



The City of New York

## Queens Community Board 11

Serving the Communities of Auburndale, Bayside, Douglaston, Hollis Hills  
Little Neck and Oakland Gardens

**Paul DiBenedetto** Chair / **Joseph Marziliano** District Manager

TO: All Board Members  
FROM: Laura James, Committee Chair  
DATE: November 14, 2023  
RE: 38-47 Douglaston Parkway  
Block 8093 Lot 14

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On Thursday, November 9, 2023, the CB11 Landmarks Committee met to review the above-referenced application to the NYC Landmarks Preservation Commission (LPC).

### **Present**

Laura James, Committee Chair  
Bernard Haber, Community Committee Member  
Kevin Wolfe, Community Committee Member  
Paul Graziano, Community Committee Member

### **Guests**

Philip Mitropoulos, Architect  
Dimitri Meskouris, Property Owner

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Ms. James called the meeting to order and gave the floor to Mr. Mitropoulos. This application is for legalization of work done. Mr. Mitropoulos pointed out that all the materials used, and the stone walls, were in compliance with the permit that had been issued for the work performed. There were several items that the Landmarks Preservation Commission (LPC) did not like. He stated that many things are now approved at staff level.

Mr. Mitropoulos stated that the driveway was replaced; the apron was widened, and Belgian block was used. This property is not subject to the front fence requirement (not by deed restriction). The landing was expanded into a terrace from the driveway to the front door and a wrought iron railing was added. The wooden fence that was to be parallel to the building was made perpendicular to the building and parallel to the driveway. There was a question of a second curb cut. There is only one curb cut; there is an additional gate. Mr. Meskouris stated that over the years, his property has been damaged several times due to large delivery trucks and on-location film trucks that can't navigate the roads in this area. He also said that roadwork has been done in front of his home every year, if not twice in one year, since he bought the property.

Mr. Haber inquired as to how LPC questioned the work done under this permit. Mr. Mitropoulos said there were an anonymous complaint made about the bay window and the widening of the

driveway. When LPC responded, they had pointed out these other issues as well. Mr. Mitropoulos stated this application is scheduled for public hearing at LPC on December 12, 2023.

At this point, the applicants exited the meeting. Ms. James asked if any of the committee members had any comments. Mr. Haber said that this house is a non-contributing house. Mr. Wolfe commented it just seems that LPC is being overly critical. The work that was done is a great improvement. The stone wall is beautiful; there is only a question of a few inches over the height limit. He said that the only questionable thing may be the cobblestone paving at the median; however, there is a unique situation there with dirt, sand and mud during heavy rain. Ms. James commented it appears that the driveway was only widened on the property; not along the curb. Mr. Wolfe stated that it is still 12 feet which is allowable.

A letter will be forwarded to the Landmarks Preservation Commission.

*Respectfully submitted November 15, 2023*