



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 Chairperson / **Joseph Marziliano** District Manager

To: All Board Members

From: Paul DiBenedetto, Chair

Date: March 25, 2026

Re: Application to Landmarks Preservation Commission (LPC)
104 Richmond Road

Committee Members

Paul DiBenedetto, Chair

Henry Euler, 2nd Vice Chair

Paul Graziano – Non-Board, Committee member

Rosemarie Guidice

Tim Hao

Edward Lagrassa

Christina Scherer

Walter Mugdan

Kevin Wolfe

CB11 Staff

Joseph Marziliano, District Manager

Guests

Philip Mitropoulos, representing 104 Richmond Road

*The Committee Meeting was held via Zoom

On Wednesday, March 25, 2026, the CB11 Landmarks Committee met to review the above-referenced application to the NYC Landmarks Preservation Commission (LPC).

The meeting was called to order. The Committee met to review a proposed addition to a brick colonial house at 104 Richmond Road. Mr. Mitropoulos presented plans for a substantial expansion including a two-car garage under the house, a new front vestibule, expanded sunroom, and second-floor additions. The Committee members expressed significant concerns about the project's scale, noting that the addition appeared too large for the existing house and was primarily driven by the need for an underground garage. Committee members criticized the lack

of complete presentation materials, including proper renderings and documentation, and questioned the proportion of dormers and overall massing.

Mr. Lagrassa's had concerns about unnecessary maintenance and costs regarding doors on the roof and Mr. Mitropoulos explained that LPC requires doors on flat roofs for functional access. The Committee members reviewed draft architectural drawings and renderings, with Mr. Graziano noting that the current renderings look unprofessional and suggested the presentation might be premature. The discussion also covered window specifications, with Mr. Mitropoulos indicating they would use aluminum-clad windows requiring a public hearing at LPC for approval, and details about a sunken driveway design.

The Committee members discussed concerns about a house expansion project, with Mr. Graziano expressing that the addition appears too large for the existing 4,000 square foot house. There was debate on whether the two-car garage under the house and porch was necessary, given the available corner space and pool plans. Mr. Wolfe agreed that the scale seemed overblown, particularly noting issues with the octagonal porch and dormer proportions, while acknowledging that the detailing generally matched the existing house.

The Committee members ultimately decided to send a letter to the LPC outlining their concerns about the project's size and requesting a more complete presentation with improved renderings before making a final recommendation.

The meeting adjourned at 8:30 p.m.

Respectfully submitted April 2, 2026