

THE CITY OF NEW YORK  
MANHATTAN COMMUNITY BOARD 3  
59 East 4th Street - New York, NY 10003  
Phone (212) 533-5300  
[www.cb3manhattan.org](http://www.cb3manhattan.org) - [mn03@cb.nyc.gov](mailto:mn03@cb.nyc.gov)

Andrea Gordillo, Board Chair

Susan Stetzer, District Manager

**Landmarks Checklist and Questionnaire**

**RE: (address)**

Dear Applicants and Representatives,

Your Certificate of Appropriateness application has been placed on the agenda of the next meeting of the CB 3 Landmarks Committee. The Landmarks Committee will meet on:

*June 17th at 6:30 P.M.*

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Please confirm your attendance at the meeting and email an electronic version of your application to [mn03@cb.nyc.gov](mailto:mn03@cb.nyc.gov). Complete the enclosed questionnaire and return it by email to [mn03@cb.nyc.gov](mailto:mn03@cb.nyc.gov) **eight business days** prior to the meeting.

Finally please prepare a package of the following information and email to [mn03@cb.nyc.gov](mailto:mn03@cb.nyc.gov) **five business days** prior to the meeting:

- Copy of Landmarks Preservation Commission Application Form, including Docket Number, if known
- Archival photos, if available
- Plans and elevations of proposed changes; effect on the building materials or structure
- "Before" photos and "after" renderings or images
- View of the streetscape with the building in context
- Sightlines for addition of visible structures shown from multiple points
- Mockups of rooftop additions
- Photographs of proof of conspicuous posting of meeting with newspaper showing date of posting at least 7 days before the meeting. (Please use the notification poster included.)

Thank you for your help and cooperation. If there are any questions, please call the office.

Sincerely,

Susan Stetzer  
District Manager

**Certificate of Appropriateness Checklist and Questionnaire**

Address of Landmark: 288 East 10th Street, NY, NY 10009

Name of Landmark: St. Nicholas of Myra Orthodox Church

Name of Historic District, if relevant: \_\_\_\_\_

Location (between Streets/Aves): Corner of 10th St. & Ave. A

Block and Lot Numbers: 437-25

**Applicant**

Name: St. Nicholas of Myra Orthodox Church

Contact Person: Fr. William Bennett

Telephone: 607-372-2681

E-Mail: connect@stnicholaschurchnyc.org

**Attorney**

Name: Nicholas Timko

Telephone: Office: 212-227-6260

Email: nitimko@kgtrpc.com

**Architect**

Name: Not applicable, though contact applicant for installer information

Telephone: \_\_\_\_\_

Email: \_\_\_\_\_

### **Project Information**

Please give overview of Application/Project:

*Current residential/office (non-decorative) windows on the east half of the building have exceeded their lifespan (Approx. 40 years), showing regular leaks, warping, weathering, etc. and are in need of replacement for responsible maintenance, appearance, and safety.*

*We plan to remove the vinyl frames and install 21 replacement aluminum window frames: 15 windows along Ave. A, 6 windows along 10th St. This will be done on the 1st, 2nd, & 3rd floors.*

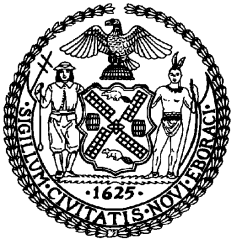
*The decision to upgrade the current vinyl frames to be full aluminum is in keeping with Landmarks Preservation Commission, identical in color. In all, the appearance will be unaffected and the project will improve the lifespan of the building. All work will be done from within the building, not requiring scaffolding, etc.*

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Paul Rangel, Board Chair

Susan Stetzer, District Manager

### **Community Board 3 Guidance for Landmarks Committee Applicants**

Community Board 3 reviews all Certificate of Appropriateness applications to the Landmarks Preservation Commission within Community District 3. Applications are considered first by CB 3's Landmarks Committee before being referred to the full board.

Applicants should note that Community Board 3 is a city agency distinct from the Landmarks Preservation Commission and submits advisory opinions to the LPC. Applicants are required to make separate presentations to the Community Board.

Please be sure to bring all requested materials listed in our Application Presentation Checklist when making a presentation. Please bring at least two printed copies of materials for committee to review during the meeting. *The Landmarks Committee will not review any application if materials are not included in the presentation.*

To schedule a presentation before the Landmarks Committee, please contact CB 3 via email at [mn03@cb.nyc.gov](mailto:mn03@cb.nyc.gov).

### **Community Board 3 Landmarks Committee Policies and Procedures**

#### **Landmarks Preservation Commission**

The Landmarks Preservation Commission ("LPC") is the New York City agency that is responsible for identifying and designating the City's landmarks and the buildings in the City's historic districts. The Landmarks Law is described in the Chapter 74 of City Charter, and in Title 25, Chapter 3 of the Administrative Code, and Title 63 of the Rules of the City of New York. The Commission also regulates changes to designated building, such as through the issuance Certificates of Appropriateness, Permits for Minor Work, and Certificates of No Effect.

#### **Responsibilities of the Community Board 3 ("CB 3") Landmarks Committee**

- *Landmarks designation.* The Community Board may review and, if appropriate, support efforts to designate individual landmarks and historic districts within the CB 3 area. Applicants who are not the owner of a property and are seeking individual Landmark designation for a structure in CB 3 are required to submit contact information for the property owner with their agenda request to CB 3. This will enable CB 3 to notify the property owner of the meeting.
- *Certificate of Appropriateness Applications.* The main role of the Community Board with respect to Landmarks is to review Certificate of Appropriateness applications prior to the LPC public meeting and to make recommendations to the LPC.

#### **Certificate of Appropriateness Procedures**

- When LPC staff determines that a permit application will require a hearing before the Commission, the applicant is referred to the Community Board. When the applicant contacts the Community Board, the CB will send the *Application Presentation Checklist* to the applicant and place the application on the Landmarks Committee agenda.
- The application materials submitted by the applicant will be posted on the CB 3 website for review by committee members and the public. The Committee will recommend approval or denial of the application based on the same criteria used by LPC and may also look at broader issues such as quality of life. However, the LPC will not consider these broader issues in its decision.
- At the Committee hearing, the applicant (along with the architect and lawyer, if relevant) will present to the Committee the same application and materials that will be presented at the LPC hearing. It is important that the applicant provide samples of actual materials to be used as per instructions.
- If the applicant does not appear at the CB 3 Committee meeting, a motion to deny based on nonappearance will be voted.

## Application Summary

05/18/2026 17:16:27

## Find My Property

Address  
**288 EAST 10th STREET**

Borough  
**Manhattan**

Block  
**00437**

Lot  
**0025**

BIN  
**1005912**

## Landmarks

Landmark Name	Landmark Type	Borough
<b>St. Nicholas of Myra Orthodox Church</b>	<b>Individual Landmark</b>	<b>Manhattan</b>

## Contact Information

### Team Member Details

Team Member Type <b>Applicant</b>	Primary Contact <b>Yes</b>	Is Owner? <b>No</b>	POR <b>No</b>
First Name <b>MICHAEL</b>	Middle Name	Last Name <b>KORMANIK</b>	
Title <b>Committee Cochair</b>	Organization <b>St. Nicholas of Myra Orthodox Church</b>		

### Contact Details and Location

Mobile  
**(646) 427-3903**

Phone

Phone Ext

Address

## 240 GUYON AVE

City	State
<b>Staten Island</b>	<b>New York</b>
Zip Code	Email Address
<b>10306-4132</b>	<b>omikieo@aol.com</b>

### Team Member Details

Team Member Type	Primary Contact	Is Owner?	POR
<b>Owner</b>	<b>No</b>	<b>Yes</b>	<b>No</b>
First Name	Middle Name	Last Name	
<b>William</b>		<b>Bennett</b>	
Title	Organization		
<b>Priest</b>	<b>St. Nicholas of Myra Orthodox Church</b>		

### Contact Details and Location

Mobile	Phone	Phone Ext
<b>(212) 254-6685</b>		
Address		
<b>288 East 10th Street</b>		
City	State	
<b>NEW YORK</b>	<b>New York</b>	
Zip Code	Email Address	
<b>10009</b>	<b>fr.william.bennett@gmail.com</b>	

### Team Member Details

Team Member Type	Primary Contact	Is Owner?	POR
<b>Co-Owner</b>	<b>No</b>	<b>No</b>	<b>No</b>
First Name	Middle Name	Last Name	
<b>Paul</b>		<b>Sikoryak</b>	
Title	Organization		
<b>Cochair</b>	<b>St. Nicholas of Myra Orthodox Church</b>		

### Contact Details and Location

Mobile	Phone	Phone Ext
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**(609) 658-5384**

Address

**101 PINEBANK ROAD**

City

**FLEMINGTON**

State

**New Jersey**

Zip Code

**08822**

Email Address

**paulmayflower@hotmail.com**

### Team Member Details

Team Member Type

**Co-Owner**

Primary Contact

**No**

Is Owner?

**No**

POR

**No**

First Name

**Nicholas**

Middle Name

Last Name

**Timko**

Title

**Co Owner**

Organization

**St. Nicholas of Myra  
Orthodox Church**

### Contact Details and Location

Mobile

**(917) 692-5345**

Phone

Phone Ext

Address

**89-79 Street**

City

**Brooklyn**

State

**New York**

Zip Code

**11209**

Email Address

**nitimko@kgtrpc.com**

## My Application Assistant

### Proposed Work

Is the work only occurring at the interior of the building and not within an Interior Landmark? (Note that ANY work going through building walls to the outside, such as windows and vents, is considered exterior work).

**No**

Is the work at the front of the building (e.g. front façade, areaway, yard, or sidewalk) or within an interior landmark?

**No**

Is the work visible from any public thoroughfare (e.g. sidewalk, street or park)?

**Yes**

Select all proposed work types.

**Windows and Doors**

Your application qualifies for **Standard** service.

### **Additional Information**

Apartment/ Floor

**All Four Floors**

Are you filing with other NYC agencies?

**No**

## **Upload Documents**

### **Documents**

Signed Letter of Attestation for Window Work 5-18-26.pdf

Signed Letter of Attestation for Window Work 5-18-26.pdf

### **Images**

20160612\_082721.jpg

20160612\_082816.jpg

Subject.PNG

nynyma\_rec 1939.jpg

IMG\_1440.jpeg

## **Owner Attestation**

**Facade Easement**

Is there a facade easement on the property?

**No**

### **Attestation**

In submitting this form electronically, I hereby swear or affirm that I am the owner or authorized representative of the property, I am familiar with the work proposed in this application, and I give my consent for this application to be filed electronically with LPC. The information provided herein, including all supplemental materials, is correct and complete to the best of my knowledge. I also understand that if the signature is not authentic, or representations are not truthful, that the Landmarks Preservation Commission may withdraw the application or rescind any approval issued in reliance on them. I further understand that knowingly providing false information in this submission is a class A misdemeanor and may result in up to a year in jail or a substantial fine.

Full Name

**William M. Bennett**

Date

**May 18, 2026**

# ATTENTION RESIDENTS & NEIGHBORS

St. Nicholas of Myra Orthodox Church

(Property Owner Name)

**Certificate of Appropriateness Application from the  
Landmarks Preservation Commission for**

288 East 10th Street, New York, NY 10009

(Landmark Address)

**This applicant is seeking approval to**

Replace Exterior (Non-Decorated) Windows.

(Brief Description of Proposed Work)

**There will be an opportunity for public comment on**

Wednesday, June 17th at 6:30 P.M.

(Date)

at St. Mark's Church in-the-Bowery, 232 E. 11th St.

(Meeting Address)

**At COMMUNITY BOARD 3**

**Landmarks Committee Meeting**

**mn03@cb.nyc.gov - www.cb3manhattan.org**

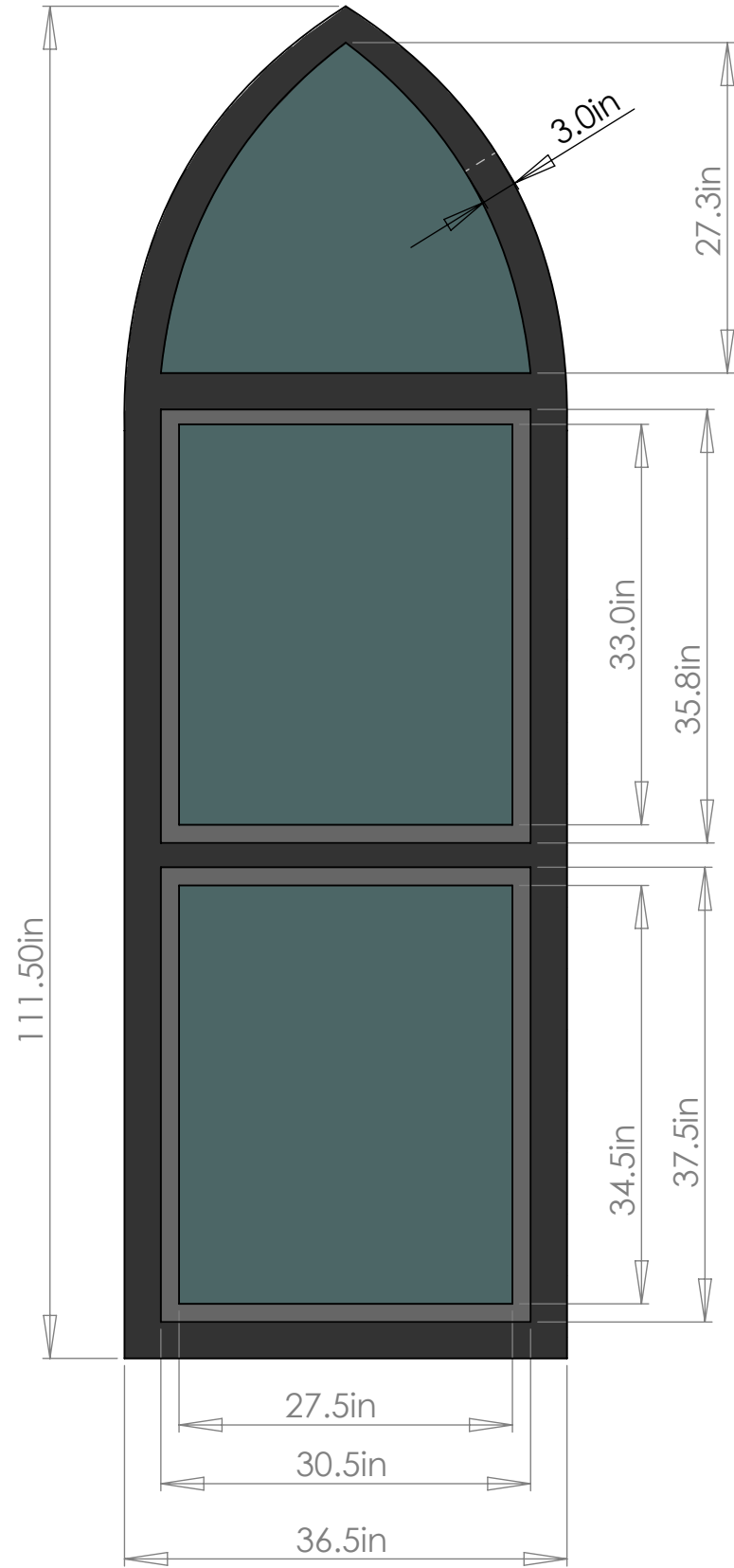
Phone: 212-254-6685    Email: contact@stnicholaschurchnyc.org

(Applicant Contact Information)

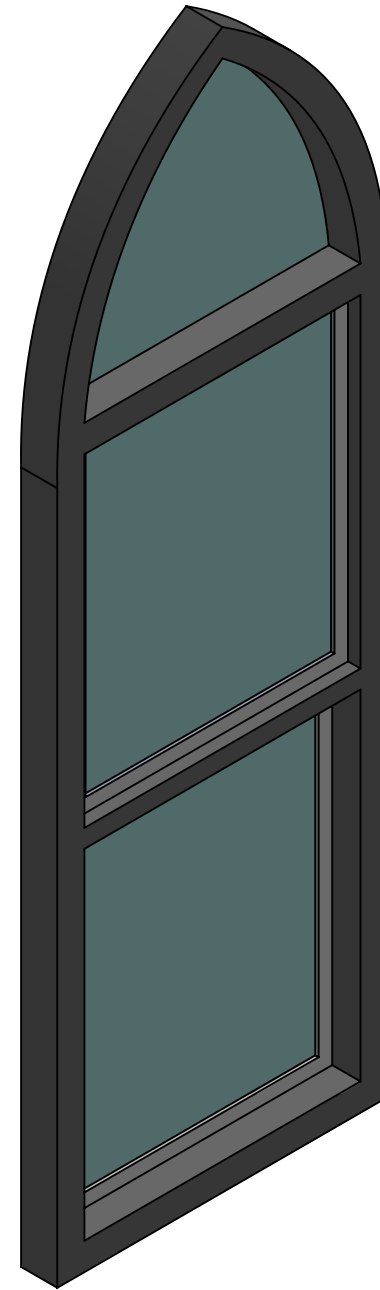
**NOTES:**

1. All dimensions not shown reference Solid Model.

DRAWING REV.	DRAWN BY	DESCRIPTION	DATE
Rev1.0	Kevin Ryan	Drawing Release	May-1-2026



**FRONT VIEW**



**REVOLVED VIEW**



St.Nicholas - Arched Window

SIZE **B** PART. NO. StNicholas Arched Window



437 - 25 M







NO PARKING  
ANYTIME

GLORY TO GOD  
FOR 100 YEARS  
© 1912-2012



MARKET

DO NOT  
ENTER

# New York Times

THURSDAY, JUNE 4, 2026

THE WEATHER  
Today, sunny, some clouds, warm, high 86. Tonight, mainly clear, above-normal temperatures, low 68. Tomorrow, sunny, hot, high 92. Weather map, Page B4.

## HOUSE APPROVES REINING IN TRUMP OVER WAR IN IRAN

### Tehran Hits Kuwait in Drone Attacks 4 in G.O.P. Back Vote as Hurdles Remain

This article is by Vivian Nereim, Leo Sands, Yan Zhuang and Michael Levenson.

RIYADH, Saudi Arabia — A civilian was killed and dozens of others were injured at Kuwait's international airport on Wednesday after Iran fired a barrage of missiles and drones at the country, Kuwait and the United States said. It was one of the biggest Iranian strikes and the first known fatality in a Gulf nation since the ceasefire took effect in April.

The attack inflamed tensions in the region as indirect peace talks between Iran and the United States dragged on with no clear resolution. A spokesman for Iran's Islamic Revolutionary Guards Corps said it had not fired at the airport and blamed the damage on U.S. Patriot missile interceptors that failed to hit Iranian missiles and fell on the building.

U.S. Central Command, which oversees American forces in the Middle East, denied the claim and said Iran had struck the airport with drones in a "deliberate, calculated and unjustified attack." Kuwait also said the airport had been hit by an Iranian drone.

Video footage verified by The New York Times showed people running from fire and smoke in Terminal 1 of Kuwait International Airport, where a gaping hole had been ripped in the roof. The Kuwaiti authorities said an Indian resident had been killed and at least 63 other people injured, including travelers and airport

By ROBERT JIMISON and MEGAN MINEIRO

WASHINGTON — The House on Wednesday voted to direct President Trump to withdraw U.S. forces from Iran or win approval from Congress to continue the war, after four Republicans sided with Democrats in a striking sign of growing opposition to a military campaign now in its fourth month.

Adoption of the resolution was a remarkable rebuke to Mr. Trump and his handling of the war, after he has repeatedly dismissed any effort by Congress to curb his power and as the G.O.P. has largely ceded its prerogatives to do so, deferring to him time and again. Republicans had abruptly postponed the vote two weeks ago, recognizing that they did not have sufficient votes to defeat the measure and wanting to spare themselves and the president the affront.

But they made no headway over the ensuing days in winning converts, as the conflict has dragged on and Mr. Trump has made little progress toward ending it. And G.O.P. leaders were unable to delay the vote any longer because Democrats had invoked the War Powers Resolution, which requires consideration of such measures within a limited period of time.

The move was also the latest reflection of divisions between Republicans in Congress and the president on a range of issues as their interests diverge in the run-

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