



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 Chairperson / Joseph Marziliano District Manager

TO: All Board Members

**FROM: Bernard Haber, P.E., Committee Co-Chair
Laura James, Committee Co-Chair**

DATE: September 24, 2020

**RE: 1. 245 Arleigh Road
Block 8047, Lot 42**

2. Solar Power

On Wednesday, September 23, 2020, the CB11 Landmarks Committee met via Zoom teleconference to discuss the above-referenced application to the NYC Landmarks Preservation Commission (LPC). Participating were Bernard Haber, P.E. and Laura James, Committee Co-Chairs, 3rd Vice Chair, Henry Euler, and Committee members, Douglas Montgomery, Christina Scherer, Wendy Pelle-Beer, Carmen Collado and Ed LaGrassa. District Manager, Joseph Marziliano, and staff member, Jane Bentivenga, were also present. Also participating was the architect, Anna Cresenzi-Lausev and residents Steven Newman and Jessica Burke.

The meeting commenced with discussion regarding the status of the Dept. of Buildings (DOB) and Landmarks Preservation Commission (LPC) permits for 245 Arleigh Road. Ms. Cresenzi advised that DOB has issued one permit for interior renovations and the other application made was for direct replacement window re-installation. That permit is pending although some were approved at LPC staff level because they are being replaced in like. LPC also approved the roof replacement and deck at staff level. They are also applying to complete the east and west side one-story porches which encompasses replacing those windows and all the railings, adding a portico and changing the aluminum siding. They are also widening the driveway and changing the walkway.

Mr. LaGrassa inquired about the width of the driveway and curb cut. Ms. Cresenzi-Lausev said the owners want to have a wider driveway; they are proposing 16' width. Mr. LaGrassa stated that the current driveway is wide enough for two cars. He also said the curb cut is not shown on the drawings. Mr. LaGrassa stated the rear patio door was vinyl and had a question regarding the window material. Mr. Cresenzi-Lausev said all new windows will be wood. Mr. LaGrassa also asked why no shutters were shown on the plans. The owners prefer not to have shutters on the

house. Mr. LaGrassa also inquired about the applied columns on the porch. They will be wood to match as will the railings on top of the deck. Ms. Cresenzi-Lausev will forward the newer, updated details that she has been working on with LPC.

Mr. Montgomery asked if the replacement windows are true divided light type. Ms. Cresenzi-Lausev said they are simulated divided light; they have the wood muttons on the inside and outside with a spacer bar on the inside which LPC approved.

There were no further questions. The following issues are to be addressed in CB11's letter to LPC: the width of the driveway and the need for a typically-sized curb cut which is about 8' to 10' and the need for shutters and the type of material that should be used. All thought the new front door is very attractive. By consensus of the committee, a letter will be sent to LPC with these concerns.

Mr. Haber introduced Mr. Newman for the next issue of solar power. Mr. Newman said he is interested in having solar panels installed. However, some landmarked communities have been redlined from these installations. The company he is using went to the Douglas Manor Association (DMA), who has said they will not interfere with LPC's decision. He stated that prior to 2018, LPC had a negative opinion on these installations. In 2018, under pressure from environmental groups, LPC changed their policy. Mr. Newman is seeking a positive statement from the CB11 Landmarks Committee regarding solar power installations, in the hope that it will facilitate the corporate office of the company he is working with (and others as well) to overrule the local office. If the company is willing to do the installation, he will come back to the Committee with a final design for approval.

Mr. Montgomery commented that as far as LPC is concerned, anything that can be seen from the street cannot be altered. Mr. Montgomery also said that quite often, LPC and DMA have differing answers. He would like to see the DMA's view in writing. Ms. James agreed. Mr. Newman added that two sides of his roof, in addition to a flat portion above the first floor, cannot be seen from the street. Presently, he needs to demonstrate to the solar company that the proposal will not automatically be denied.

Mr. Haber, Ms. James and Mr. LaGrassa all said we need to see LPC's policy on this topic in writing. Mr. Montgomery added that the DMA needs to be fully on board supporting this initiative. Mr. Haber proposed writing to both LPC and DMA regarding this issue for an upcoming proposal and on their general policy in the future. Mr. LaGrassa suggested finding out LPC's regulation if panels are be visible from the street. Ms. James stated our request should strictly adhere to what LPC's regulation is on this issue. Ms. Scherer asked if all residents of Douglas Manor weigh in on the opinion of the DMA. Mr. Montgomery said that will come from the members of their Board.

At this point, Mr. Haber addressed the uniqueness of these issues essentially pertaining to Douglas Manor. There are only a few other landmarked properties within the boundaries of CB11. Mr. Marziliano commented that this issue should be taken up like any other issue that a Committee deals with. Mr. Haber asked if all the Committee's decisions need to be sanctioned by the full Board. He feels it is not necessary. Mr. LaGrassa agreed. Ms. James said the

Committee should always be as transparent as possible. Mr. Haber agrees and said that committee reports are made to the Board. He added that most members of the Board are not interested or don't quite understand what is required to make a recommendation to LPC. Ms. Pelle-Beer did not agree citing that Mr. Newman asked for a decision on policy that can affect the entire community. Several Committee members added that this would only pertain to landmarked properties. Mr. Euler added that this issue may arise with other landmarked properties in CB11 in the future. Mr. Montgomery feels it needs to be required to move forward on this issue.

Mr. Haber said a letter will be drafted and sent to the Committee for review. It will then be sent to the entire Board before it goes to LPC. All were in favor.