14 COMMISSIONER CYBRIWSKY: You can have mine, I'm
15 retiring.

16 ACTING CHAIR NICOLAIDES: They belong to the town.

17 COMMISSIONER O'NEILL: Okay, okay, so can I -- I can
18 make a motion?

19 COMMISSIONER CYBRIWSKY: Mm-hmm.

20 COMMISSIONER O'NEILL: Okay.

21 So the shed addition. Okay, so the shed addition.

22 ATTORNEY ALGIOS: You can come up and stand here.
23 They're giving you the decision.

24 COMMISSIONER O'NEILL: Right.

25 MR. ABDURAKHMANOV: Okay.

26 COMMISSIONER O'NEILL: I'm referring to drawing

36 Jefferson Avenue

A-104.00 dated 11/21/23, and it's a drawing that is showing three existing elevations, and the elevations are of the garage, as the garage and the, we're going to call the shed addition, the existing conditions before any roof modification was made. So, it's the way that the garage and the shed addition existed when the house was purchased; okay? So before any modifications were made.

So what we are -- what we are approving is to rebuild that shed addition so that on the west elevation it is 4 feet 11 inches from the property line. The plate height, the low -- the plate height of that shed is 7 feet, as shown on the existing west elevation, and that the -- that existing shed can be expanded, so -- it can be expanded so that it is 3 feet from the side property line.

MR. ABDURAKHMANOV: As per plan; right? The plan view?

ACTING CHAIR NICOLAIDES: The plan view.

MR. ABDURAKHMANOV: I see.

COMMISSIONER O'NEILL: Yes.

MR. ABDURAKHMANOV: So we need to set back. I see, okay.

COMMISSIONER O'NEILL: The shed, the simple shed roof of that shed addition should be restored so that it doesn't sit any higher on the existing roof. So you know, it's going to get -- and it can get -- understood that it was falling apart but it will be built so that it matches the siding of the

1 36 Jefferson Avenue

2 original garage materials to match the materials of the garage
3 and the house. So that needs to be resubmitted, too?

4 ATTORNEY ALGIOS: No, so now you can vote, and then
5 they will resubmit their updated plans. Once the Landmarks
6 Commission receives that, then they -- as long as it's
7 compliant, it matches the decision --

8 COMMISSIONER O'NEILL: Mm-hmm.

9 ATTORNEY ALGIOS: -- then they'll get issued their
10 Certificate of Appropriateness.

11 COMMISSIONER O'NEILL: Okay, okay.

12 ACTING CHAIR NICOLAIDES: Now did we actually make
13 motions and approve the other components of this before?

14 ATTORNEY ALGIOS: Yeah.

15 ACTING CHAIR NICOLAIDES: So those were on the record
16 already.

17 ATTORNEY ALGIOS: Yes.

18 ACTING CHAIR NICOLAIDES: Just checking.

19 COMMISSIONER O'NEILL: Okay, go ahead.

20 ACTING CHAIR NICOLAIDES: All right, then with that
21 motion, who'll second it?

22 COMMISSIONER GOVONI: I'll second it.

23 ACTING CHAIR NICOLAIDES: And do you want to poll the
24 Commissioners?

25 ATTORNEY ALGIOS: I think the -- I'm sorry, let me just
26 double check that. The siding and the roofing was already --

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MR. STERNBERG: So, of the house or the garage?

ATTORNEY ALGIOS: The garage.

MR. STERNBERG: Yeah, no.

ATTORNEY ALGIOS: No. I think you need to include that
in your motion.

ACTING CHAIR NICOLAIDES: Well, she did, to match --

ATTORNEY ALGIOS: She did.

COMMISSIONER GOVONI: The siding and roofing must be --

ATTORNEY ALGIOS: So that's -- so you're voting on
everything.

ACTING CHAIR NICOLAIDES: Yes.

ATTORNEY ALGIOS: You're voting on the -- what
footprint they can have, the siding and the roofing.

COMMISSIONER CYBRIWSKY: Okay, so we're voting here to
approve these changes?

ATTORNEY ALGIOS: The changes as --

COMMISSIONER GOVONI: Right, as mentioned. Contingent
on revised plans.

ACTING CHAIR NICOLAIDES: Right.

ATTORNEY ALGIOS: So Patricia, you made a motion?

COMMISSIONER O'NEILL: Yes.

ACTING CHAIR NICOLAIDES: She made the motion.

COMMISSIONER GOVONI: I seconded it.

MR. STONE: Seconded, okay, roll then.

Acting Chair Nicolaides?

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ACTING CHAIR NICOLAIDES: Aye.

MR. STONE: Commissioner Cybriwsky?

COMMISSIONER CYBRIWSKY: Yes.

MR. STONE: Commissioner Govoni?

COMMISSIONER GOVONI: Yes.

MR. STONE: Commissioner O'Neill?

COMMISSIONER O'NEILL: Yes.

MR. STONE: Carried.

ACTING CHAIR NICOLAIDES: All right, thank you.

MR. ABDURAKHMANOV: Thank you.

COMMISSIONER CYBRIWSKY: Thank you.

(WHEREUPON, this application was concluded.)

1 19 Marwill Place

2 MR. STONE: Let the record show that Commissioner
3 Shores has rejoined the room.

4 COMMISSIONER CYBRIWSKY: And --

5 ACTING CHAIR SHORES: I'd like to say a note on behalf
6 of all of us, and I've been with you the longest.

7 COMMISSIONER CYBRIWSKY: Yes.

8 ACTING CHAIR SHORES: That you were a fantastic
9 addition, and you were so helpful, definitely. Neal and I
10 worked with you and Deborah and the Board, and the new people
11 don't know you that well but I bet they can tell that we really
12 like you.

13 COMMISSIONER CYBRIWSKY: Well, you've got two new --

14 ACTING CHAIR SHORES: You're not a new person anymore.

15 COMMISSIONER NICOLAIDES: That's true, I'm not the
16 newbie.

17 ACTING CHAIR SHORES: But you will be sorely missed.

18 COMMISSIONER CYBRIWSKY: Well, thank you, I'll miss all
19 of you, and it's been a pleasure, you know, it's time to go,
20 enough things to do; you know?

21 COMMISSIONER GOVONI: Thank you, so much, for
22 everything.

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

24 COMMISSIONER CYBRIWSKY: I won't hold you up, these
25 poor constituents have been sitting here.

26 ACTING CHAIR SHORES: Okay, then I will --

1 19 Marwill Place

2 COMMISSIONER CYBRIWSKY: My ten year run is over, and
3 just for the record, there's no pension attached to this. It's
4 just a joke, it's just a joke.

5 ACTING CHAIR SHORES: Okay.

6 COMMISSIONER GOVONI: We do it out of the kindness of
7 our hearts.

8 COMMISSIONER CYBRIWSKY: That's right. I'll talk to
9 you.

10 ACTING CHAIR SHORES: Okay.

11 COMMISSIONER O'NEILL: Bye-bye.

12 COMMISSIONER CYBRIWSKY: Bye-bye.

13 ACTING CHAIR SHORES: Okay, we are back.

14 We are on Item 5, the Ahearn property. I'm not sure if
15 I'm pronouncing it right.

16 COMMISSIONER O'NEILL: Ahearn?

17 ACTING CHAIR SHORES: Ahearn.

18 MR. GUARNERI: Ahearn?

19 ACTING CHAIR SHORES: Application for the issuance of a
20 Certificate of Appropriateness to install rooftop solar panels
21 and accessory equipment. Property located at 19 Marwill Place,
22 Roslyn Heights Historic District, Section 7, Block 31, Lot 13.

23 MR. STONE: Please state your name and address for the
24 record.

25 MR. GUARNERI: My name is Rich Guarneri, I'm the master
26 electrician for Trinity Solar, Long Island Division, we're at

1 19 Marwill Place

2 2180 5th Avenue, Suite number 1 in Lake Ronkonkoma.

3 ACTING CHAIR SHORES: And is the owner here or you're
4 here representing them?

5 MR. GUARNERI: I represent -- as far as the homeowner?

6 ACTING CHAIR SHORES: Yeah.

7 MR. GUARNERI: No.

8 ACTING CHAIR SHORES: Okay.

9 COMMISSIONER NICOLAIDES: And is there a design
10 professional involved with this? Architect or --

11 MR. GUARNERI: I have photos. I'm not sure if you guys
12 got the --

13 COMMISSIONER NICOLAIDES: Can we see that?

14 MR. GUARNERI: -- the superimposed?

15 COMMISSIONER NICOLAIDES: Oh, I think it's coming.
16 It's coming.

17 MR. GUARNERI: Oh.

18 ACTING CHAIR SHORES: I tried to read it.

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

20 MR. GUARNERI: Do you have the superimposed photos?

21 ACTING CHAIR SHORES: Do you have one with this --

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

23 ACTING CHAIR SHORES: It's a corner property; right?

24 COMMISSIONER GOVONI: Yes.

25 MR. GUARNERI: Yes.

26 COMMISSIONER NICOLAIDES: So you don't have a view from

1 19 Marwill Place

2 the street that --

3 ACTING CHAIR SHORES: Is this a driveway?

4 COMMISSIONER NICOLAIDES: Yeah, we're a little
5 confused.

6 MR. GUARNERI: Do you want to take a look on these?

7 COMMISSIONER GOVONI: The driveway's on the -- not on
8 Marwill, it's --

9 MR. STERNBERG: And this is the back of the house.

10 ACTING CHAIR SHORES: And that -- over here's another
11 house.

12 MR. STERNBERG: That's another house.

13 COMMISSIONER GOVONI: They've got that --

14 COMMISSIONER NICOLAIDES: We're busy thinking that was
15 a street.

16 MR. STERNBERG: No.

17 ACTING CHAIR SHORES: Okay.

18 COMMISSIONER NICOLAIDES: Is there a site plan?

19 MR. STERNBERG: Yup, it's in the stapled packet.

20 COMMISSIONER O'NEILL: This is the front of the house.

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

22 ACTING CHAIR SHORES: But I'm seeing the panels from
23 the street; right? That's me seeing --

24 MR. STERNBERG: Yes.

25 ACTING CHAIR SHORES: Okay.

26 MR. STERNBERG: Yeah, on the side.

1 19 Marwill Place

2 ACTING CHAIR SHORES: Oh, it is, oh, wait, somebody
3 left 36 Jefferson. 19 Marwill Place.

4 MR. GUARNERI: So this is the street here. This is the
5 corner.

6 MR. STERNBERG: Yeah, yeah, this is the street.

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

8 ACTING CHAIR SHORES: It's sort of comparable to when
9 we did that little cottage.

10 MR. STONE: If the arborvitae were another 3 feet
11 taller you wouldn't see it.

12 ACTING CHAIR SHORES: Well, it would have to be a lot
13 taller than 3 feet.

14 MR. STONE: Maybe 5.

15 ACTING CHAIR SHORES: Or maybe 10 or 12.

16 MR. STONE: Don't want to cut off the sun view, though.

17 ACTING CHAIR SHORES: So we had an application that was
18 sort of similar to this on Jefferson Avenue, and what we --
19 they were able to hide some of the solar panels so they
20 wouldn't be visible from the side street or the front street
21 which we did approve, but I don't --

22 MR. GUARNERI: Well, you can't see it from the front.

23 ACTING CHAIR SHORES: No, you can't, but you can
24 clearly see them from the side.

25 COMMISSIONER NICOLAIDES: You can see it from Forest,
26 you can see it in --

1 19 Marwill Place

2 ACTING CHAIR SHORES: Oh, yeah.

3 COMMISSIONER NICOLAIDES: Which admittedly, it runs --

4 ACTING CHAIR SHORES: Yeah.

5 COMMISSIONER NICOLAIDES: -- to the end of the street,
6 and this is the side.

7 ACTING CHAIR SHORES: This is the side, yeah.

8 COMMISSIONER NICOLAIDES: This is the side of this
9 person's house; right?

10 ACTING CHAIR SHORES: Well, actually, this is his
11 driveway here.

12 COMMISSIONER GOVONI: You have a lot going on on that
13 property. You have a pool, a shed.

14 MR. GUARNERI: Right.

15 COMMISSIONER GOVONI: I'm waiting for a small petting
16 zoo.

17 MR. GUARNERI: I know.

18 ACTING CHAIR SHORES: And I'm guessing all of this,
19 that didn't go to Landmarks.

20 COMMISSIONER GOVONI: Oh, yeah.

21 MR. GUARNERI: Actually, he had a vinyl fence there,
22 too, and I heard that come up in the last one.

23 COMMISSIONER GOVONI: Oh, I know.

24 ACTING CHAIR SHORES: So my first impression is to --
25 that this would be inconsistent with the decision that we just
26 made on Jefferson Avenue, and as you all know, I'm all about

1 19 Marwill Place

2 being consistent. At least there -- I don't know, I guess
3 there's not enough side, in fact, even the house is really --

4 MR. STERNBERG: I don't think there is a side.

5 ACTING CHAIR SHORES: What?

6 MR. STERNBERG: I don't think there is a side.

7 ACTING CHAIR SHORES: Yeah.

8 MR. GUARNERI: No, it's only a hip roof.

9 COMMISSIONER GOVONI: Yeah.

10 COMMISSIONER O'NEILL: How did the other -- the
11 application that was approved, you said that they were able to
12 screen it.

13 MR. STERNBERG: They didn't screen, they were moved.
14 They were moved.

15 COMMISSIONER NICOLAIDES: We limited locations --

16 COMMISSIONER O'NEILL: Got it.

17 COMMISSIONER NICOLAIDES: -- on the roof that weren't
18 within view.

19 COMMISSIONER O'NEILL: Okay.

20 ACTING CHAIR SHORES: Right, so the areas that would
21 have shown we didn't approve, and the homeowner was fine with
22 that.

23 COMMISSIONER O'NEILL: Modified the location.

24 COMMISSIONER NICOLAIDES: We reduced the quantity.

25 COMMISSIONER O'NEILL: Got it. Oh, boy.

26 ACTING CHAIR SHORES: Any thoughts or questions?

1 19 Marwill Place

2 COMMISSIONER NICOLAIDES: Well, you know, the problem
3 is, we could pick away at the details, but if it's not
4 appropriate on the roof at all, what's the difference?

5 ACTING CHAIR SHORES: Yeah.

6 COMMISSIONER GOVONI: Yeah, I have an issue with it
7 being so highly visible, I mean, and because of the enclosure
8 of the property, it's really difficult to put panels somewhere
9 else because the property is small enough, and it's taken up by
10 a lot of other things.

11 MR. GUARNERI: It doesn't have a garage. If it had a
12 garage, and it was was south facing --

13 COMMISSIONER NICOLAIDES: Right.

14 MR. GUARNERI: -- then we probably could've did that
15 but there was no other structure on the property.

16 COMMISSIONER NICOLAIDES: Right.

17 ACTING CHAIR SHORES: Our prior decisions did not
18 approve solar where it was visible from the street. We tried
19 to -- we worked with the owners to allow it in the places where
20 it wasn't visible, but this is pretty prominent, and Harry
21 brought that up on his iPad, and it's not just visible, like,
22 from where I'm looking at it.

23 MR. GUARNERI: Yeah, due to it's a corner house --

24 COMMISSIONER NICOLAIDES: Right.

25 ACTIG CHAIR SHORES: Yeah.

26 MR. GUARNERI: -- there's nothing we can do.

1 19 Marwill Place

2 ACTING CHAIR SHORES: This is what you have to work
3 with, I understand that but --

4 COMMISSIONER NICOLAIDES: You're not the villain, it
5 just may not be an appropriate --

6 MR. GUARNERI: No, no, I understand.

7 COMMISSIONER NICOLAIDES: -- to have solar.

8 MR. GUARNERI: If it was in the middle of the block --

9 COMMISSIONER NICOLAIDES: Right.

10 MR. GUARNERI: -- it probably would pass --

11 COMMISSIONER NICOLAIDES: Right.

12 MR. GUARNERI: -- with no issues, but being it's a
13 corner --

14 COMMISSIONER GOVONI: Yeah.

15 MR. GUARNERI: -- and even though they're in the back
16 of the house, you go down that --

17 ACTING CHAIR SHORES: Right.

18 MR. GUARNERI: -- you go down the street.

19 COMMISSIONER GOVONI: When you turn the corner, you
20 know, off Mineola Avenue, you'll be able to see it because it
21 would glint.

22 ACTING CHAIR SHORES: I want you to know that there are
23 no other homes in the Historic District that have solar panels
24 that are -- that would be -- that are visible from the street,
25 and this would be visible from the street, and the standard,
26 the United States Secretary of the Interior standards, which we

19 Marwill Place

are deemed to follow, says that the historic character of the property will be retained and preserved and removal of distinctive materials or alterations or features and spaces and spatial relationships that are characteristic of the property will be avoided.

In our prior decision, 17 panels on the south facing roof of the section of the entrance of the house, the Commission expressed concern regarding the effect of locating panels on the section -- on that section of the roof. This is a decision that we made specifically with regard to the south facing panels. Commissioner Nancy Shores stated that the proposed panels were incredibly visible from the street. Commission member, Historian Ross Lumpkin referred the applicants to the recommendation from the Department of the Interior that solar installations on historic structures not be visible from the street.

Therefore, the Commission finds that the historic character of the subject property will not be retained and preserved by virtue of solar panels on a portion of the roof which is visible from the public right-of-way in contravention of standard two.

As much I speak for myself here, but I know other people feel this way, I like the idea of solar, and hopefully, one day there will be solar tiles. But our mission is to preserve the Landmark District in this case, and I don't see a

1 19 Marwill Place

2 way for you to put solar panels -- neither do you, it sounds
3 like.

4 MR. GUARNERI: I get it, trust me.

5 ACTING CHAIR SHORES: Yeah.

6 MR. GUARNERI: I don't have them on my house, so, and
7 there's a reason for that, and I'm not in a Historic District.

8 ACTING CHAIR SHORES: Yeah, so --

9 COMMISSIONER GOVONI: Yeah, this whole solar thing has
10 been coming up a lot because I had it on my last C of A, as
11 well, not because I'm doing it, but because I felt it had to be
12 brought up because more and more people want to or need to
13 because of the energy efficiency, to go solar, and the historic
14 districts and areas are going to have to go meet --

15 MR. GUARNERI: Yeah, they're going to have to.

16 COMMISSIONER GOVONI: -- halfway. But the technology
17 -- the technology's there. In Europe, they have solar tiling
18 on roofs.

19 MR. GUARNERI: They have it now.

20 COMMISSIONER GOVONI: But it's -- yeah, but it's
21 prohibitive.

22 MR. GUARNERI: It's just not -- it's not widely used.

23 COMMISSIONER GOVONI: Yeah, it's not widely used.

24 COMMISSIONER NICOLAIDES: It's getting there.

25 COMMISSIONER GOVONI: It's probably prohibitively
26 expensive, so --

1 19 Marwill Place

2 MR. GUARNERI: That's one of the reasons.

3 COMMISSIONER GOVONI: Yeah.

4 MR. GUARNERI: The other reason is, the company that I
5 work for, they're buying shipping containers --

6 COMMISSIONER GOVONI: Right.

7 MR. GUARNERI: -- of panels.

8 COMMISSIONER NICOLAIDES: Right.

9 MR. GUARNERI: Okay? Same thing with inverters, you
10 know, there's a big battle going on between the inverter
11 companies, you know, who's going to give us the best deal
12 because this company is buying containers --

13 COMMISSIONER GOVONI: Right.

14 MR. GUARNERI: -- of inverters.

15 COMMISSIONER GOVONI: Right.

16 MR. GUARNERI: So we installed in Roslyn, but not in
17 the Historic District.

18 COMMISSIONER GOVONI: Yeah.

19 MR. GUARNERI: And I understand that that's going to be
20 an issue, you know. After tonight's meeting, I'm just going to
21 bring it to their attention that, stay out of historic
22 districts because it's --

23 COMMISSIONER NICOLAIDES: I can give you a bunch of
24 villages you should stay out of, as well.

25 MR. GUARNERI: I'm sure you can. You know, I run into
26 this, you know, all the time. I'm just representing the

1 19 Marwill Place

2 general manager --

3 COMMISSIONER NICOLAIDES: Sure.

4 MR. GUARNERI: -- I work, you know, hand-in-hand, I
5 happen to be the licensed electrician for the Long Island area,
6 but you know, we've come across similar issues, and we try to
7 hide them in the back. There's some villages that you just
8 cannot put them on the front of the house, and I understand
9 that, you know, I do, personally. So we try to accommodate
10 that or if there's a garage, and it meets all the criteria, you
11 know, we'll stick them on the garage. But in your Historic
12 District, I totally understand, you know, where you're coming
13 from, and I don't know, does a homeowner have recourse?

14 ACTING CHAIR SHORES: Recourse against our decision;
15 you mean?

16 MR. GUARNERI: Yeah.

17 ACTING CHAIR SHORES: Well, there is a legal recourse.

18 ATTORNEY ALGIOS: Well, they could -- if they want to
19 get a lawyer they can get a lawyer who could explain that.

20 MR. GUARNERI: Okay.

21 ACTING CHAIR SHORES: But I think we've been quite
22 consistent on our decision, so -- but I think that we should
23 take a vote on it so that you have a decision. I also want to
24 thank you for being pretty transparent, and you know, telling
25 it like it is to the Board.

26 MR. GUARNERI: I get that question all the time. You

1 19 Marwill Place

2 got solar on your house? There's a reason I don't because the
3 house that I'm in, I'm not going to be there much longer
4 because I bought a house upstate. That one I will put it on,
5 but I have enough property that I can put it on a pole in the
6 back --

7 COMMISSIONER NICOLAIDES: Right, right.

8 ACTING CHAIR SHORES: Yeah.

9 MR. GUARNERI: -- in the back of the property. I don't
10 have to put it on the house. We don't -- these houses around
11 here, they don't have that kind of space.

12 COMMISSIONER GOVONI: Right, you don't have a field
13 hidden where you could put panels.

14 MR. GUARNERI: You don't.

15 COMMISSIONER GOVONI: Like my property in Vermont. You
16 could put a 5,000 solar just in the back of the attic.

17 MR. GUARNERI: When I was -- I was an electrical
18 contractor for 45 years before I came to this company, and I'm
19 going back 10 years ago, Garden City, you weren't allowed to
20 have a generator, a standby generator, unless you lived on
21 100-by-100, and the people that were on 60-by-100, they didn't
22 meet the decibel rating --

23 COMMISSIONER NICOLAIDES: -- to the fence, you know,
24 and but it's changed.

25 ACTING CHAIR SHORES: Hurricane Sandy.

26 COMMISSIONER NICOLAIDES: Well, they got quieter.

1 19 Marwill Place

2 MR. GUARNERI: Yeah, you know.

3 COMMISSIONER O'NEILL: So I hope, you know, like, look,
4 the solar panels, you know, is something that we should all,
5 you know, embrace, but I really think that, you know,
6 technology needs to address this.

7 MR. GUARNERI: It's there.

8 COMMISSIONER O'NEILL: That's the aesthetic -- that's
9 not your problem, but I think, you know, we want -- I would
10 love to approve solar panels but I think that, you know, the,
11 you know, technology has got to, you know, address the
12 aesthetic.

13 MR. GUARNERI: He may come before you guys with a
14 different solar company that's, you know, that's doing tiles --

15 COMMISSIONER O'NEILL: Right.

16 MR. GUARNERI: -- or doing the, you know, the Tesla
17 glass roof, you know, who's to say? I don't, you know, I don't
18 know. At this point we're not there.

19 ACTING CHAIR SHORES: Right.

20 So can I get a motion to disapprove?

21 COMMISSIONER NICOLAIDES: I'll make a motion to
22 disapprove the application.

23 ACTING CHAIR SHORES: Can I have a second?

24 COMMISSIONER GOVONI: Second.

25 ACTING CHAIR SHORES: Okay, thanks, I'm just going to

26 --

1 19 Marwill Place

2 MR. STONE: All right, calling roll on this.

3 Acting Chair Shores?

4 ACTING CHAIR SHORES: I vote yes to disapprove.

5 MR. STONE: All right, affirmative to disapprove.

6 Commissioner Govoni?

7 COMMISSIONER GOVONI: Yes to disapproval.

8 MR. STONE: Commissioner Nicolaides?

9 COMMISSIONER NICOLAIDES: Yes to disapproval.

10 MR. STONE: Commissioner O'Neill?

11 COMMISSIONER O'NEILL: Yes to disapprove.

12 MR. STONE: Carried on the disapproval.

13 COMMISSIONER GOVONI: And it's not because we don't
14 want to approve it. We really can't.

15 MR. GUARNERI: I get it.

16 COMMISSIONER GOVONI: Yeah.

17 MR. GUARNERI: You know, I mean, you have that one
18 that's down the block that they can only put up half the system
19 because of, you know, the site, and then all of a sudden you
20 approve this one, and it's in total, you know, in total, you
21 know --

22 COMMISSIONER GOVONI: Right.

23 MR. GUARNERI: -- visible from the, you know, from the
24 sidewalk? You're going to have a lawsuit on your hands.

25 COMMISSIONER NICOLAIDES: Yup.

26 MR. GUARNERI: So I totally understand.

1 19 Marwill Place

2 ACTING CHAIR SHORES: Okay, thank you, very much.

3 MR. GUARNERI: Thank you.

4 COMMISSIONER GOVONI: Get home safely, thanks. Thank
5 you for your patience waiting.

6 MR. GUARNERI: I was sweating there. After that, after
7 the one before me, I was sweating.

8 COMMISSIONER NICOLAIDES: Wait till the next guy.

9 MR. GUARNERI: But it wasn't so bad.

10 MR. STONE: Thank you.

11 COMMISSIONER GOVONI: Bye-bye, thank you.

12 ACTING CHAIR SHORES: Good night.

13 (WHEREUPON, this application was concluded.)

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1 100 Huntington Road

2 ACTING CHAIR SHORES: Number 6 on the calendar, the
3 agenda, Couvillon? I'm so bad with names, I'm sorry sir. Is
4 that you?

5 MR. WALTON: Nope.

6 ACTING CHAIR SHORES: Oh.

7 COMMISSIONER GOVONI: Nope, okay.

8 ACTING CHAIR SHORES: Property application for the
9 issuance of a Certificate --

10 COMMISSIONER GOVONI: Couvillon.

11 ACTING CHAIR SHORES: Thank you.

12 COMMISSIONER GOVONI: Sorry.

13 ACTING CHAIR SHORES: If I'm reading this, to add an
14 exterior stairs with door, replace cellar window and egress
15 window and casement windows properly located at 100 Huntington
16 Road, Port Washington Historic District, Section 5, Block 60,
17 Lot 36.

18 Oh, so you are here for that.

19 MR. WALTON: I'm here for that one. I don't know what
20 the first one -- oh, you were trying to say Couvillon.

21 ACTING CHAIR SHORES: That's what I was trying to say.

22 MR. WALTON: Yeah, it's actually my sister-in-law.

23 COMMISSIONER GOVONI: Is it?

24 MR. STONE: Please state your name and address for the
25 record.

26 COMMISSIONER NICOLAIDES: And you are?

1 100 Huntington Road

2 MR. WALTON: I'm married to a Swede. Karlsson is the
3 other applicant.

4 My name is Robert Walton, 70 Webster Avenue, Port
5 Washington, New York, representing Karlsson/Couvillon for 100
6 Huntington Road.

7 So my sister-in-law bought this gorgeous house, it is
8 really gorgeous.

9 ACTING CHAIR SHORES: It is quite nice.

10 COMMISSIONER GOVONI: It's a beautiful home.

11 MR. WALTON: And everything about it is pretty amazing,
12 except, you know, in these old houses, the laundry's in the
13 basement and there was one -- but the staircase, to go down
14 there is terrible. We're trying to fix that as part of this
15 application, but the other one was, for some reason I don't
16 know if I can show you on the plans, there's a door here that's
17 the exterior access to the basement. It's actually under the
18 deck, the existing deck that's built. So like, when they just
19 replaced their laundry machine, they have to go and lift up a
20 whole section of the deck and bring it down the staircase, and
21 just kind of -- but the idea of being --

22 COMMISSIONER NICOLAIDES: But that's not the only
23 access to the basement.

24 MR. WALTON: I'm sorry?

25 COMMISSIONER NICOLAIDES: That's not the only access to
26 the basement.

1 100 Huntington Road

2 MR. WALTON: From the exterior it is the only access.

3 COMMISSIONER GOVONI: From the exterior, yeah.

4 MR. WALTON: It is the only access, correct, and it
5 leaks, and they'd like to just fill that in, and what we would
6 like to do is put a new staircase on the side, and that's what,
7 I think, is the main part of this application, and then as part
8 of the renovations, all the windows on the house have been
9 replaced, I think the house was hit by a tree during Sandy, and
10 they did a lot of work. So the only windows that haven't been
11 touched, really, are the cellar windows. They're still the
12 single pane glass windows but we'd want to keep everything the
13 same. So you know, painted, they're not looking to change the
14 color or the siding or anything, and then there's one ugly
15 staircase on the side that's not original to the house. It's
16 being replaced with the deck.

17 ACTING CHAIR SHORES: That's okay.

18 MR. WALTON: This wood staircase.

19 ACTING CHAIR SHORES: You want to replace it with what?
20 I'm sorry.

21 MR. WALTON: Oh, we would like to match the front stoop
22 just with the brick and bluestone, like a simple railing and
23 get rid of the --

24 ACTING CHAIR SHORES: That goes into a side entrance to
25 the house?

26 MR. WALTON: That's correct, it goes into the kitchen.

1 100 Huntington Road

2 It's off the driveway. Both entrances we're asking for are off
3 the driveway, and you can kind of see the window on the --
4 these windows here and the shrubs, and then there's an existing
5 -- there's two existing windows under the kitchen window, on
6 the side, and that's the one we'd like to enlarge and install a
7 door.

8 COMMISSIONER GOVONI: Right.

9 MR. WALTON: Right.

10 So really, I mean, it'll all be subterranean but you
11 will see, you know, whatever, railing or handrail would need to
12 be there for --

13 ACTING CHAIR SHORES: So this is what you want to make
14 a door? This little window?

15 MR. WALTON: This little window here on the back. It's
16 on the side.

17 ACTING CHAIR SHORES: This is the back.

18 MR. WALTON: Yeah, I can't see which photo you're on.

19 COMMISSIONER GOVONI: The door -- yeah, we're looking
20 at this one.

21 MR. WALTON: Oh, this one?

22 COMMISSIONER GOVONI: Yeah, it's actually blocked by
23 the car, so this window, yeah. So this stoop and this window.

24 COMMISSIONER GOVONI: The new egress.

25 MR. WALTON: Yes.

26 COMMISSIONER GOVONI: Looking at this.

1 100 Huntington Road

2 MR. WALTON: Yes.

3 ACTING CHAIR SHORES: That's this.

4 COMMISSIONER GOVONI: The new egress, are they putting,
5 like, a security door or a BILCO door kind of thing?

6 MR. WALTON: It would be, like, a secure entry door,
7 not a BILCO door.

8 COMMISSIONER GOVONI: Secure door. Yeah, okay.

9 COMMISSIONER NICOLAIDES: Could you go back to the
10 elevations.

11 MR. WALTON: Sure.

12 COMMISSIONER NICOLAIDES: The drawings? What's the
13 drawing number?

14 MR. WALTON: This one? Is it not in the --

15 COMMISSIONER NICOLAIDES: No, we have drawing A300.

16 MR. STERNBERG: Yeah, we don't have that one.

17 MR. WALTON: That's a mistake.

18 COMMISSIONER NICOLAIDES: Yeah, that's a problem. We
19 don't have that. It's the same elevation.

20 MR. STERNBERG: It's different labels, though.

21 COMMISSIONER NICOLAIDES: Yeah, for some reason it's
22 numbered --

23 MR. WALTON: It's labeled differently than the one you
24 have?

25 MR. STERNBERG: Yeah, I think that the one I gave them
26 is A300.

1 100 Huntington Road

2 MR. WALTON: We've made -- I know that some changes
3 have been made to the drawings since the application -- since
4 we got a response back from Mr. Reyes, but maybe this one's the
5 updated one.

6 COMMISSIONER NICOLAIDES: I got it, okay.

7 MR. STERNBERG: Yours have directions on them; right?

8 COMMISSIONER O'NEILL: Yes.

9 So this elevation is what's buried here.

10 COMMISSIONER NICOLAIDES: Got it, right.

11 COMMISSIONER O'NEILL: This is like true elevation, so
12 this is sort of what's buried, if you go down the stairs.

13 MR. WALTON: Correct.

14 COMMISSIONER O'NEILL: Okay.

15 MR. WALTON: Off the driveway.

16 COMMISSIONER NICOLAIDES: What we're looking at in real
17 life is railings and steps.

18 COMMISSIONER O'NEILL: Yeah.

19 COMMISSIONER NICOLAIDES: And are there new doors; as
20 well?

21 ACTING CHAIR SHORES: Yeah.

22 COMMISSIONER GOVONI: Yeah, the security door.

23 ACTING CHAIR SHORES: The window becomes a door.

24 MR. WALTON: Yeah, this window would become a door.

25 COMMISSIONER NICOLAIDES: I don't mean the subterranean
26 one --

1 100 Huntington Road

2 MR. WALTON: Yeah, yeah.

3 COMMISSIONER NICOLAIDES: I mean, in terms of seeing an
4 elevation.

5 MR. WALTON: No.

6 COMMISSIONER NICOLAIDES: You don't see -- you're not
7 proposing any new windows or doors.

8 MR. WALTON: Well, we are, just these small cellar
9 windows.

10 COMMISSIONER NICOLAIDES: Cellar windows.

11 MR. WALTON: Correct, but just to replace them, they're
12 not --

13 COMMISSIONER NICOLAIDES: Right.

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

15 COMMISSIONER O'NEILL: So there's no change to doors on
16 the first floor level.

17 MR. WALTON: That's correct.

18 COMMISSIONER NICOLAIDES: So the real question that I
19 think is typically what we concern ourselves with is the
20 railing and the stoop --

21 MR. WALTON: Sure.

22 COMMISSIONER NICOLAIDES: -- and the steps in keeping
23 with the historic nature of --

24 MR. WALTON: Correct.

25 COMMISSIONER NICOLAIDES: -- of the community in this
26 area, and is it indicative of the specific house that is here.

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2 I doubt that the railings that are there are really from the
3 original house --

4 MR. WALTON: That's correct.

5 COMMISSIONER NICOLAIDES: -- the existing ones. They
6 were already replaced once.

7 MR. WALTON: Correct, and I think that stoop that they
8 would like to replace was rebuilt, as well.

9 COMMISSIONER NICOLAIDES: Right, so we don't have the
10 benefits of what was there originally.

11 MR. WALTON: Correct.

12 COMMISSIONER NICOLAIDES: So the best we could do is
13 say what's appropriate --

14 COMMISSIONER GOVONI: Right.

15 COMMISSIONER NICOLAIDES: -- in that architectural
16 style --

17 MR. WALTON: Understood.

18 COMMISSIONER NICOLAIDES: -- and the general area. So
19 do you have any samples or some --

20 MR. WALTON: I mean, we were just going to match the
21 existing stoop, and then as far as the handrail, I mean, I was
22 thinking it could be like iron or something, you know, painted.
23 We'd actually do whatever --

24 COMMISSIONER NICOLAIDES: So I guess --

25 MR. WALTON: -- whatever you would allow.

26 COMMISSIONER NICOLAIDES: A little less classical, for

1 100 Huntington Road

2 lack of a better term --

3 MR. WALTON: Yeah.

4 COMMISSIONER NICOLAIDES: -- is the kind of photograph
5 you have here of the deck rail that's sort of is a combination
6 of wrought iron --

7 MR. WALTON: Oh, right, I think that was for the back
8 deck. I didn't know if that was --

9 COMMISSIONER NICOLAIDES: Well, that counts.

10 MR. WALTON: Okay.

11 COMMISSIONER NICOLAIDES: So if I have --

12 MR. WALTON: If it was wood instead of the metal.

13 COMMISSIONER NICOLAIDES: My main concern is that's,
14 you know, a little more contemporary than I think is typical of
15 what we --

16 MR. WALTON: Okay.

17 COMMISSIONER NICOLAIDES: -- you know, so we generally
18 would go with, you know --

19 MR. WALTON: The wood.

20 COMMISSIONER NICOLAIDES: -- the square spindles --

21 MR. WALTON: No problem.

22 COMMISSIONER NICOLAIDES: -- with that.

23 MR. WALTON: Okay.

24 COMMISSIONER NICOLAIDES: And that can be made of an
25 Azek material.

26 MR. WALTON: Sure, I mean --

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2 COMMISSIONER NICOLAIDES: It doesn't have to be --

3 MR. WALTON: And they would like to paint it a cream
4 color --

5 COMMISSIONER NICOLAIDES: Right.

6 MR. WALTON: -- as the rest of the trim of the house --

7 COMMISSIONER NICOLAIDES: Right.

8 MR. WALTON: -- so everything matches.

9 COMMISSIONER NICOLAIDES: And then you have a -- I'm
10 guessing it's like a Trex deck or what is the thinking of that
11 deck?

12 MR. WALTON: The deck was actually Trex. I have a
13 sample of that, yes.

14 COMMISSIONER NICOLAIDES: That would be great.

15 MR. WALTON: So they really wanted to do mahogany,
16 which is kind of cost prohibitive.

17 COMMISSIONER GOVONI: You think?

18 MR. WALTON: I know. But I have a sample of weathered
19 mahogany that I have done on decks, and this is the closest
20 thing I found that I think comes close to it in terms of color.
21 It's a new product that's out right now.

22 COMMISSIONER NICOLAIDES: The weathered --

23 MR. WALTON: Yeah, it looks, yeah, it looks like
24 weathered, basically, and it's much thicker than the normal
25 Trex product.

26 COMMISSIONER NICOLAIDES: I'm told that they've

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2 improved it, but we've had some push back on Trex getting very
3 hot underfoot.

4 MR. WALTON: I've heard that, too. I think these
5 actually -- I don't know if you can feel the texture on there.
6 So your foot doesn't sit flat on it anymore. It like helps
7 with the heat.

8 COMMISSIONER NICOLAIDES: Just information.

9 COMMISSIONER GOVONI: And also slippage.

10 COMMISSIONER NICOLAIDES: Right.

11 COMMISSIONER O'NEILL: So the deck is a raised deck.

12 MR. WALTON: Correct.

13 COMMISSIONER O'NEILL: So what is that, you know,
14 what's on the face.

15 COMMISSIONER NICOLAIDES: Is it like a skirt?

16 MR. WALTON: There is a skirt on the deck.

17 COMMISSIONER NICOLAIDES: What are you proposing for
18 that?

19 MR. WALTON: The same, like Azek or painted material.
20 It would just be -- not like trellis or lattice or anything.

21 ACTING CHAIR SHORES: Well, it's pretty prominent.

22 COMMISSIONER NICOLAIDES: Yeah.

23 COMMISSIONER GOVONI: Yeah, what is it now, because
24 it's difficult to see in the pictures.

25 MR. WALTON: It's just painted stained wood.

26 COMMISSIONER GOVONI: Stained wood?

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2 MR. WALTON: Yeah, the kids are getting, like, tons of
3 splinters.

4 ACTING CHAIR SHORES: Not off of the side of it.

5 MR. WALTON: No, no, on the decking, on the decking,
6 but it's the same wood, same color.

7 COMMISSIONER NICOLAIDES: So it's just vertical wood --

8 MR. WALTON: Yeah.

9 COMMISSIONER NICOLAIDES: -- vertical board.

10 MR. WALTON: Vertical slats, correct.

11 COMMISSIONER NICOLAIDES: Would you consider more or
12 would they consider more of, again, to your term, basket weave?

13 MR. WALTON: I think they would consider whatever you
14 would prefer for this.

15 COMMISSIONER NICOLAIDES: My general reflection on
16 what's typical --

17 MR. WALTON: Yeah.

18 COMMISSIONER NICOLAIDES: -- particularly more historic
19 is, that be white --

20 MR. WALTON: Yeah.

21 COMMISSIONER NICOLAIDES: -- not dark like the deck.

22 MR. WALTON: Can it be the square lattice, not the
23 diagonal; right?

24 COMMISSIONER NICOLAIDES: But the nice stick lattice
25 that overlaps, not the flat stamp lattice.

26 MR. WALTON: Not the one you get at Home Depot --

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2 COMMISSIONER NICOLAIDES: Right.

3 MR. WALTON: -- the one you get from --

4 COMMISSIONER NICOLAIDES: Exactly.

5 Well, believe it or not, even Home Depot has one --

6 MR. WALTON: Do they have it?

7 COMMISSIONER NICOLAIDES: -- that's overlapping.

8 MR. WALTON: My next door neighbor made his own out of
9 cedar. It's beautiful.

10 COMMISSIONER NICOLAIDES: And again, you can get it a
11 --

12 MR. WALTON: Mm-hmm.

13 COMMISSIONER NICOLAIDES: -- synthetic material --

14 MR. WALTON: No, I --

15 COMMISSIONER NICOLAIDES: -- so it's maintenance-free.

16 MR. WALTON: That's completely acceptable.

17 COMMISSIONER NICOLAIDES: So those are my comments.

18 The railings, you go to a real --

19 MR. WALTON: Okay.

20 COMMISSIONER NICOLAIDES: -- square, white spindle, get
21 a more --

22 MR. WALTON: Absolutely.

23 COMMISSIONER NICOLAIDES: -- period type of skirt.

24 ACTING CHAIR SHORES: So we're in agreement that they
25 can add an exterior stairs with door, this is in the back.

26 COMMISSIONER NICOLAIDES: Yeah.

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2 ACTING CHAIR SHORES: Yup, without further comment?

3 COMMISSIONER GOVONI: Yeah, I want to know what kind of
4 door, and because you don't have a BILCO door, is it going to
5 be steel? I see you've got, you know, the door design is
6 divided light.

7 MR. WALTON: Correct.

8 COMMISSIONER GOVONI: It's not going to be all divided
9 light, though.

10 MR. WALTON: No, just the upper portion.

11 COMMISSIONER GOVONI: Just the upper parts.

12 MR. WALTON: Correct.

13 COMMISSIONER GOVONI: Because it's going into the
14 basement.

15 MR. WALTON: Mm-hmm.

16 COMMISSIONER GOVONI: Make sure that even though you
17 want to keep it with divided light, that whatever is the glass
18 and the actual making of the door is really secure.

19 MR. WALTON: Okay.

20 COMMISSIONER GOVONI: Okay?

21 MR. WALTON: All right.

22 COMMISSIONER GOVONI: In this case, I would not
23 recommend a wood door unless it's got a solid steel lining.

24 MR. WALTON: Okay.

25 COMMISSIONER GOVONI: So do your research on the door.

26 MR. WALTON: Okay.

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2 COMMISSIONER NICOLAIDES: Or hire her.

3 ACTING CHAIR SHORES: Yeah.

4 COMMISSIONER GOVONI: That's okay, I have a BILCO door,
5 and I'm looking into a security door, too, but --

6 MR. WALTON: Yeah.

7 COMMISSIONER GOVONI: Yeah, but I'm just going to hire
8 a starving German Shepherd.

9 Question about the thick lattice that you mentioned.

10 MR. WALTON: Mm-hmm.

11 COMMISSIONER GOVONI: Do you want it white or green to
12 match the house.

13 MR. WALTON: I think the trim is actually cream.

14 COMMISSIONER GOVONI: It's cream?

15 MR. WALTON: Yeah, all the trim is cream. Even the
16 windows that are in the current basement they're all painted
17 cream.

18 ACTING CHAIR SHORES: That would be our suggestion but
19 paint is not a requirement.

20 COMMISSIONER GOVONI: Right.

21 MR. WALTON: Right.

22 COMMISSIONER GOVONI: I always forget that, sorry.

23 COMMISSIONER NICOLAIDES: So the question, procedurally
24 is, since we're all kind of agreed that it's different than
25 what you've submitted, we generally want physical samples of
26 what --

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2 MR. WALTON: Okay.

3 COMMISSIONER NICOLAIDES: -- you are submitting. The
4 deck I think you've submitted, at least, to my satisfaction.

5 ACTING CHAIR SHORES: Yes.

6 MR. WALTON: Yup.

7 COMMISSIONER NICOLAIDES: So the deck is done. We need
8 to see the alternative of the railing --

9 MR. WALTON: Lattice, okay

10 COMMISSIONER NICOLAIDES: -- and the lattice.

11 COMMISSIONER GOVONI: Yeah, and pictures of the door,
12 if you can get that.

13 MR. WALTON: Sure.

14 ATTORNEY ALGIOS: So the only thing I'll just point out
15 --

16 COMMISSIONER NICOLAIDES: So can we approve it
17 conditionally is my question?

18 ATTORNEY ALGIOS: If you don't approve it, take a vote
19 now, and you want to wait, then the next time you would be able
20 to vote, I think we don't have a meeting scheduled until March.

21 MR. STONE: We're going to be dealing with that
22 shortly.

23 COMMISSIONER NICOLAIDES: So I'm trying to avoid that.

24 ATTORNEY ALGIOS: Exactly.

25 COMMISSIONER GOVONI: Yeah.

26 COMMISSIONER NICOLAIDES: That's the procedural

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2 question. So if we can do it now, conditional, pending samples
3 being submitted that we can bless.

4 COMMISSIONER GOVONI: Right.

5 COMMISSIONER NICOLAIDES: That would be my suggestion.

6 MR. WALTON: Great.

7 COMMISSIONER O'NEILL: I'm good with that.

8 MR. WALTON: And I can send -- can I --

9 COMMISSIONER NICOLAIDES: Yeah, you can send them to
10 the Planning Department.

11 MR. WALTON: Okay, perfect.

12 COMMISSIONER NICOLAIDES: And they'll make us aware of
13 it.

14 COMMISSIONER O'NEILL: Yeah.

15 MR. WALTON: So okay, the door, the lattice and the
16 railing. Was there anything else?

17 COMMISSIONER NICOLAIDES: I don't think there was --
18 are you asking for anything else?

19 MR. WALTON: Oh, no, no, I just want to make sure I
20 have everything.

21 COMMISSIONER NICOLAIDES: I just want to make sure that
22 we didn't miss anything that you need us to --

23 MR. WALTON: I hope not.

24 COMMISSIONER GOVONI: Solar panels.

25 ACTING CHAIR SHORES: Exterior stairs with door,
26 replacement of cellar windows.

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2 COMMISSIONER NICOLAIDES: Right, the cellar windows, do
3 you have a cut of what's being proposed?

4 MR. WALTON: I'll submit the cut with the package; does
5 that work?

6 COMMISSIONER NICOLAIDES: So this way it goes in the
7 file.

8 MR. WALTON: Yup.

9 ACTING CHAIR SHORES: Add egress window, you'll give us
10 a sample of that, too.

11 MR. WALTON: Sure.

12 ACTING CHAIR SHORES: Add casement windows. I think,
13 basically, what we're doing is approving this.

14 COMMISSIONER NICOLAIDES: Mm-hmm.

15 COMMISSIONER GOVONI: We just need to see the samples.

16 ACTING CHAIR SHORES: We need to see the samples.

17 MR. WALTON: No problem.

18 ACTING CHAIR SHORES: So I think somebody could make a
19 motion really reading this, adding that we've approved lattice
20 for the side of the deck.

21 MR. STERNBERG: The motion should describe the colors
22 of the materials and all of that just so I can check what is
23 submitted --

24 COMMISSIONER NICOLAIDES: And the brick.

25 MR. STERNBERG: -- with what you say.

26 ACTING CHAIR SHORES: Sure, yeah.

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2 MR. STERNBERG: So describe everything you want.

3 MR. WALTON: Now you're adding.

4 ACTING CHAIR SHORES: We do colors as to paint, it's a
5 suggestion.

6 MR. STERNBERG: Right.

7 ACTING CHAIR SHORES: Okay.

8 MR. STERNBERG: Right.

9 ACTING CHAIR SHORES: But not as to the decking
10 material and stuff.

11 MR. STERNBERG: Right, or the shape of the spindles or
12 the style of the lattice.

13 MR. WALTON: I think you said square.

14 MR. STERNBERG: Describe all that, just so I could
15 check it against --

16 COMMISSIONER NICOLAIDES: The reverse of the shape, and
17 I'm saying that's the easy one.

18 MR. WALTON: Yeah.

19 COMMISSIONER O'NEILL: The packet does say, for light,
20 it says Andersen 400 painted wood divided light window. So he
21 does --

22 MR. STERNBERG: Okay.

23 COMMISSIONER O'NEILL: -- he does note that in the --

24 COMMISSIONER GOVONI: For the windows in the basement?

25 COMMISSIONER O'NEILL: Yeah.

26 MR. WALTON: I'll submit the spec anyway.

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2 COMMISSIONER NICOLAIDES: Yeah, just for the file.

3 ACTING CHAIR SHORES: Okay, so I need a motion. Who's
4 the lucky person?

5 COMMISSIONER NICOLAIDES: Do you want me to do it;
6 again?

7 ACTING CHAIR SHORES: Sure.

8 COMMISSIONER NICOLAIDES: I'll make a motion that we
9 approve the application pending samples of the lattice skirt;
10 the spindles for the deck and railing; a sample of the brick
11 that's being proposed; a cut of the windows -- product cuts of
12 the windows and doors.

13 MR. WALTON: Got it.

14 COMMISSIONER O'NEILL: I'm sorry, I just want something
15 clarified. On the site plan, you are pointing out new iron
16 fence with gate. Are we also approving that?

17 COMMISSIONER NICOLAIDES: I didn't see that.

18 COMMISSIONER O'NEILL: Because on the cut sheet
19 package, on the same sheet that calls out the Andersen 400 --

20 MR. WALTON: Yes.

21 COMMISSIONER O'NEILL: -- there is a cut of the fence.
22 So is the fence also part of this?

23 MR. WALTON: It was part of our submission as a
24 requirement from Carlos.

25 ACTING CHAIR SHORES: It's not part of the application
26 -- it's not part of the notice.

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2 COMMISSIONER NICOLAIDES: Here it is.

3 COMMISSIONER O'NEILL: Yeah.

4 ACTING CHAIR SHORES: I don't think -- I think you wind
5 up back with us, again.

6 COMMISSIONER NICOLAIDES: Yeah, we want to make sure we
7 don't leave anything out for your sake.

8 COMMISSIONER O'NEILL: Yeah.

9 ACTING CHAIR SHORES: And for the reason that it wasn't
10 noticed to the people that you had to send the notices to, and
11 it wouldn't have been posted.

12 MR. WALTON: You mean I'm going to have to send the
13 notices out again?

14 COMMISSIONER GOVONI: Five times, don't worry about it.

15 ACTING CHAIR SHORES: Just to --

16 COMMISSIONER NICOLAIDES: Now do we have an interest in
17 the fire pit, hot tub or grill? No; right?

18 ACTING CHAIR SHORES: Actually, it would come before
19 us, too. It's what you see from the outside.

20 MR. WALTON: You can't see any of those from the -- oh,
21 you mean, from the front yard?

22 COMMISSIONER GOVONI: It's from the exterior of the
23 property. In other words, interior, you're fine with.

24 COMMISSIONER NICOLAIDES: Are these objects that are
25 portable or are they built-in?

26 MR. WALTON: The fire pit's not -- it's not built-in.

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2 COMMISSIONER NICOLAIDES: And the grill?

3 MR. WALTON: It's just a gas -- same thing, it's just a
4 gas --

5 COMMISSIONER NICOLAIDES: So you're buying a Weber and
6 putting it in the corner.

7 MR. WALTON: Yeah.

8 COMMISSIONER NICOLAIDES: So we don't have --

9 ACTING CHAIR SHORES: Oh, that we don't -- if it's
10 movable.

11 MR. WALTON: Yeah.

12 ACTING CHAIR SHORES: Yeah, we don't -- that doesn't
13 come before us.

14 COMMISSIONER GOVONI: What about the hot tub?

15 MR. WALTON: I don't think that's movable.

16 COMMISSIONER GOVONI: Okay.

17 ACTING CHAIR SHORES: If it is, then it has to -- yeah,
18 if you're building it in and making, like, a little kitchen
19 area there.

20 MR. WALTON: Yeah.

21 ACTING CHAIR SHORES: That would come.

22 COMMISSIONER NICOLAIDES: An outdoor kitchen would be
23 us.

24 ATTORNEY ALGIOS: If you're making it part of the
25 property, then it has to come before the Commission.

26 ACTING CHAIR SHORES: When they move, if it's still

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2 staying there, it has to come to us.

3 MR. WALTON: Got it, I mean, does that fall for the hot
4 tub, too?

5 ACTING CHAIR SHORES: Yeah.

6 MR. WALTON: I mean, it's a unit you buy that just goes
7 in, I don't think that that would --

8 COMMISSIONER NICOLAIDES: If you're dropping it on the
9 deck.

10 MR. WALTON: I mean, the deck's around it, I mean, you
11 know what I mean? It's like supported on the concrete.

12 COMMISSIONER GOVONI: It sits on the deck.

13 MR. WALTON: Well, it can't sit on the deck.

14 ATTORNEY ALGIOS: You're not putting it in concrete or
15 anything. It's just --

16 MR. WALTON: No, it's sitting on concrete that's level
17 with the deck.

18 ATTORNEY ALGIOS: Yeah.

19 MR. WALTON: Yes.

20 COMMISSIONER GOVONI: Oh, okay.

21 MR. WALTON: But it's not in the deck.

22 COMMISSIONER NICOLAIDES: You're not stepping up.

23 MR. WALTON: You can't because it's got an access panel
24 on the side of it that needs to be pulled off.

25 COMMISSIONER NICOLAIDES: Is it level with the deck?

26 MR. WALTON: Yes.

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2 COMMISSIONER NICOLAIDES: Okay, maybe we could make
3 that note.

4 MR. WALTON: Yeah.

5 COMMISSIONER O'NEILL: It is built-in? This is --

6 COMMISSIONER NICOLAIDES: Is it submerged in the deck
7 or is it sitting on top of the deck?

8 MR. WALTON: It's like -- I don't know.

9 COMMISSIONER NICOLAIDES: It's a little curve.

10 MR. WALTON: Yeah, it's at a curve that it sits on, and
11 the deck goes around it.

12 COMMISSIONER NICOLAIDES: It's part of the deck.

13 ACTING CHAIR SHORES: I think it's built-in, so that --
14 we would need to see that.

15 MR. STONE: Include it in the notice for good measure.

16 ACTING CHAIR SHORES: Yes.

17 COMMISSIONER GOVONI: Yeah, and anything else you can
18 think of from personal experience.

19 ACTING CHAIR SHORES: Sorry about that.

20 ATTORNEY ALGIOS: The fence, just the fence he could
21 have -- he could have gotten expedited review.

22 ACTING CHAIR SHORES: Yeah, that's what I was thinking.

23 ATTORNEY ALGIOS: Right.

24 MR. STONE: Well, he's coming back.

25 MR. WALTON: I don't need to do the grill, though;
26 right? I mean, it's a standalone grill. He's not buying a new

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grill.

ACTING CHAIR SHORES: As long as it's a standalone, and you could just roll it away.

MR. WALTON: Yes, it's a Traeger, he already owns it, yeah.

MR. STONE: The backyard items.

COMMISSIONER GOVONI: And the --

MR. STONE: -- including the hot tub.

COMMISSIONER NICOLAIDES: What's that; Neal?

ACTING CHAIR SHORES: If you don't have to show it on the -- I mean, you're not showing that on the plans.

ATTORNEY ALGIOS: The hot tub is also expedited review.

ACTING CHAIR SHORES: Okay.

ATTORNEY ALGIOS: We haven't had that yet.

COMMISSIONER NICOLAIDES: We're trying to decide if there is even items that we need to approve.

MR. WALTON: Right, so I can do a separate application for just the fence and the hot tub?

ATTORNEY ALGIOS: The fence and the hot tub, and you can do expedited review.

MR. WALTON: Does that mean I still need to send out the notices. That's the thing I'm trying to avoid. That takes, like, forever.

COMMISSIONER O'NEILL: Oh, my gosh.

MR. WALTON: You walk into the post office, and the guy

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just shakes his head.

ATTORNEY ALGIOS: Yeah, let me just double check because we haven't done a lot.

MR. STERNBERG: What's the difference between into the deck --

MR. WALTON: Yeah, it's still just delivered and dropped in.

COMMISSIONER O'NEILL: Yeah.

MR. STERNBERG: Yeah, it's not like an in-ground pool.

MR. WALTON: I mean, listen, if I have to change the details so that it's flush to the deck, I'll just change the detail, and not -- if that affects anything.

ACTING CHAIR SHORES: Is it --

COMMISSIONER NICOLAIDES: We don't want to just approve it, we just want to make sure you don't --

MR. WALTON: No, I'm with you, anything I can do to keep it moving.

MR. STONE: No, they don't have to notice for that.

ATTORNEY ALGIOS: Yeah, yeah, you don't have to.

MR. STONE: But is the hot tub included?

ATTORNEY ALGIOS: Yeah.

MR. STONE: Okay.

ATTORNEY ALGIOS: So you just have to make a request. You'll just let Neal know, or Wes, just that you're seeking expedited review for the fence and for the hot tub, and then

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1 it'll be submitted to the Expedited Review Committee, and they
2 will just look at it, and as long as it's in keeping, they can
3 just approve that for you. If for some reason they feel that
4 it needs to go to the full Commission, it could still end up
5 going to the full Commission.
6

7 MR. WALTON: Sure.

8 ATTORNEY ALGIOS: And if they deny it, then you'll have
9 the opportunity.

10 MR. WALTON: I mean, is there a fence type that we
11 should steer towards? I mean, we have to replace the fence,
12 obviously, because of access to the backyard, the current fence
13 is only 3 feet high or something. I mean, for the hot tub --

14 COMMISSIONER GOVONI: What is the current fence?

15 MR. WALTON: -- it's got to be 4-foot.

16 ACTING CHAIR SHORES: Correct.

17 MR. WALTON: It's the same painted wood.

18 COMMISSIONER GOVONI: It is.

19 MR. WALTON: It's not very nice.

20 COMMISSIONER NICOLAIDES: It's sort of a stockade
21 fence.

22 MR. WALTON: Yeah, I think the neighbor next door has
23 like the black aluminum.

24 COMMISSIONER NICOLAIDES: Well, you have a picket fence
25 in the front.

26 COMMISSIONER GOVONI: Yeah.

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2 MR. WALTON: Yeah, I don't think that -- I was
3 replacing that, too.

4 COMMISSIONER NICOLAIDES: Oh, okay.

5 MR. WALTON: I don't think that really -- it's a 5-foot
6 high fence. You're not allowed to have a 5-foot high fence.

7 COMMISSIONER NICOLAIDES: No, we're referring to the
8 appearance.

9 MR. WALTON: Yeah, no, I don't think it looks great,
10 either.

11 MR. STONE: I want to mention that we have to check off
12 materials and stuff.

13 ACTING CHAIR SHORES: Do you see -- where's the picket
14 fence; do you see it?

15 COMMISSIONER GOVONI: No, I don't.

16 ACTING CHAIR SHORES: Okay.

17 MR. WALTON: If you look at the front elevation of the
18 house. Oh, and if you look at the side.

19 COMMISSIONER GOVONI: Side.

20 MR. WALTON: It's here, it's here.

21 MR. STONE: Okay.

22 COMMISSIONER NICOLAIDES: In the shadows.

23 MR. WALTON: Yeah.

24 COMMISSIONER GOVONI: So all of that would be replaced
25 by this iron fence --

26 MR. WALTON: Four foot high iron fence.

1 100 Huntington Road

2 COMMISSIONER GOVONI: -- wrought iron.

3 MR. WALTON: Mm-hmm.

4 COMMISSIONER GOVONI: Yeah.

5 COMMISSIONER NICOLAIDES: Okay, so you got your fence
6 approved, too.

7 MR. WALTON: So what do I need --

8 ACTING CHAIR SHORES: No, we need -- it doesn't get --
9 he has to do the expedited review.

10 MR. STONE: When you submit all of the things that were
11 conditioned --

12 MR. WALTON: Mm-hmm.

13 MR. STONE: -- that Harry put into the resolution.

14 MR. WALTON: Yeah.

15 MR. STONE: Make at the same time the submission with
16 the hot tub --

17 MR. WALTON: Okay.

18 MR. STONE: -- and the deck and the fencing.

19 MR. WALTON: And put in for expedited.

20 MR. STONE: Because what we'll probably do is, we'll
21 circulate --

22 MR. WALTON: All those at one time?

23 MR. STONE: Right.

24 MR. WALTON: Yeah.

25 MR. STONE: For the stuff that was conditioned --

26 MR. WALTON: Yeah.

1 100 Huntington Road

2 MR. STONE: -- for them to take a look at, give their
3 nod and we'll circulate --

4 MR. WALTON: That'll be March?

5 MR. STONE: Well, whenever you get it in.

6 MR. WALTON: Yeah, okay.

7 ATTORNEY ALGIOS: So Neal, just say, with respect to
8 the expedited review --

9 MR. WALTON: Thank you.

10 ATTORNEY ALGIOS: -- since there's no noticing, they
11 can just make a decision now. He can --

12 COMMISSIONER GOVONI: For the expedited review?

13 ACTING CHAIR SHORES: For the fencing.

14 MR. STONE: Yeah, yeah, I'm just suggesting that he
15 submit everything, like, all at the same time because we'll
16 circulate it for --

17 ATTORNEY ALGIOS: Yes.

18 MR. STONE: -- for the expedited review.

19 ATTORNEY ALGIOS: Right, well, they're going to do that
20 right now.

21 MR. STERNBERG: There's is no expedited review is what
22 she's saying.

23 MR. STONE: Oh, so we're not even going to do, like, a
24 --

25 ATTORNEY ALGIOS: No, they're going to -- well, you're
26 going to render a decision on it now but you're going to say

1 100 Huntington Road

2 what is approved --

3 COMMISSIONER GOVONI: Yeah.

4 ATTORNEY ALGIOS: -- and then he's going to submit --

5 COMMISSIONER NICOLAIDES: Right.

6 ATTORNEY ALGIOS: -- samples in keeping with --

7 MR. WALTON: You guys are amazing.

8 ACTING CHAIR SHORES: The only one -- the expedited,
9 you still need the hot tub.

10 ATTORNEY ALGIOS: No, that's expedited, too.

11 ACTING CHAIR SHORES: Oh, but we don't know what it
12 looks like or anything.

13 ATTORNEY ALGIOS: Oh, so he's going to --

14 MR. WALTON: I don't think they make historic hot tubs.

15 ACTING CHAIR SHORES: They may not make them but
16 there's the visibility of it, and --

17 COMMISSIONER NICOLAIDES: They look like water tanks.

18 ATTORNEY ALGIOS: So the approval will be conditioned.

19 ACTING CHAIR SHORES: You can put it on top of the
20 house.

21 COMMISSIONER GOVONI: It'll be conditional approval.

22 ATTORNEY ALGIOS: It'll be conditioned upon --

23 ACTING CHAIR SCHORES: Okay.

24 ATTORNEY ALGIOS: -- reviewing the hot tub.

25 ACTING CHAIR SHORES: So then we're going to amend that
26 motion to add the hot tub and the fence, which we expect to see

1 100 Huntington Road

2 estate fencing, but subject to review of the samples.

3 COMMISSIONER NICOLAIDES: Right.

4 MR. WALTON: Excellent.

5 ACTING CHAIR SHORES: Did we get everything?

6 ATTORNEY ALGIOS: Mm-hmm.

7 ACTING CHAIR SHORES: Okay.

8 ATTORNEY ALGIOS: I think you have everything. So if
9 you could just, you know, if you have a photo of the hot tub
10 or --

11 MR. WALTON: I'll send everything I have.

12 ACTING CHAIR SHORES: Okay.

13 MR. STONE: Sounds good.

14 ACTING CHAIR SHORES: So we have Harry's motion as
15 amended. Do we have a second?

16 MR. STONE: Second?

17 COMMISSIONER O'NEILL: I'll second.

18 MR. STONE: Thank you, calling the roll.

19 Acting Chair Shores?

20 ACTING CHAIR SHORES: Yes.

21 MR. STONE: Commissioner Govoni?

22 COMMISSIONER GOVONI: Yes.

23 MR. STONE: Commissioner Nicolaides?

24 COMMISSIONER NICOLAIDES: Yes.

25 MR. STONE: Commissioner O'Neill?

26 COMMISSIONER O'NEILL: Yes.

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2 MR. STONE: Carried on the conditioned approval.

3 MR. WALTON: Thank you.

4 COMMISSIONER NICOLAIDES: Thank you.

5 ACTING CHAIR SHORES: Thank you, very much and thank
6 you, Debbie.

7 COMMISSIONER GOVONI: Okay, and tell them mazel tov, it
8 is stupendous, absolutely stupendous.

9 MR. WALTON: What was that?

10 COMMISSIONER GOVONI: Tell them mazel tov.

11 (WHEREUPON, this application was concluded.)

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1 Proceedings

2 ACTING CHAIR SHORES: Okay, we have to send you on your
3 way so we can conclude.

4 Do we have any new business?

5 MR. STONE: Yes, we do have new business.

6 In your packets, you have the Historic Landmarks
7 Preservation Commission meeting schedule --

8 ACTING CHAIR SHORES: Yeah.

9 MR. STONE: -- proposed for 2024. We have six dates
10 that we have vetted for school holidays, religious observances,
11 et cetera, et cetera, not including Commissioner's birthdays,
12 anniversaries, et cetera, et cetera.

13 As we did in previous years, we have chosen alternative
14 dates that would be penciled in on your calendars but would be
15 held so that in the event that we try to, say, cancel our
16 December meeting for overload and the holiday seasons, that we
17 may double up on October and November. But the dates that we
18 have are today, of course, skipping February for an alternate;
19 then March 14th, with the alternate April 11th; May 9th as one
20 of the standing meeting dates, June 13th as the alternate; July
21 11th as standing meeting date with August 8th as an alternate;
22 September 12th standing meeting, October 10th as the alternate;
23 November 14th as the standing meeting date and December 12th as
24 the alternate; and it basically amounts to, I think it's like
25 the second Thursday of every second month.

26 COMMISSIONER NICOLAIDES: I noticed there's a pattern

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there. A recurring theme.

ACTING CHAIR SHORES: So the dates look okay to me except if there was an alternate on the 11th, I don't -- and possibly May 9th. I'm going to be in Chicago. So definitely on the 11th, which is an alternate, and I'm not sure about May 9th, but I will get back to you on that.

MR. STONE: Okay.

ACTING CHAIR SHORES: I'm having another grandchild, and so I'll be living --

MR. STONE: Excellent.

ACTING CHAIR SHORES: -- Im going to be living in Chicago for two weeks and coming back and working remote from Chicago and then going back, again. Somebody has to do night duty.

COMMISSIONER GOVONI: You don't have enough on your plate.

COMMISSIONER O'NEILL: I'm good with the dates, as well.

MR. STONE: May 9th we should have Ross back and Frank in --

ACTING CHAIR SHORES: Yeah.

MR. STONE: -- possibly Frank inhouse.

If those dates work for everyone, could we have a motion, a second, and adopt the calendar?

ACTING CHAIR SHORES: Yes.

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2 COMMISSIONER GOVONI: Okay, I submit a motion to adopt
3 the meeting dates for the Historic Landmarks Preservation
4 Commission for the year of 2024, as well as the alternate
5 dates.

6 COMMISSIONER NICOLAIDES: I'll second.

7 MR. STONE: All right and roll.

8 Acting Chair Shores?

9 ACTING CHAIR SHORES: Yes.

10 MR. STONE: Commissioner Govoni?

11 COMMISSIONER GOVONI: Yes.

12 MR. STONE: Commissioner Nicolaides?

13 COMMISSIONER NICOLAIDES: Yes.

14 MR. STONE: Commissioner O'Neill?

15 COMMISSIONER O'NEILL: Yes.

16 MR. STONE: Okay, carried for the calendar.

17 One final thing before we leave tonight.

18 Also, just check your calendars, with the hard work of
19 Commissioner Govoni in the meeting that we had in December
20 before the holidays, Commissioner Govoni has volunteered to be
21 one of our replacements on the Public Outreach Committee --

22 ACTING CHAIR SHORES: That's great.

23 MR. STONE: -- which deals with our CLG grant, and we
24 now have the brochure finalized and they will be ready to go
25 out for our mailing for our Public Outreach meetings which are
26 going to need to take place in the spring. Commissioner Govoni

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has gone through and provided all of the school conflicts and the dates with the school calendars in the school districts.

COMMISSIONER GOVONI: Basically, mark your calendar for the days that are free, because there are almost none. It's all the school districts and courts, because appellate court has a different holiday, believe it or not.

COMMISSIONER O'NEILL: So that's being sent to us?

MR. STONE: Well, I'm going to make this easier on you and say that having looked through a lot of this already, the date of May 22nd, which I believe is a Wednesday, does not conflict with anything in Port Washington nor does it conflict with any of our religious holidays and the date of May 23rd, which is a Thursday, looks like it is best in not conflicting with anything on the calendar for Roslyn.

What I'm going to suggest right now is that we all put that in pencil on our calendars because what we will need to start looking at is, and Commissioner Shores, you were working with this committee before, what Commissioner Govoni, yourself, myself are going to need to do over the next few weeks is, start to look at a program for what we're going to actually put together for these Outreach sessions, making sure that, and Commissioner Govoni has volunteered to help with securing space to hold these. We may ask emeritus Commissioner Cybriwsky whether she would like to attend and speak at some of these events, along with the Supervisor, which, we'll probably

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2 invite, as well. But we do need to have at least one set of
3 these meetings in the spring. This gives us what I feel is
4 ample time to --

5 ACTING CHAIR SHORES: Right.

6 MR. STONE: -- to get mailers together, we'll have the
7 website revised by that point so that people can go to an
8 updated town website that'll contain current information, and
9 then we'll also have meetings scheduled for the fall but we'll
10 get to that at a later point, so --

11 ATTORNEY ALGIOS: Are you doing a PowerPoint; Neal?
12 Are you going to put together a PowerPoint?

13 MR. STONE: I haven't got that far yet but it's
14 possible. Yeah, that and maybe cookies, so --

15 COMMISSIONER GOVONI: Yeah.

16 ACTING CHAIR SHORES: I'll bring the cookies, Neal, I'm
17 better at that.

18 MR. STONE: It's not in the --

19 COMMISSIONER GOVONI: I'm a member of Costco but I
20 already have 90 percent of your supplies.

21 MR. STONE: There we go.

22 COMMISSIONER GOVONI: They're in a big tote in the
23 basement.

24 MR. STONE: Got a good team already going here. So
25 please --

26 ACTING CHAIR SHORES: Yeah.

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MR. STONE: -- just make sure that that's on the calendars because we will not be able to have the full Commission at these, but we will need representation for both nights.

ACTING CHAIR SHORES: I think Tatiana counts as like three people.

COMMISSIONER GOVONI: Yeah, I wish. I mean, I count as a half.

What are the two dates because I got the 23rd of May.

MR. STONE: Yes, 23rd of May for Roslyn.

COMMISSIONER GOVONI: Mm-hmm.

MR. STONE: And the 22nd of May for Port.

COMMISSIONER GOVONI: Oh, okay.

MR. STONE: Okay, those seem to work well unless we run into obstacles with the town or Town Board or some other town event itself. This is early enough that I think we can get this on the calendar and block it off.

COMMISSIONER GOVONI: Yeah.

COMMISSIONER NICOLAIDES: What time do they start?

MR. STONE: I would think -- what were we talking, Tatiana, for a time? Like six to eight or was it going to be seven to nine?

COMMISSIONER GOVONI: Well, a lot of -- if you've got commuters, probably 6:30, seven are better.

COMMISSIONER NICOLAIDES: Let's keep it seven.

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2 COMMISSIONER GOVONI: So let's just do seven to nine.

3 MR. STONE: So seven to nine, probably ending more like
4 8:30.

5 COMMISSIONER NICOLAIDES: Right.

6 COMMISSIONER GOVONI: Please, God.

7 COMMISSIONER NICOLAIDES: Start at seven.

8 COMMISSIONER GOVONI: Yeah.

9 MR. STONE: Okay, so it doesn't require a vote but just
10 please ink in those dates.

11 COMMISSIONER NICOLAIDES: I'll transfer all of this to
12 my calendar.

13 MR. STONE: Okay.

14 ACTING CHAIR SHORES: Okay, do I have a motion or I
15 need a motion to close the meeting.

16 COMMISSIONER GOVONI: Oh, I make a motion to close this
17 meeting.

18 COMMISSIONER O'NEILL: I second.

19 ACTING CHAIR SHORES: Can we just take a vote by hand?

20 MR. STONE: All right, and calling the time, it is 9:25
21 to close the meeting.

22 MR. STONE: Acting Chair Shores?

23 ACTING CHAIR SHORES: Yes.

24 MR. STONE: Commissioner Govoni?

25 COMMISSIONER GOVONI: Yes.

26 MR. STONE: Commissioner Nicolaides?

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COMMISSIONER NICOLAIDES: Yes.

MR. STONE: Commissioner O'Neill?

COMMISSIONER O'NEILL: Yes.

MR. STONE: Carried, have a nice evening, thank you,
very much.

(WHEREUPON, this meeting was concluded at 9:25 p.m.)

C E R T I F I C A T E

STATE OF NEW YORK)

SS:

COUNTY OF NASSAU)

I, DEBBIE BABINO, a certified
Shorthand Reporter in the State of New York, do
hereby certify:

That the foregoing is a true and
accurate transcript of my stenographic notes.

IN WITNESS WHEREOF, I have set my
hand on this 22nd day of January, 2024.

A handwritten signature in dark ink, appearing to read "Debbie Babino", written over a horizontal line.

Debbie Babino, Certified Reporter