

June 9, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 1, LPC-25-10118

40-12 44th Street – Sunnyside Gardens Historic District Borough of Queens

To testify virtually, please join Zoom

Webinar ID: 165 868 4773

Passcode: 126605

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

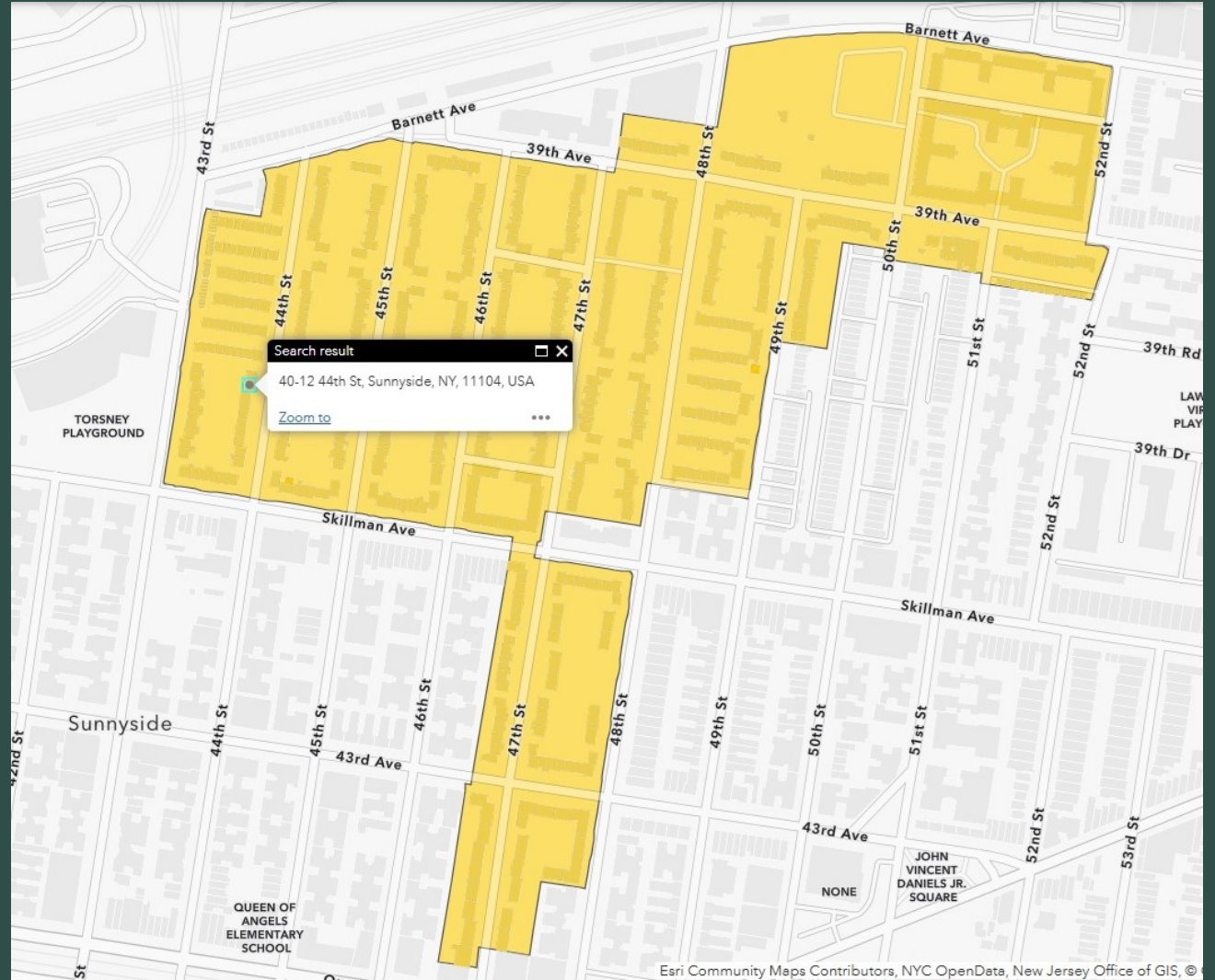
833-568-8864 (Toll-free)

Note: If you want to testify virtually on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.

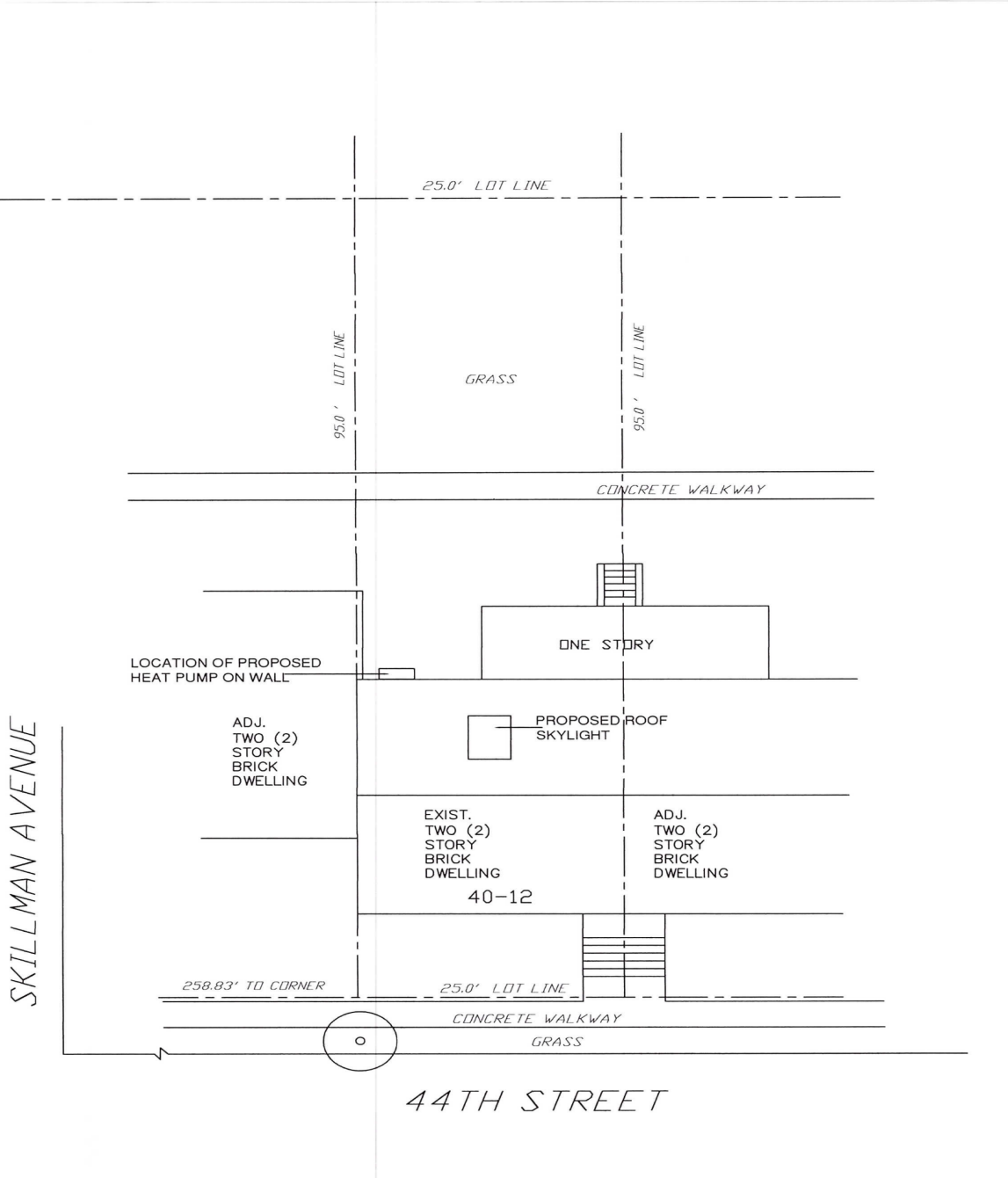
40-12 44TH STREET, SUNNYSIDE, NY 11104

BLOCK:182 LOT 110

Installing a Roof Skylight



SITE PLAN





Current Rooftop and Building Conditions

Existing Rooftop Layout

Photographs reveal the current rooftop structure and spatial arrangement affecting skylight installation choices.

Architectural Features

Architectural elements on the rooftop influence design considerations for skylight placement and integration.

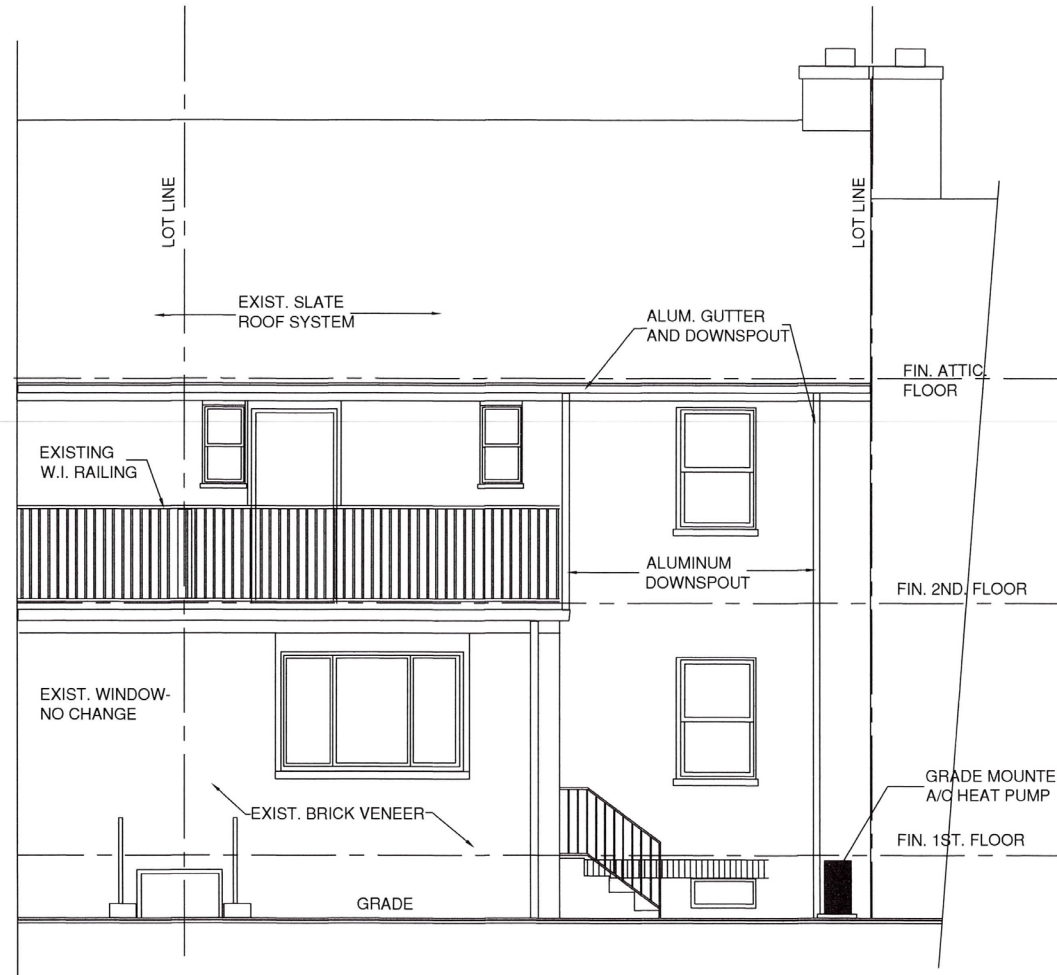
Visual Impact Assessment Using Before Image.

Comparative Visuals

Before-and-after images clearly show the skylight's appearance after installation, highlighting design integration.

Minimal Visual Impact

The skylight installation demonstrates minimal disruption to the building's original aesthetics and surrounding environment.



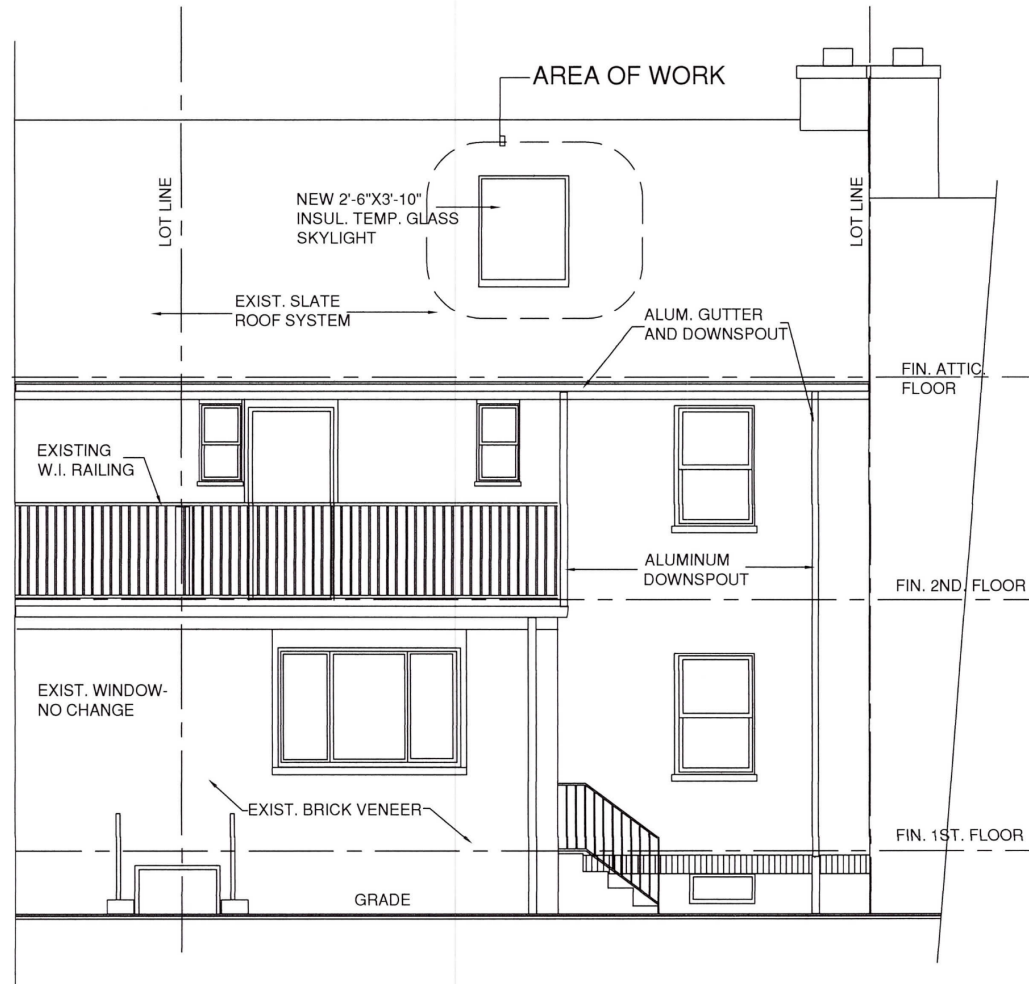
Visual Impact Assessment Using After Image

Comparative Visuals

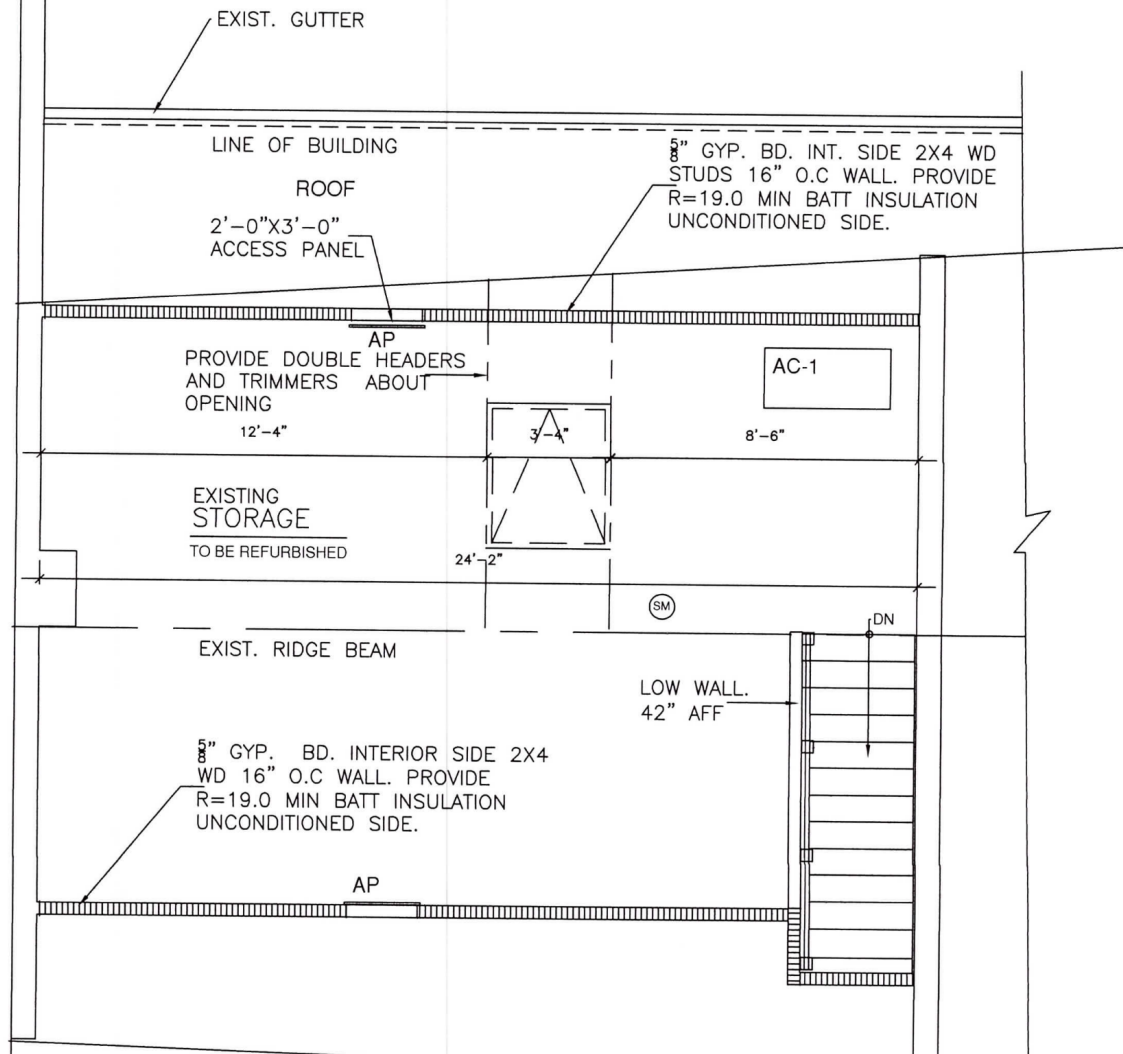
Before-and-after images clearly show the skylight's appearance after installation, highlighting design integration.

Minimal Visual Impact

The skylight installation demonstrates minimal disruption to the building's original aesthetics and surrounding environment.



Attic Floor Plan showing skylight location



Benefits for the Resident and Building

Improved Indoor Comfort

Enhancements lead to better temperature control and air quality, making living spaces more comfortable.

Energy Efficiency

Energy-saving measures reduce utility costs while supporting environmental sustainability.

Increased Property Value

Upgrades enhance property appeal and value without altering its historic features.

Proposed Skylight Placement and Design

Skylight Location

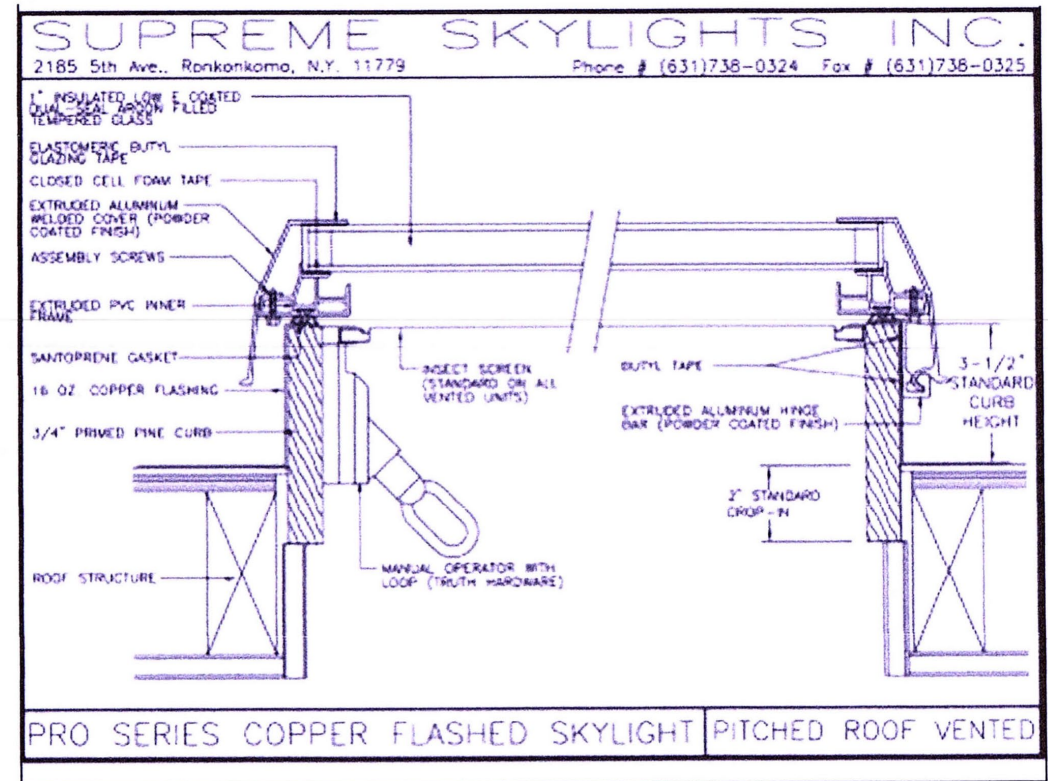
Precise placement of the skylight is designed to maximize natural light while respecting the building's historic features.

Size and Shape

The skylight's size and geometric shape are carefully chosen to complement the building's architectural style.

Material Selection

Materials are selected to harmonize with the building's historic aesthetic while ensuring durability and functionality.



Other Commission-Approved Skylights





SITE

Compliance with Preservation Standards

View of Site from 43rd Street

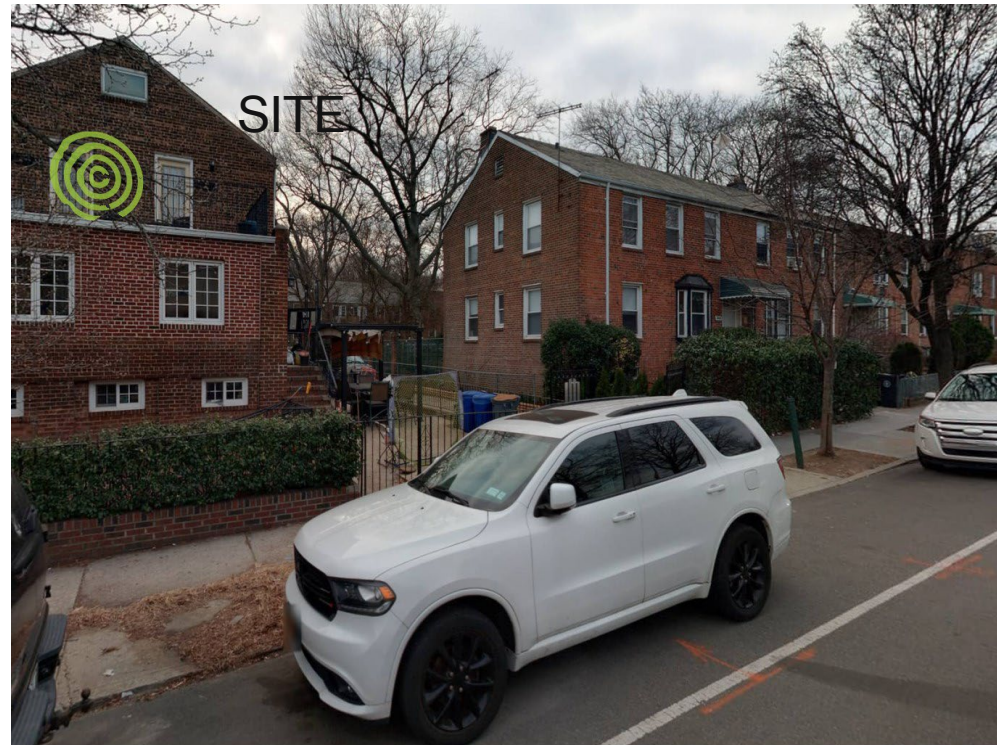
The line of sight from 43rd Street does not reveal the skylight during the winter months.

Reversible Installation

The skylight installation is designed to be fully reversible to protect historical integrity if needed.

43rd Street view of property. Skylight will not be visible

View of building rear from 43rd street is obstructed by branches in winter and will not be easily visible.



View from 43rd street across reserve green area

Conclusion

Careful Planning

Installing skylights demands detailed planning to maintain the building's historic integrity and functionality.

Community Engagement

Involving the community ensures that preservation respects local values and gains public support.

Preservation Regulations

Adhering to preservation laws protects the landmark's historic value during modifications.

Enhanced Quality of Life

Skylight installation improves residents' living conditions while honoring the building's heritage.

June 9, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 1, LPC-25-10118

40-12 44th Street – Sunnyside Gardens Historic District Borough of Queens

To testify virtually, please join Zoom

Webinar ID: 165 868 4773

Passcode: 126605

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (Toll-free)

Note: If you want to testify virtually on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.