



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., Landmarks Committee Co-Chair
DATE: March 31, 2022
RE: 237 Hollywood Avenue
Block 8046 Lot 45

On Wednesday, March 30, 2022, the CB11 Landmarks Committee met via Zoom teleconference to review an application to the NYC Landmarks Preservation Commission (LPC) for the above-referenced location.

Present

Bernard Haber, Committee Co-Chair
Victor Dadras, 1st Vice Chair
Henry Euler, 3rd Vice Chair
Douglas Montgomery, Committee Member
Wendy Pelle-Beer, Committee Member
Christina Scherer, Committee Member
Ed LaGrassa, Non-Board Member Committee Member

CB11 Staff

Joseph Marziliano, District Manager
Jane Bentivenga, Community Coordinator

Guests

Bogna Pro, R.A., Sky Architects, LLC
Joseph Pro, R.A., Sky Architects, LLC
Bernie & Pat Landau, property owners

Mr. Haber had all in attendance introduce themselves and asked the architects to begin their presentation. Mrs. Pro screen-shared the plans that were submitted to the Landmarks Preservation Commission (LPC).

This application is a one-story addition and deck project. Mrs. Pro stated that most of the work will be to the exterior of the building. The shed will be removed as it is in very poor condition. Mr. LaGrassa asked if they will be using the existing shingles. Mrs. Pro said no, they will be replacing with the same cedar shakes shingles. The windows will be replaced in kind as well with aluminum clad, wood traditional, double hung windows. Mr. Haber asked about the structural condition of the building and the floors. The architect and owner stated they are in

good condition. Plantings were discussed. Mr. LaGrassa suggested that the drywells be installed down to the sand to avoid any pumping issues. Mrs. Pro said that is not a problem as they will be conducting boring and percolation tests anyway for the construction of the addition. The septic tanks will be relocated to the front of the house; their location is established by Dept. of Buildings (DOB) requirement of 10 feet from the property line and 10 feet from the house itself. There will be a new curb cut. The driveway will be five feet from an existing street tree.

Mr. LaGrassa asked if a patio could be created. Mrs. Pro said they are proposing a covered patio area in the rear. They can also have an open one. Mrs. Pro stated the garage door will be at grade. They are replicating the design of the doors on the shed to the new garage. Mr. Haber pointed out some confusion with the labeling of the elevations on the drawings. He requested they be corrected. He also said the cellar plan sheet should be retitled.

Mr. LaGrassa inquired about an emergency generator and advised they should show a proposed location for it on the plans even if they will be installing it at a later date. Mr. Haber asked what the space behind the garage will be used for. Mrs. Pro said storage. Mr. Dadras questioned the one-foot setback. Mrs. Pro said that LPC was OK with that. Mr. Euler asked what the height of the fence will be. Mrs. Pro said it will be 6' high. Mr. Euler suggested a lower fence and additional landscaping. Mrs. Pro said they are matching the type and the height of neighboring fences. It will be a 54" fence on top of an 18" retaining wall. Mr. LaGrassa said the meters should be relocated from the front of the property. Mr. Haber asked how the attic space over the bedroom is accessed. Mrs. Pro said it is basically dead space. They can place access panels through the garage. They will need to consider what counts as square footage per the Dept. of Buildings.

Mr. Haber remarked that this is a very nice, well-done design and a significant improvement to what exists there now. Mr. LaGrassa thanked Mr. & Mrs. Pro for their presentation. Ms. Scherer inquired about the location of the chimney, the removal of the fireplace and the type of heating that will be used. Mrs. Pro stated they are still debating about what type of fuel will be used and if they are going to use the boiler. Mr. Landau added that currently it is forced air. Mr. Haber asked how they will run the gas line to the utility room. Mrs. Pro said they can run it in the ceiling. Mr. LaGrassa recommended they include anything they are considering constructing in the future to the plans now; that way LPC will review the proposed items and a post-approval amendment process wouldn't be required. Mr. Landau asked for a recommendation of where a generator should be located. Mr. LaGrassa stated it would be best under the stairs. Lastly, Mrs. Pro showed the drawings of the shutters which will be the same as before. They will not be functional shutters. Mr. Landau stated the windows that will be installed are stronger than shutters.

Discussion ensued among the committee members after the applicants and owners left the meeting. None of the committee members had any comments. Mr. Haber will prepare a letter of recommendation to be sent to LPC.

Meeting adjourned 8:50 p.m.

Respectfully submitted 4/1/2022