



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, 2021
RE: 336 38 Road

On Tuesday, March 20, 2021, the CB11 Landmarks Committee held a Zoom teleconference meeting to review an application to the NYC Landmarks Preservation Commission for 336 38 Road in Douglas Manor.

Present

Bernard Haber, Committee Co-Chair
Henry Euler, 3rd Vice Chair
Douglas Montgomery
Rosemarie Giudice
Christina Scherer
Ed LaGrassa

CB11 Staff

Joseph Marziliano, District Manager
Jane Bentivenga, Community Coordinator

Guests

John Zefi and Maria Chee, property owners

Mr. Haber started the meeting by asking the owners to begin their presentation. Mr. Zefi screen-shared a copy of the plans. He stated they are applying to the Landmarks Preservation Commission (LPC) for a 2-story, approximate 1,500 sq. ft. extension on the east side of the existing 1,700 sq. ft. house. The garage will be demolished and a new one will be built. Ms. Chee is a designer but subcontracted someone to design the plans.

Mr. Montgomery asked if the property abuts the LIRR tracks. Mr. Zefi said it does run diagonally at the rear of the property. Mr. Haber asked how far the garage on the adjacent property is from this property. Mr. Zefi said it is 3 feet; however, there is 13.6' between the building facades. The air conditioning units on the 5.6' side yard have already been approved by LPC.

Mr. LaGrassa asked if there is a site plan showing the grading of the property and location of adjacent homes. Mr. Montgomery stated that there is a lot of property at the rear. There is one house to the west, one house to the south and two to the rear of the property. Mr. Haber commented that 242 Street is a fair distance away and inquired as to how many houses there are in that distance. Mr. Montgomery said it is primarily parkland and green space.

Mr. Zefi stated there will be a 17' wide extension to the master bedroom and another extension above an existing room. Mr. Montgomery asked if the owners know who the original architect was and will the extensions be similar in style. Mr. Zefi said they do not know who the original architect was. The extension will be same as existing. The windows will be matched; wood painted, 6 over 1. The roofline of the extension will be lower than what exists. They will also be filing for legalization, through the Dept. of Buildings (DOB), of the existing windows and sunroom/porch at the southwest corner of the building. LPC recommended this. DOB has been heavily backlogged due to Covid-19.

At this point, discussion ensued regarding the slope of the property. Mr. Montgomery stated there is a 20' to 25' slope. Mr. LaGrassa asked what the siding material is made of. Mr. Zefi said it is clapboard. Mr. Euler asked what year the house was built. It was built in 1925. All suggestions made by LPC have been incorporated into the plans; the roofline was lowered, the total area of the extension could not exceed the existing area and all material used must match historically. They have not yet received a date from LPC for a public hearing.

Mr. LaGrassa stated topographic plans and grading need to be provided. Mr. Zefi screen-shared the topographical survey. The survey showed the lot their house it on and the adjacent lot which was combined for an approximate 12,000 sq. ft. lot. Mr. LaGrassa again requested something be sent showing the grade of the property.

Committee members discussed the lot size and that plans are usually required to show existing and proposed drawings. Mr. Montgomery stated it is an expanded, 2-story cape on a double-sized lot with a 10-ft. driveway. They will be expanding another 15 feet to the left of the driveway. Mr. LaGrassa is concerned about what happens to the grade after they do the addition. There have been problems with grading in the past.

Mr. Haber asked what issues the Committee wants in the letter to LPC. Mr. LaGrassa said the grading needs to be shown on the plans. Mr. Haber questioned the air conditioning units; Mr. Montgomery stated the units were already approved by LPC. Mr. Haber raised the issue of the illegal sunroom. Mr. Montgomery stated that was existing and included when the Manor was landmarked in 1997. Therefore, they only need legalization from DOB.

A letter will be written to LPC.

Respectfully submitted 3/31/2021