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# SKYlines

A SKYLINE RESTORATION PUBLICATION



PHOTO: GEORGE CONSTANTINOU PHOTOGRAPHY

## Skyline's Eighth Annual Charitable Golf Classic Reaches Record-Breaking Total of \$115,000

On July 11, 2016, **Skyline Restoration Inc.** held its Eighth Annual Charitable Golf Classic at the Village Club of Sands Point. Over 130 golfers came out to support the **Skyline Charitable Foundation** and to share in its mission of providing aid to ailing individuals and communities through fundraising events. The tournament's 34 teams competed for the lowest score through 18-holes, and this year, **Skyline Scaffolding Inc.** took the title of winning foursome.

This year's golf tournament raised a record-breaking total of \$115,000 from which proceeds will be distributed to **Smile Train, St. Jude Children's Research Hospital, The New York Center for Children, and African**

Skyline Restoration's team assisted with registration, gift bags, raffles, and the various competitions that took place during the Golf Classic at the Village Club of Sands Point.  
(L-R): Jessica Ramos, Alia Fontnel, Nina Lee Chan, Katrina Tsamutalis, Martina Tatsi, and Patricia Lorenzo.

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# FIVE BOROUGHES

PHOTO: COURTESY OF THE LOWLINE



## Lowline: NYC's First Underground Park

A plan to transform the long-abandoned Williamsburg Bridge Trolley Terminal on the Lower East Side of Manhattan, into a one-acre green space, dubbed the Lowline, received a stamp of approval from the city's **Economic Development Corp.** and **Deputy Mayor Alicia Glen.**

"We couldn't be more thrilled for this opportunity to turn a magical dream into reality," said **Dan Barasch**, co-founder and executive director of the **Lowline.**

Over the next year, Barasch and his team are required to raise \$10 million to develop the park under Delancey Street, between Clinton and Norfolk streets, and meet a number of requirements that include creating a community engagement plan and meeting with local residents every few months to discuss the project. As the team works with the city on the park, it intends to launch a fundraising campaign for the \$80 million project.

"The Lowline represents an incredible fusion of technology and public space," said Glen in a press statement. "For 80 years, this underground space has sat idle. Now we're putting it to use for the people of the Lower East Side and for all New Yorkers to enjoy. We can't wait to see this experiment unfold."

The plan is to use a solar-panel system that captures sunlight to create a year-round underground garden. Barasch has already set up a **Lowline Lab**, an open laboratory and subterranean horticulture exhibit designed to test its technology. The lab, which is free and open to the public on weekends until March 2017, is also an education center that offers programs focused on solar technology that Barasch hopes to continue once the park opens. As the development of the park progresses, the lab will be used to share the details with the public.

"It's a good opportunity for anyone curious about the project to come and see the technology," Barasch said. *(Source: Crain's)*

## Changes to NYC Landmarks Law

New York City **Mayor Bill de Blasio** signed the City Council bill Intro. 775-A into law on June 28, at City Hall. The law imposes timelines on the process for designating properties, something that has not been a part of the Landmarks Law in its 50-year history.

According to the **Historic Districts Council**, this is the most sweeping change to the Landmarks Law since the 1973 amendments that permitted the designation of interior and scenic landmarks, and allowed the **Landmarks Preservation Commission (LPC)** to act at its own discretion and set its own schedule. 43 years later, the Mayor has approved a City Council action to remove that discretion and place firm deadlines on the agency's ability to protect historic buildings.

The LPC responded to the vote with the following statement: "We appreciate that that the City Council has made changes to the legislation based on our testimony and suggestions... We believe the legislation as drafted will provide the flexibility necessary for the Commission to fulfill its mandate."

## NYC Special Riggers Association Insurance Seminar – Safety is Paramount in Mitigating Costs

Install a rigorous safety program and buy into it 100%. Bulletproof your contracts. Use creative underwriting and employ strong broker/client relationships.

These were some of the key pieces of advice speakers offered contractors seeking ways to manage and mitigate soaring insurance costs at the **New York City Special Riggers Association (NYCSRA)**'s first Insurance Seminar, presented on June 15, sponsored and hosted by **Vanguard/Acrisure** at the NY LaGuardia Airport Marriott.

Insurance premiums affect contractors of all sizes from Mom and Pop shops to large corporations, said **Joseph Sforzo**, CEO and Founder of **Vanguard**, who introduced the forum.

“We want you to build your business, build your dreams – and have the proper coverage to be protected,” said Sforzo.

**Vanguard's Salvatore D. Alimonda** noted that trade-contractors with annual revenues grossing under \$5M are subject to the same minimum premium payments as far larger companies.

He acknowledged that while there is no magic “rate ball”, some steps may prove beneficial to control costs.

“Submission quality is crucial. While it is still a relationship oriented industry, there are some illustrative elements that are traditionally omitted from a ‘standard submission’ that could sway a decision for more favorable terms or rate consideration in your favor,” said Alimonda, advising all to talk to their brokers, and request underwriter involvement before program development.

He advised project managers to build a narrative that details a company's safety program, OSHA certifications and all efforts to mitigate occurrences.

Workers compensation was explored by **Barry Lovell**, President of **Lovell Safety Management Co., LLC**, who led off by saying that accident avoidance is key: Reduce workers comp losses and you'll pay less.

He noted that frequency is penalized more harshly



(L-R) Ken Buettner, York Scaffold Equipment Corp.; Robert Trager, Vanguard Coverage/Acrisure; John Pantanelli, NYCSRA; Barry Lovell, Lovell Safety Management; Chris D'Agostino, Lovell Safety Management.

than severity in the experience modification formula, so companies must make sure their accident/injury history is accurate.

A comprehensive and effective safety program is the chief component in reducing costs said **Robert DeMarco**, Director of Safety, **S&E Bridge & Scaffold, Swing Staging** and managing member **Swing Staging Training & Safety** who advised contractors to install a program and commit to it 100%. “It's never too late– it all starts with your outlook,” said DeMarco.

Begin by appointing a safety director who will set goals and dates when initiatives must be accomplished; determine a hazards checklist and evaluate results; manage safety daily regarding injuries and lost time; invest in the latest PPE (Personal Protective Equipment.)

The installation of a safety program must be viewed as stringently as any other system and the bar must be set high to set the company apart. The program must be incorporated into the company culture – employees should be encouraged to ask questions.

“Since insurance and workers comp issues are high priorities for construction contractors, the NYCSRA presented the program as part of its efforts to act as a resource serving the needs and interests of its members,” said NYCSRA President **John Pantanelli**.

# Skyline's Eighth Annual Charitable Golf



PHOTO: GEORGE CONSTANTINOU PHOTOGRAPHY

The Tournament winning foursome at Skyline Restoration's Eighth Annual Charitable Golf Classic, representing Skyline Scaffolding Inc., included Artie Rexha, Anthony Qoku, Sal Rexha, and Mike DeLuca.

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**Soul, American Heart (ASAH).** The Skyline Charitable Foundation, which was established in 2014, gives donors the opportunity to support several organizations and causes, and since its inception, the enthusiasm and eagerness of supporters to take action and to contribute their time and resources has grown year after year.

The eighth annual tournament was the first to raise funds over six figures since the golf outing began in 2009. **Eva Hatzaki, Skyline Restoration's** Marketing Director, stated: "This year's event was wonderful, and the connection between participants, charities supported and the Skyline team was stronger than ever. We're extremely grateful for the support that has been shown, and we're excited to see what next year will bring!"

High spirits and goodwill continued post-tournament with a cocktail party, buffet dinner, awards ceremony, and raffle presentation with gifts ranging from smart TVs to kayaks and paddle boards.

**Smile Train** CEO **Susannah Schaefer**, joined by Director of Community Fundraising **Adina Wexelberg-Clouser**, thanked the Skyline team for

their dedication. "They're incredible. You feel their passion. It's like family and having that deep connection is important – they know that they're changing lives," said Schaefer.

Smile Train, a nonprofit organization that provides free cleft palate surgeries and care for children in developing countries, has helped over one million children in 80 nations across the globe.

**Skyline** CEO **John Kalafatis** noted: "Year after year this event has grown, becoming larger and more successful each time and we are now able to support more worthwhile causes. We're very glad to be able to play our part in giving back to the community."

**Skyline** President **John Tsampas** seconded the sentiment and added: "Today was an amazing success. Over eight years, this event has developed a life of its own."

**James Fenniman**, Senior Director, construction practice, **AJ Gallagher Construction Services**, one of the event's original and ongoing sponsors, also remarked on the outing's evolution. "This has grown into a formidable event. It's matured and expanded each year."

# Classic Raises Record Total of \$115,000



PHOTOS: GEORGE CONSTANTINOU PHOTOGRAPHY

(L-R) Skyline’s President, John Tsampas, and Executive Vice President, Jasen Geraghty, present plaques to tournament sponsors Roy Vollmer, M&T Bank; William Laffey, Spring Scaffolding; Vito Pela, Extech Building Materials; and Joe Vullo, Sika Corporation.

**Rygo Foss, Skyline Restoration’s** General Counsel, introduced Skyline to one of the charities, African Soul, American Heart (ASAH) – an organization that protects, educates and empowers orphaned girls in Uganda. Foss, a special advisor to the board of ASAH, thanked the donors and extended “a special thank you” for the support of **John Pantanelli, President of the NYC Special Riggers Association.**

**Roy Vollmer, Vice President, M&T Bank,** a tournament sponsor for several years, called Skyline a “great organization that cares about its people, the community and its clients.”

**Joe Vullo, District Manager** with tournament sponsor **Sika Corp.,** a supporter for eight years, commended the “great cause and great company.”

The CFO of tournament sponsor **Extech Building Materials, Sean Johnston,** who came with **Vito Pela, Vice President,** praised the level of “commitment to the community, friendship and devotion to growing the business together.”

**Steve Cortazzo, Director of Sales,** and **Dan Perakes, Technical Director,** represented **Cathedral Stone.** Said Cortazzo, “It’s about contributing to the community and we’re honored to

be part of the Skyline community.”

**Frank Bianculli, CEO, BP Professional Group CPAs & Consultants,** said: “The people at Skyline are consummate professionals who are fair, honest and generous people.”

**Carol Nevin, Executive VP, HCC Surety Group,** summed it up: “It was a beautiful day for golf – and we were able to support several charities.

The networking benefits were also acknowledged. **Joe Hoekzema, NY Regional Sales Manager** with sponsor **Kemper System America, Inc.,** was glad the event “gave us an opportunity to network with our partners and meet potential clients.”

**Tina Tapinekis, AJL&P Consulting|Surface Design Group,** praised the “great way to meet and greet future opportunities and other professionals in the field.”

**David Parrillo, Sales Manager, Siplast,** noted, “You usually see people in a business setting – this is informal and strengthens relationships.”

It harvests camaraderie,” said **Nick Demeo, Project Manager** at **Lawless and Mangione Architects and Engineers.**

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# Skyline's Eighth Annual Charitable Golf Classic Raises Record Total of \$115,000



PHOTOS: GEORGE CONSTANTINOU PHOTOGRAPHY

(Left): Sarah McNamara and Jennifer Grubman of The New York Center for Children spoke of the organization's mission to deliver personalized therapies to abused children, for free and for as long as they need. (Right): Smile Train CEO Susannah Schaefer thanked Skyline's team for their passion and efforts that have enabled approximately 1400 cleft lip and palate surgeries since 2009.



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**Skyline Scaffolding's Michael DeLuca**, Project Executive, who came with the firm's **Sal Rexha**, Director of Operations, said: "The people you meet here you won't meet anywhere else – you're joining together for the cause."

**Louis Gonzales**, District Manager, **BASF**, agreed, saying: "You get to see people you may meet only once a year. It cements relationships."

Those who came from day one and newcomers were equal in their praise. **Dan Bocard** of **Specmix** and a player for eight years, gave kudos to Skyline for "doing a topnotch job putting this together" and complimented the "fabulous facilities."

**Dan Morogiello**, with **Belden Tri-State Building Materials**, who's participated since 2009, came "first and foremost for the charity," also noting his firm's "great relationship with Skyline."

**Jessica Sepulveda**, **AE Design Solution, Inc.**, Office Manager, said: "We've been coming for the past three years –it's a great cause and it's always good to meet new people from the industry."

**Conal Molloy**, PI Manager with **Swing Staging**, said that while his firm has participated for many years, it was his first time and he was glad to support the cause with Skyline, "a wonderful partner."

Second-timer **David Choe**, of **NY Presbyterian Hospital**, was "more than delighted to be a part of this event."

First-timer **Harry Smith**, Vice President, **Gumley Haft**, "met a brand-new group of people" and welcomed the chance to "know the owners of a quality company that has a lot of integrity."

Skyline's Eighth Annual Charitable Golf Classic proved to be an enjoyable day for all who attended and shared in the Skyline Charitable Foundation's vision. The generosity and enthusiasm of participants, donors and volunteers made this a memorable event that was a success both on and off the greens.



PHOTO: GEORGE CONSTANTINOU PHOTOGRAPHY

Members of the Port Washington VFW Post 1819 performed the opening ceremony and presentation of the Flag at Skyline's Eighth Annual Charitable Golf Classic.

# PROJECT

## Restoring Harlem: 117th Street & Adam Clayton Powell Boulevard

Harlem, a large and diverse neighborhood in the northern section of Manhattan, stretches east to west from the East River to the Hudson River and north to south from 155th Street down to 96th Street. Originally settled by the Dutch in 1658 as a small farming village, Harlem has experienced tremendous growth accompanied by many identity transformations over the course of 350 years.

Through a series of economic cycles, Harlem has felt multiple waves of urbanization and population changes that have left it with a history defined by volatility. Today, Harlem is a business and cultural center that is experiencing a new set of transformations aimed at returning the natural charm back to Harlem's architectural landscape, and **Skyline Restoration** is helping make this possible.



Together with property manager **Philip Evangelista** of **KLM Equities Inc.**, and **Taylor James Pierce** from architectural firm, **LPE Engineering, PC.**, Skyline Restoration is working to restore five Harlem locations along 117th Street and Adam Clayton Powell Boulevard, including 157 West 117th Street and 1962, 1968, 1972, and 1979 Adam Clayton Powell Boulevard.

The extensive façade restoration and brownstone repair project, which began in December of 2015, requires great attention to detail and planning as each location has its

own unique requirements. The restoration involves terra cotta stone pointing, brick repointing, roofing and liquid waterproofing at interior parapets, concrete patching, and steel cornice installations manufactured by **Gotham MetalWorks**. Additionally, Skyline is performing brick replacement and waterproofing, lintel and sill replacement, parapet replacement, and chimney removal and rebuild. The restoration is set to end in late August of 2016.

1: Cornice installation at 157 West 117th Street.

2&3: 1979 Adam Clayton Powell Blvd. before and after restoration work.

4: The floral stones at 1979 Adam Clayton Powell Blvd. were precasted by Vestacast.

### *Façade Restoration Brownstone Repairs Waterproofing*



Property Manager:  
**KLM Equities Inc.**

Architect/Engineer:  
**LPE Engineering, PC.**

Contractor:  
**Skyline Restoration Inc.**  
Account Executive:  
**Jasen Geraghty**  
Project Manager:  
**Kevin Cahill**



## Skyline's 19th Annual Night Fishing Trip

On Friday, June 10, Skyline Restoration's 19th Annual Fishing Trip set sail on board the Island Current, which harbored over 70 guests as it made its way out into the Long Island Sound. Although the catch-rate was low on the warm evening, spirits remained high! Guests enjoyed each other's company, sharing laughs over food and cold drinks.

Top: All aboard the Island Current.  
Right: John Tsampas, President, and Paul Losito, Chief Estimator, Skyline Restoration.



**SKY**lines

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Comments/Subscriptions:  
skylines@skylinerestoration.com

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## Skyline's 6th Annual Soccer Tournament

Skyline's 6th Annual Soccer Tournament was a success as participants were given a chance to showcase their skills on the pitch. Each team managed to put on a true display of ability, passion and sportsmanship resulting in a great day at the Aviator Sports & Events Center. Results: 1st Place – Kevin Cahill's Studio (*photo left*), 2nd Place – Dan Callahan's Studio, 3rd Place – Spring Scaffolding.