



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 10, 2022
RE: 237 Beverly Road

On Wednesday, March 9, 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
Christina Scherer, Committee Member
Wendy Pelle Beer, Committee Member
Ed LaGrassa, Non-Board Committee Member

CB11 Staff

Joseph Marziliano, District Manager
Jane Bentivenga, Community Coordinator
Christina Coutinho, Community Associate

Guests

Kosta Kamberis, Project Engineer
Chrysi Kasimis, Architect
Cilimi Hallaci, representing property owner

Mr. Haber started the meeting by asking the architect to begin the presentation. The plans were screen-shared for those in attendance. Ms. Kasimis stated the structure is a 1924 Arts and Crafts design. She stated they are working to preserve the roof, the eaves, the dormer and the overall style of the building. Ms. Kasimis reviewed the previous proposal and the current proposal depicted in the drawings. Mr. LaGrassa questioned who saw the previous proposal, as this Committee did not. Mr. Hallaci advised that the Landmarks Preservation Commission (LPC) had reviewed the previous proposal. Mr. LaGrassa asked what LPC's comments were regarding the previous proposal. Mr. Hallaci advised that the presentation being given at this meeting is the result of LPC's comments. Ms. Kasimis stated that they previously proposed additions to the second floor on both sides of the building, three additional dormers and a front porch enclosure which would extend on the other side of the building entrance. Mr. Haber asked for

clarification of the location of the building entrance. Ms. Kasimis stated that the entrance is on the side of the building, not on Beverly Road. In this proposal, they are maintaining the heat roof. On the additional floor in the rear, they are proposing larger openings in the front porch. Mr. Haber questioned a possible “missing” sheet in the plans. Mr. Kasimis said the order of the sheets were revised according to LPC’s comments. Ms. Kasimis stated she would forward a copy of the current presentation. She continued the presentation stating the windows would be wood. She also showed nearby houses of similar style that have more than one dormer.

Mr. LaGrassa questioned their process. He commented that permits were posted for interior work, but exterior work was being done, which is fraudulent; demolition and the two-story addition were being worked on. He pointed out that there are multiple complaints and violations including a Stop Work Order (SWO) on this property. Mr. LaGrassa asked why the Committee is only seeing this proposal now rather than before the work started. Mr. Hallaci stated that the general contractor that was hired did unapproved, exterior work that the owner was not aware of. He also stated they were not fully aware of how the Landmarks process worked. Mr. Dadras pointed out that they have violated the SWO and ultimately, the property owner is responsible; the second-story addition, the dormers and the windows were all done without permits. Mr. Hallaci said they are trying to legalize all of this and move forward accordingly.

Mr. Haber asked if approval was given for the dormers that were constructed. Ms. Kasimis said none of the exterior work has been done with permits. Mr. Haber asked about the floor area and zoning calculations which were not included in this submission. He also added that some of the renderings show the front entrance on Beverly Road, yet it was stated earlier that it is on the side of the building. Ms. Kasimis said the entrance is not on Beverly Road. There is a service door in the kitchen. Mr. LaGrassa questioned the small size of the den. Ms. Kasimis stated that is what the owner requested. Mr. LaGrassa questioned the bottom windows on the east elevation; he said there is no symmetry or design concept. He pointed out that this elevation is visible from the street. Ms. Kasimis, Mr. Kamberis and Mr. Hallaci all said that was intentional to keep as much of the original design as possible. Mr. Hallaci remarked that keeping as much original design was requested by LPC. Mr. LaGrassa asked how many violations exist on the property presently and what they are for. Mr. Hallaci stated he didn’t have that information at this moment but could put it together and forward to CB11. Ms. Kasimis stated approval of this application will trigger the dismissal of the violations. Mr. Dadras would like to know why SWO’s have been violated, and continue to be violated, before any recommendation can be sent to LPC. Mr. Kamberis replied that the owner has decided to make these changes, otherwise the application will not be approved. Mr. Haber inquired as to the total floor area of the proposed house. Ms. Kasimis said the open space requirement is 3,816 sf and the proposed floor area is 2,790 sf. Mr. Haber asked if the attic was included in the calculation. Ms. Kasimis said no, the clearance is 7 feet.

Mr. Marziliano let the applicant know that since there seems to be two distinct issues with the application, the adherence to the law and the general rules and regulations that this Committee is concerned with, the office will be keeping close attention to the application for this property as it moves through its required process. Mr. LaGrassa asked what stage they are at with LPC. Mr. Hallaci said LPC has given them all their comments. As soon as LPC is notified they have met with CB11, a public hearing will be scheduled. Mr. Dadras inquired why this application wasn’t brought before CB11 earlier. He also advised that there are several organizations that can assist in this process, answer questions and advise procedures. Mr. Hallaci stated the owner

is motivated to do everything legally and move in as soon as possible. He apologized for any previous confusion.

At this point, the applicants left the meeting and lengthy discussion ensued regarding the distribution of Douglas Manor Association rules and regulations to new property owners, the realtor's responsibility to advise their client appropriately of those rules, the disregard for the filing of exterior work permits from the Department of Buildings, working after Stop Work Orders were issued and the violations that have already been issued to this property. Mr. Marziliano stated that all these points should be included in the letter to LPC. Mr. Haber stated he will prepare a letter to be sent to LPC; he asked if any committee member present was in favor of this application. No one was.

Mr. Haber asked the committee for the architectural points they want included in the letter to LPC in addition to the issue of legality of the construction. Mr. LaGrassa reiterated the disorganization of the windows. Mr. Dadras agreed and added that they have already been replaced with non-compliant windows. He is also concerned about the first-story porch that wraps around to the entrance portico. Mr. LaGrassa remarked about the size of the entry porch; it is very small. Mr. Marziliano stated that in order to move forward, they will have to pay the fines to cure the violations so that work can begin again.

Respectfully submitted 3/11/2022