

Town of North Hempstead
Historic Landmarks Preservation Commission
PUBLIC HEARING

Thursday, October 10, 2024

7:12 p.m.

BOARD MEMBERS PRESENT:

Frank Genese, AIA, Acting Chairman

Dina DiGiorgio, Commissioner

Patricia O'Neill, AIA, Commissioner

Harry Nicolaides, AIA, Commissioner

Sharon Kuo, Commissioner

Ross Lumpkin, Town Historian

ALSO PRESENT:

Deborah Algios, Deputy Town Attorney

Neal Stone, Planner

Wesley Sternberg, Planner

Debbie Babino, Stenographer

1 Proceedings

2 ACTING CHAIR GENESE: I call the meeting to order at
3 7:12 p.m.

4 Do you want to take the roll call?

5 MR. STONE: We'll start roll with the Commissioner and
6 the Chair. Present?

7 ACTING CHAIR GENESE: Mm-hmm.

8 MR. STONE: Commissioner DiGiorgio?

9 COMMISSIONER DIGIORGIO: Present.

10 MR. STONE: Town Historian Lumpkin?

11 HISTORIAN LUMPKIN: Here.

12 MR. STONE: Commissioner Nicolaides?

13 COMMISSIONER NICOLAIDES: Here.

14 MR. STONE: Commissioner O'Neill?

15 COMMISSIONER O'NEILL: Here.

16 MR. STONE: And for the record, Commissioner Govoni is
17 absent this evening, and we're waiting on Commissioner Kuo.
18 When she arrives, we will read her into the record.

19 We do have quorum, and from the town staff this evening
20 we have, from the Town Attorney's Office, Deputy Town Attorney
21 Deborah Algios; myself, Neal Stone from the Planning Department
22 as well as my colleague, Wesley Sternberg; the meeting is being
23 recorded this evening by our stenographer, Debbie Bambino (sic)
24 from Excel Reporting, and the Board belongs to Mr. Chair for
25 the first agenda item, the agenda item meeting summary.

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

Proceedings

ACTING CHAIR GENESE: So we need to approve the
summary; correct?

MR. STONE: That's correct. Motion and second?

ACTING CHAIR GENESE: So is everybody ready? Do we
have a motion to approve?

COMMISSIONER NICOLAIDES: I'll make a motion.

ACTING CHAIR GENESE: Second?

HISTORIAN LUMPKIN: Second.

MR. STONE: Seconded by Town Historian Lumpkin.

1 63 Murray Avenue, Port Washington

2 ACTING CHAIR GENESE: So our first item on the agenda
3 is 63 Murray Avenue, Port Washington, installation of rooftop
4 solar panels on a detached garage. I see that the homeowner or
5 the vendor is here. Homeowner?

6 MR. SALZER: Yeah.

7 ACTING CHAIR GENESE: And you represent the company?

8 MR. PAEZ: Yes.

9 ACTING CHAIR GENESE: So would you like to step up to
10 the mic? State your name and your address.

11 MR. PAEZ: So Steven Paez, SUNation Energy, Remington
12 Boulevard in Ronkonkoma.

13 ACTING CHAIR GENESE: Thank you.

14 So I have a couple of questions off the top of my head
15 and then I'll open it up to the Commissioners.

16 COURT REPORTER: If you could just speak up a little or
17 more into the mic?

18 ACTING CHAIR GENESE: Sure. Is the mic on?

19 COURT REPORTER: Thank you.

20 MR. STONE: Yes.

21 COURT REPORTER: Thank you.

22 ACTING CHAIR GENESE: So you did provide a satellite
23 image here showing where the garage is, and Commissioner
24 Nicolaidis went online just now in order to check it.

25 So it looks like there's really no other person that
26 could see this, except maybe for that blue house in the back

1 63 Murray Avenue, Port Washington

2 behind you; correct.

3 MR. SALZER: Yeah, that's correct, I mean, there's a
4 lot of foliage between the blue house behind me and mine, so in
5 the summer it wouldn't really be visible from their end, but
6 during the winter it's, you know.

7 ACTING CHAIR GENESE: So if you look at the aerial
8 photo that's taken in the summer, this image that you have here
9 looks like it was taken in the winter. If you look at a summer
10 image, it looks like there are trees that are over the garage.
11 Are you making any modifications to those trees in order to --

12 MR. SALZER: We would do a little bit of trimming to
13 improve the sunlight, those trees, but generally speaking,
14 because of the angle of the sunlight hitting that roof, there's
15 actually very little shade provided from that tree. So it
16 would be minimal for it to effectively get more sun.

17 ACTING CHAIR GENESE: This has an east/west
18 orientation?

19 MR. SALZER: Correct.

20 MR. PAEZ: Yes.

21 ACTING CHAIR GENESE: So tell me a little bit about how
22 efficient they'll be since you don't have a south facing sun.

23 MR. PAEZ: So the panels that we selected for this home
24 are REC which are the highest efficiency panels, and then as
25 far as the total solar resource factor, I don't have it on me
26 essentially, but it's above our minimum which is 50 TSRF.

1 63 Murray Avenue, Port Washington

2 ACTING CHAIR GENESE: And what's the capacity?

3 MR. PAEZ: Each panel is 420 watts.

4 ACTING CHAIR GENESE: And do you have storage; is there
5 storage?

6 MR. PAEZ: No storage.

7 ACTING CHAIR GENESE: So what's the primary use? Are
8 you bringing the power from the garage into the house?

9 MR. SALZER: Yes.

10 ACTING CHAIR GENESE: Okay, and that'll be done by a
11 separate permit application with the Building Department?

12 MR. SALZER: Yes.

13 ACTING CHAIR GENESE: Is it the same application?

14 COMMISSIONER NICOLAIDES: What does your application
15 consist of?

16 ACTING CHAIR GENESE: Do we have a copy of the -- we
17 have information on the application itself, the Building
18 Department application.

19 MR. STERNBERG: What were you looking for?

20 ACTING CHAIR GENESE: I'm just curious to see if the
21 electrical work that's required to bring the power into the
22 house is being added to that, whether it's above ground, below
23 ground?

24 MR. STERNBERG: The site plan shows the location below
25 ground.

26 ACTING CHAIR GENESE: Oh, okay, so you are doing a

1 63 Murray Avenue, Port Washington
2 below ground trench. So then I assume this was included in the
3 application, the Building Department application on the
4 original drawing that was stamped by your architect?

5 MR. SALZER: Correct.

6 ACTING CHAIR GENESE: Okay.

7 So this pretty much is all that was submitted for this
8 as far as drawing because I don't know if this has the right
9 information that you would need for an application.

10 MR. STERNBERG: Well, that's their problem, I mean,
11 they have what they need for the application.

12 COMMISSIONER NICOLAIDES: You had to submit an
13 application --

14 ACTING CHAIR GENESE: Right.

15 COMMISSIONER NICOLAIDES: -- for it to be rejected to
16 be here.

17 ACTING CHAIR GENESE: Right.

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

19 ACTING CHAIR GENESE: There's no site plan required,
20 there's no --

21 MR. STERNBERG: That's the site plan I just gave you is
22 the site plan.

23 ACTING CHAIR GENESE: You make it sound so easy. I
24 wish it was.

25 MR. STERNBERG: There's a reason I'm not --

26 ACTING CHAIR GENESE: I guess I'll open it up to the

1 63 Murray Avenue, Port Washington

2 rest of the Commissioners for questions or comments.

3 COMMISSIONER O'NEILL: Sure.

4 Can you tell us the profile of the panel, how far off
5 it will be.

6 MR. PAEZ: So the panels are low profile, it's a black
7 on black panel meant to match the color of the shingle, and
8 there is a smaller critter guard that's put around the
9 perimeter of the panel just to blend in with the roof.

10 COMMISSIONER NICOLAIDES: Is that a new roof on the
11 garage?

12 MR. PAEZ: Correct, so a new roof would go on.

13 COMMISSIONER NICOLAIDES: It will go on.

14 MR. PAEZ: Correct.

15 COMMISSIONER O'NEILL: And the proposed roof and any
16 panels or equipment that's located on the exterior of either
17 the garage or the house.

18 MR. PAEZ: Yeah, so there would be a girder that would
19 be the electrical part essentially of the solar panels that
20 will be on the side of the garage.

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

22 COMMISSIONER DIGIORGIO: Can we look and see what was
23 filed with the Building Department?

24 ATTORNEY ALGIOS: So they filed for 16 --

25 COURT REPORTER: I'm sorry, I can't hear. I'm sorry.

26 ACTING CHAIR GENESE: It's the air.

1 63 Murray Avenue, Port Washington

2 COURT REPORTER: Partly, yeah.

3 ATTORNEY ALGIOS: So an application was submitted for
4 16 roof-mounted solar panels and in conjunction with that they
5 submitted certain documentation including site plan; short form
6 environmental assessment; structural certificate; owner's
7 authorization; construction drawings.

8 ACTING CHAIR GENESE: I would think the Building
9 Department is going to want to know how they're attached, what
10 the means of attachment is, you know, whether or not they meet
11 code for, you know, wind. So again, that you'll have to worry
12 about when you get to the next phase. There's no variance
13 required here, so the next step, I guess, would be code review
14 by the Building Department, so at that point --

15 MR. PAEZ: Yeah.

16 ACTING CHAIR GENESE: -- you know, you'll get an
17 omission letter, you can submit that afterwards, but I would
18 assume then that the Building Department is going to want to
19 how these things are attached to the roof, and you know,
20 information about the wiring on the ground, you know, the type
21 of shielding, the type of conduit it's in, you know, just the
22 line showing power to the house, I don't know if that's going
23 to be sufficient for the Building Department but that's not
24 really our responsibility tonight.

25 Anybody else have any questions or comments?

26 (WHEREUPON, there was no response.)

1 63 Murray Avenue, Port Washington

2 ACTING CHAIR GENESE: I don't really see this as being
3 a problem, it seems to be pretty well hidden, and you know, I
4 would not have an issue with moving this forward, and I don't
5 know if any of this information is disagreed but it looks this
6 should be fine.

7 So shall we take it to a vote?

8 MR. STONE: Let the record show that there's nobody
9 else from the public that's here to comment on this item.

10 All right, roll.

11 In favor?

12 MR. STONE: Chair Genese?

13 COMMISSIONER GENESE: Aye.

14 MR. STONE: Commissioner DiGiorgio?

15 COMMISSIONER DIGIORGIO: Aye.

16 MR. STONE: Town Historian Lumpkin?

17 HISTORIAN LUMPKIN: Yes.

18 MR. STONE: Commissioner Nicolaides?

19 COMMISSIONER NICOLAIDES: Aye.

20 MR. STONE: Commissioner O'Neill?

21 COMMISSIONER O'NEILL: Aye.

22 MR. STONE: And that's carried.

23 ACTING CHAIR GENESE: Okay, guys, you're all set.

24 Enjoy, enjoy your power.

25 COURT REPORTER: Sir, I just need your name.

26 MR. SALZER: Salzer, S-A-L-Z-E-R.

1 63 Murray Avenue, Port Washington

2 COURT REPORTER: Thanks.

3 MR. STONE: Just for the record, the motion was made
4 by --

5 ACTING CHAIR GENESE: Genese.

6 MR. STONE: And seconded by?

7 COMMISSIONER NICOLAIDES: Seconded.

8 MR. STONE: That closes the public hearing portion of
9 the meeting, and let the record show that Commissioner Kuo has
10 joined the meeting, and that's really all that we need, and
11 just time to close the public hearing, 7:24.)

12 (WHEREUPON, this public hearing was concluded at 7:24
13 p.m.)

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C E R T I F I C A T E

STATE OF NEW YORK)

SS:

COUNTY OF NASSAU)

I, DEBBIE BABINO, a 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 7th
day of November, 2024.



Debbie Babino, Certified Reporter