



The City of New York

## Queens Community Board 11

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

Michael Budabin, **Chair** / Joseph Marziliano, **District Manager**

TO: All Board Members  
FROM: Bernard Haber, P.E., Committee Co-Chair  
Laura James, Committee Co-Chair  
DATE: August 27, 2021  
RE: 15 Shore Road

---

On Wednesday, August 25, 2021, the CB11 Landmarks Committee met to review an application to the NYC Landmarks Preservation Commission (LPC) for 15 Shore Road in Douglas Manor.

### **Present**

Michael Budabin, Board Chair  
Bernard Haber, Committee Co-Chair  
Laura James, Committee Co-Chair  
Paul DiBenedetto, Committee Member

### **CB11 Staff**

Joseph Marziliano, District Manager

### **Guests**

Kevin Wolfe, architect  
Michael Arad, property owner

---

Mr. Wolfe shared and reviewed the plans for this application. He stated that the existing sunporch with glass sliders will be removed. They will be replacing it with a slightly larger porch with a garage below. There will also be a new deck added to the second floor. The exterior will be painted and a new asphalt, shingle roof will be installed. They are leaving the pool as it is very expensive to remove. The driveway plan will be discussed with DOT.

Discussion ensued. Mr. Haber stated there is a significant change to the house, but it improves it. Mr. DiBenedetto added that the changes enhance the Landmarks aesthetic. Mr. Haber said that DOT will address any issue with the placement of the driveway. Mr. Haber, Ms. James, and Mr. DiBenedetto expressed their satisfaction with this proposal. There were no objections.

*Respectfully submitted 8/27/2021*