



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: September 9, 2022
RE: 902 Shore Road
Block 8014, Lot 26

On Thursday, September 8, 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
Henry Euler, 3rd Vice Chair
Christina Scherer, Committee Member
Ed LaGrassa, Non-Board Committee Member

CB11 Staff

Joseph Marziliano, District Manager
Jane Bentivenga, Community Coordinator

Guests

Philip Mitropoulos, Architect
Marco Caliendo, property owner

Mr. Haber started the meeting by asking Mr. Mitropoulos to begin the presentation. The plans that were submitted to Landmarks Preservation Commission (LPC) were screen-shared for those in attendance. Mr. Mitropoulos stated this item is scheduled for a public hearing at LPC in October of 2022.

Mr. Mitropoulos explained that this application was originally submitted and approved by LPC in 2018. There are active, current permits, however, the homeowner wanted to make some changes to the original plans. The roof will be upgraded to clay tile and standing-seam metal roofing over some of the windows, dormers, cabana and front porch. The roof structure will be reinforced to accommodate the clay tile. They are adding a roof canopy at the garage doors. And two lower retaining walls will be installed 4' to 5' apart to eliminate the need for a guardrail. They are also proposing a cupola that matches the cabana. LPC requested every detail be shown on the amended plans. The gazebo is going to be restored.

Many questions were posed, and replies were given during Mr. Mitropoulos' presentation including the height of the elevation of the driveway above the garage. It is 15'; it is above the flood zone. The first floor is at 23'. The height of the new retaining walls was also questioned. They will be under 2'6"; he is hoping they will be 2'. The wall separating the house to the north will be concrete with stone facing. The wall is on the property line and plantings will be done on both sides of the wall. The north/south (secondary) wall east of the pool will be 10' away from the property line. The cabana has been relocated. This grade is lower than the adjacent property, which is being held back with boulders. Mr. Mitropoulos stated that the owner, who is a contractor, will be erecting walls that will not collapse. The windows were amended under LPC staff-level approval. They are proposing a six-section Nana Wall for the cabana rather than divided-light windows. The diameter of the gazebo is 20'. The whole structure has been underpinned. The fascias have been leveled; it is a true restoration.

Mr. Haber asked if any members had questions. Mr. LaGrassa asked to view the aerial rendering again. Mr. Euler asked if LPC has reviewed these plans and are they satisfied with them. Mr. Mitropoulos replied he was advised that the changes he outlined this evening could not be approved at staff level and, therefore, required CB11 review and an LPC public hearing. Mr. Haber asked when it will be completed. Mr. Mitropoulos said they want to be done by the first quarter of 2023. Mr. LaGrassa asked where the septic system is located. It is in the front yard. Mr. Mitropoulos added they installed drywells in several locations which went down over 60'. Mr. LaGrassa asked what the height of the north/south pool wall. It will be less than one foot.

Mr. Haber advised Mr. Mitropoulos that a letter regarding this application will be prepared for LPC and a copy will be forwarded to him. At this point, the guests left the meeting. Mr. Haber asked members for any comments they may have. Mr. LaGrassa commented on the lack of elevations shown in the presentation which precipitated his concerns about meeting the adjacent properties' elevations. He would like to see the wall along the pool shielded with shrubbery. Mr. Haber agreed. The Committee had no objection to the changes in this application.

Meeting adjourned 8:12 p.m.

Respectfully submitted 9/9/2022