

# SKY LINES

**#49**

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PHOTO: THANASSI KARAGEORGIOU





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## CELEBRATING THE SUCCESS OF SKYLINE'S CHARITABLE GOLF CLASSIC

As the editor of *SKYlines* and a former president of The Skyline Charitable Foundation, I am filled with immense pride and gratitude as I reflect on the extraordinary success of Skyline Restoration's 16th annual Charitable Golf Classic. Held on June 24, 2024, at the Old Westbury Golf and Country Club, this event not only surpassed our fundraising goals but also reinforced the deep sense of community and purpose that defines our foundation.

This year's event was a testament to the generosity of our sponsors, both long-time supporters and new donors. It is heartening to see donations continue to surge upward, even in times of rising costs, with over \$300K raised for the second consecutive year. This remarkable achievement speaks volumes about the dedication of our supporters and the vital role our foundation plays in the community.

The impact of these funds cannot be overstated. Programs like RAP4Bronx, which has evolved from providing emergency food access during the pandemic to promoting food equity, have been able to expand their reach thanks to your contributions. New initiatives such as Harvesting Health Markets and Feed TriBoro are making significant strides in addressing food insecurity and supporting local farmers, while fostering a sense of community.

Moreover, our support extends beyond food programs. The Chordoma Foundation, The New York Center for Children, ALS Watchdawgs, and other beneficiaries are profoundly grateful for the assistance that allows them to continue their vital work.

To all our sponsors, participants, and volunteers, thank you for making the 2024 Charitable Golf Classic a phenomenal success. Your generosity and spirit of giving embody the very essence of The Skyline Charitable Foundation. Here's to many more years of partnership and progress.

Warm regards,

**Eva Hatzaki**  
Editor@SkylinesNews.com  
Past President, The Skyline Charitable Foundation

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SCAN



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## A DAY OF GENEROSITY AND IMPACT

(Left) Familiar and new faces welcomed the golf classic attendees: Alia Fontnel, operations manager, Skyline Restoration; Marijana Rajkovic, assistant to president, Skyline Restoration; Olga Walker, HR generalist, Andromeda Advantage. (Right) The winning foursome: Rick Chou, Michael Goldfarb, Steve Materetsky, Phil Bellomo. (All photos on this page: Thanassi Karageorgiou)



*Skyline's 16th Annual Charitable Golf Classic raises over \$300K, supporting a range of vital community programs and services*

Skyline Restoration's 16th annual Charitable Golf Classic, held on June 24, 2024, at the Old Westbury Golf and Country Club, was a resounding success from beginning to end.

"Everyone was in high spirits from the morning's longest putt competition to the final raffle draw in the evening," said Shana McCormick (photo left), Executive Director of [The Skyline Charitable Foundation \(TSCF\)](#). She was thrilled to see familiar faces and welcome new donors and charities to the tournament.

The sponsors, both long-time supporters and newcomers, were as generous as ever. McCormick noted, "The 2020s have been incredible for us! Donations keep rising, even with increasing costs. For the past two years, we've exceeded \$300K each time, a milestone we never reached before!"

Networking remains a significant attraction. "It's a time for sharing resources," McCormick said, highlighting the diverse mix of contractors, subcontractors, insurance and real estate brokers, architects, engineers, and representatives from government and social service organizations who value the rare one-on-one interactions.

### THE CHARITIES

#### RAP4BRONX

RAP4Bronx (Relief Access Program for the Bronx), a key beneficiary for the past four years, was the first direct service program funded by TSCF. Launched in April 2020 during the pandemic, it started by providing emergency food access and has grown into an organization promoting food equity for communities facing food insecurity. With support from partners like City Harvest and Rethink Food, local government

funding, corporations, and events like the Annual Golf Classic, the mobile pantry offers healthy, nutrient-dense choices to those in need.

"Consistency is key," said McCormick. "Healthy, nutritious fruits and vegetables are often the first items cut from tight budgets. We provide free and low-cost options, including locally grown produce and 'rescued' food that would otherwise end up in a landfill."

Thanks to grants from the New York State Department of Agriculture & Markets, TSCF has expanded beyond the Bronx to assist Queens and Brooklyn with two new food equity programs.

#### HARVESTING HEALTH MARKETS

Launched in 2023, Harvesting Health Markets are free farmers markets and wellness fairs aimed at increasing access to nutrient-dense foods and nutrition





(Left) Jasen Geraghty, executive vice president, Skyline Restoration, with long-time tournament sponsor James A. Fenniman, ARM, area executive vice president, senior director – Construction Practice, AJ Gallagher. (Center) Stephan Andreatos, executive vice president, Skyline Restoration with long-time tournament sponsor William Laffey, president, Spring Scaffolding. (Right) Members of the VFW Post 1819 of Port Washington have been presenting the flag at the opening ceremony of the golf outing for over a decade. (All photos on this page: Thanassi Karageorgiou)

education resources. The program offers free or low-cost items and educates community members on healthier choices with innovative recipes featuring novel ingredients. It fosters a sense of community by directly connecting residents with local food sources.

#### FEED TRIBORO

Started this year, Feed TriBoro is a wholesale and transportation network supporting underserved New York State producers by connecting them to the New York City market. TSCF buys produce in bulk from farmers and distributes it at no charge to communities in the Bronx, Queens, and Brooklyn. The program aims to create a just and equitable supply chain, linking locally grown foods to commercial, nonprofit entities, and distressed communities in the City. The goal is to elevate Feed TriBoro through extensive outreach, engagement, and strategic planning.

#### THE CHORDOMA FOUNDATION

The Chordoma Foundation has been a significant beneficiary of the Golf Classic in recent years. The late **Vasilios (Bill) Pierrakeas**, a founder of Skyline Restoration, became a great champion of the foundation after his diagnosis with the rare cancer. The

Foundation helped him find the best care, and he was eager to "pay it forward."

"Bill was very humble and selfless," said **Kenny J. Brighton**, head of philanthropy for the Chordoma Foundation. "He wanted to use his knowledge to help others in the chordoma community." This year, the event hosted its first-ever Putt for Pierrakeas, with all proceeds going to the Chordoma Foundation.

#### THE NEW YORK CENTER FOR CHILDREN



A long-time beneficiary, The New York Center for Children provides bilingual, trauma-focused evaluation and therapy services to child abuse victims in New York City at no charge. "We are very grateful to be included as a beneficiary," said Executive Director **Christine Crowther**

(photo). "Our partnership with TSCF for almost 10 years is crucial. The event raises awareness and essential support for our services to help children heal from abuse and thrive."

#### ALS WATCHDAWGS



A first-time beneficiary, ALS Watchdawgs is a nonprofit started by six firefighters to support members afflicted by ALS. Executive Director **Joe Farinacci** (photo) noted that firefighters are twice as likely to suffer from ALS. The organization aims to change legislation, launch a national conversation, and cover costs not met by insurance. "We greatly appreciate what TSCF has done for our recipients. We need to ensure the medical system recognizes this job-related affliction so first responders and their families are protected for life," said Farinacci.

Additional beneficiaries include:

#### VFW POST 1819 OF PORT WASHINGTON:

Supports veterans who served in foreign wars and provides a resource and inclusive community for veterans of all ages.

**HAPPY WATOTO:** Aids children in Tanzania.

#### HOPE FOR THE WARRIORS:

Supports combat-wounded service members from Operation Iraqi Freedom and Operation Enduring Freedom, their families, and families of those killed in action.

"It all comes full circle," McCormick said. "We network, we partner, we support each other." ■



Brian DiGrazia (left) with John Kalafatis, founder of The Skyline Charitable Foundation. More photos on [skylinefoundation.us/moments-2024](https://skylinefoundation.us/moments-2024)



# FAILING FAÇADES: WHEN TO REPAIR, WHEN TO RESKIN



*"We must correct mistakes while considering the interdependencies within complex structures."*

Richard Unterthiner  
Principal, EDG

Buildings are designed to last, but despite the best intentions, sometimes elements break down far more quickly than they should. When the façade for a building fails, it creates a series of unique engineering and design puzzles that we at [EDG Architecture + Engineering](#) are thrilled to step in to solve.

Façades that fail due to age may simply need replacement parts, but when things happen ahead of schedule, it's crucial to identify what went wrong and implement long-term fixes.

This doesn't mean tossing out the old system and designing a new one. Many building owners are invested in maintaining their property's distinctive look and feel, especially here in New York City. Our team at EDG recognizes these concerns become extra relevant when working with historic and landmarked buildings.

## **Solving a puzzle: repair, replace, or reskin?**

The first step will generally assess the structure and review any existing analysis from the original design team or other experts. This includes revisiting design and engineering documents, reports, and original drawings to find issues that contributed to the failure.

As work gets underway, our teams assess the damaged portions of the façade to

determine if they can be repaired or replaced—or if the entire cladding system needs to be reskinned.

Next is determining if a repair is possible on a technical level. Some stone or porcelain veneers, for example, are so thin they cannot be effectively patched and must be replaced entirely.

Even if a repair is possible, the logistics may be impractical once you consider the cost of storing panels nearby or moving them off-site during the repair. This may also leave portions of the building exposed to the elements, susceptible to erosion and degradation.

In other situations, the original cladding material may be unsuitable for the climate or the structural needs of the building, making a complete reskin necessary.

## **Options for overhaul**

Building owners facing a full reskin have several materials to choose from.

Metal panels are one of the most cost-effective methods; the material is strong and easy to source. It's also visually distinct with a unique aesthetic.

Precast concrete has many of the same advantages as metal: It's easy to source and transport.

While it can be mixed in a variety of colors and textures, like metal, it has a distinct visual identity.

For buildings that want to mimic the look of stone at a more economical price point, porcelain is a strong option. It can mimic stone to an extent, though it lacks the same aesthetic and structural characteristics. Porcelain is also significantly lighter than stone, making it easier to work with.

Stone is a premium option for façades and is often chosen for its overall strength and aesthetic variety. There are many types of stone, which allows for myriad design options and unique façade styles. While the quality and durability of stone varies widely based on the mineral content, history shows us this material can stand the test of centuries.

## **Ready for a reframe**

Another consideration beyond the cladding itself is the framing and anchoring of the panels to the building. New materials may mean different weights and shapes, which may call for altering or fully replacing the existing framing and/or anchoring. These framing members and anchorage also depend on the support wall's type and strength.

Failure to consider these interrelated systems can lead to quick fixes and temporary solutions, which are more likely to fail again.





EDG Architecture + Engineering travels to great lengths to match materials. One recent project had the team travel to Solancis' quarries in Portugal to finalize a lengthy hunt for the perfect stone.



*“When you’re choosing a quarry and supplier, you want to make sure they are regularly testing the stone.”*

Rebecca Reilly, P.E.  
Senior Restoration Engineer, EDG

Choosing the ideal type of framing will depend on the weight and shape of the cladding materials and, ultimately, how these are fastened and supported.

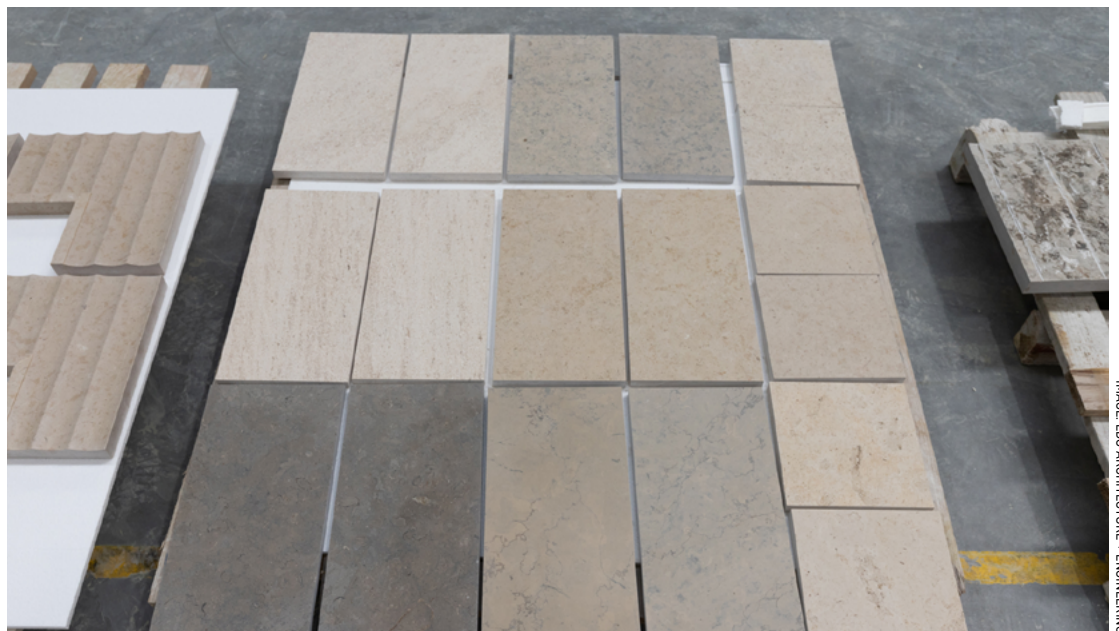
More and more EDG has seen projects that rely on thinner stone or porcelain panels laminated on top of a honeycomb backup. This can be a successful and cost-effective design for lower-level buildings and single-floor storefronts. Still, we have seen several cases where this design is prone to failure when used as façade cladding in taller buildings.

When you move from a veneer/honeycomb system to full-depth stone panels, you increase the weight of the cladding significantly. Moving a project forward safely involves probing to check the integrity of the new framing and new anchorage, and examining the backup wall and superstructure to understand existing conditions and how much weight the building will bear.

At EDG, our review process also involves checking for other general issues, such as the expansion joint between neighboring buildings, fenestration, and other penetration detailing and assessing the materials in use.



(Above) High tech one-stop stone quarry that extracts, cuts and carves stone in one location. (Below) Color matching stone.



Galvanized steel anchors, for example, may be susceptible to corrosion and merit replacing with stainless steel for more longevity.

Buildings often use framing that will bear the heaviest portions of a façade or hold more weight than necessary and maintain strength for the entire structure, even if other façade sections are lighter. This allows for flexibility to increase the weight of the cladding, knowing the framework will hold the weight.

In some cases, the new cladding weight may be too much. One solution is to use a lighter façade material, like porcelain. This option may be desirable for exteriors that do not face public areas.

Another option is to use the same material but compensate for the weight by altering the size of the panels and lessening the weight on the stress points. A recent consult for EDG featured just such a dilemma, where we reconfigured the stone sizing to capture the same look of the stone but without the heavier panels.

IMAGE: EDG ARCHITECTURE + ENGINEERING

IMAGE: EDG ARCHITECTURE + ENGINEERING



*When designing a new façade, it's imperative to understand why the old one failed and how the new one will address those shortcomings.*

The challenge was to make it difficult or even impossible to spot the difference with the naked eye. This included careful consideration of each panel's layout and a design with narrow gaps between the panels to obscure the shifted layout.

The result was a stone façade on all four sides that matched the color and look of the original building but with dramatically increased strength and durability.

#### Matching original aesthetics with a new material

We have a broad portfolio at EDG, and many of our projects have historic or landmark designations. We understand the importance of maintaining a building's unique character, even for buildings without designations. This adherence to original aesthetics means we often work with stone.

When ownership is passionate about matching the original look, that means sourcing the exact stone again. There are cases, however, where the original design failed due to the material itself or if it is no longer available. These situations call for choosing a new material with different characteristics that mimic the original look.



Failed thin stone panel with honeycomb backing.



Example of framing that connects stone panels to the building structure.

We begin the search by poring through EDG's library of materials and catalogs from our suppliers. We focus on compressive strength, which is the stone's ability to withstand pressure. We also look at porosity, as more porous stone lets in more water. When this water absorbs into the stone, it can freeze, causing damage.

When it comes to matching the aesthetic of the original building, our standard at EDG considers a variety of factors.

The most obvious is color — finding a stone that matches the shade and tone. Our team will examine and consider many samples with similar mineral content, looking for options that best match the original stone. Beyond color, there are unique stone characteristics. Some are unsightly blemishes to avoid, like ferrous inclusions, while others, such as fossil imprints, can be interesting elements worth highlighting.

The quality of the quarry is just as important as the stone. When it comes to matching materials, finishing is a major consideration.



*When a façade fails, choosing the cheapest and quickest option for a fix can be tempting. However, this approach is likely to lead to more failures down the road.*

Some finishes, like a honed style, are simple, but other more advanced finishes can be difficult to replicate consistently.

#### Going to the source

We travel to great lengths to match materials. One recent project had our team travel to [Solancis' quarries in Portugal](#) to finalize a lengthy hunt for the perfect stone.

"When choosing a quarry and supplier, you want to ensure they are regularly testing the stone," said **Rebecca Reilly, P.E.** Senior Restoration Engineer with EDG. "Compared to a factory-produced façade product that yields consistent results, natural stone can vary widely. Regular testing can ensure that all stones received are within an acceptable margin of initial specifications."

The Portuguese limestone we chose was a good color match and included seashell inclusions similar to the original material. During our visit to Lisbon, EDG team members saw many local examples of this stone in use. All of them were hundreds of years old and in good repair, which speaks well of the longevity of the material.

We liked the care we saw in every stage of the process, from quarrying the stone with heavy machinery to moving it to a factory for finishing. The stone was scanned by a machine that identified imperfections and also visually inspected by an expert. This dual process makes it easier to spot problems, work around them, or swap pieces of stone around in a game of high-tech Tetris. Once the stone was scanned, inspected and cut, computer-operated machinery applied finishing. This machine-level precision ensured a consistent look across each panel and a streamlined look for the building.

Because Solancis can cut and finish the panels on-site, they can ship directly to the contractor with less logistical fuss. Their care in packing and shipping orders (many of them overseas) is one of the primary reasons we work with them.

#### Weathering wet weather

Sometimes, when a façade fails, it's not just about the material but about the system as a whole. When it comes to waterproofing, both open and closed joint

systems can work — but intermingling the two can create problems.

When a waterproofing system is not working properly, excess water can build up and erode materials. At EDG, we have seen issues arise when other designers close the joints but do not create pathways for water to escape. Other times, the waterproofing material itself was a poor choice for the building. For example, sheet and liquid applied waterproofing can create air pockets or fail to adhere properly when the styles are intermingled. This can be especially true around windows.

Waterproofing is one example of an interrelated system you have to consider when replacing or repairing a façade. A reskin is likely to leave some areas of the building exposed to direct sunlight for months at a time. Even if the original waterproofing system is working as intended, it may not be rated for long-term UV exposure.

Our experts at EDG faced this exact problem on a failing façade we consulted on, and ultimately, we chose a UV-stable

waterproofing system to replace the damaged one. [Elastoflex from RD coatings](#) is fluid-applied, so it is a liquid with reinforcement and rated for continuous sunlight exposure. The flexibility of a fluid-applied system is helpful, especially when dealing with façade penetrations like existing windows and doors.

After new waterproofing is applied, it is critical to ensure the specifications match the rest of the anchoring and cladding. Considering whether the drainage system is an open or closed joint design, if and how many weep holes should be present, and other ways to safely move water off the stone and into the drainage system are all important to this process.

#### Wrapping it all up

When a façade fails, choosing the cheapest and quickest option for a fix can be tempting. However, this approach is likely to lead to more failures down the road. We believe complex problems are an invitation and an opportunity to design innovative results, and leaning into the necessity of reskinning a façade can set building owners up for the long term.

When designing the new façade, it is imperative to understand why the old one failed and how the new one will address those shortcomings. This includes examining the waterproofing, the materials, the framing, the anchoring, and more.

"At EDG, we take a comprehensive approach, ensuring each of these interrelated systems work together in harmony," said **Richard Unterthiner**, Principal at EDG. "We must correct mistakes while considering the interdependencies within complex structures." ■



Sorted stone slabs waiting to be finished.

IMAGE: EDG ARCHITECTURE + ENGINEERING

# NEW YORK LAUNCHES HOME ENERGY REBATE PROGRAM

New York is the first state in the nation to offer home energy rebate funding, now available through the state's EmPower+ program. The launch of this program was announced on May 30th at the [Andromeda Community Initiative \(ACI\)](#) facilities in Long Island City.

Governor Kathy Hochul, joined U.S. Department of Energy Secretary Jennifer Granholm, White House Senior Advisor John Podesta, Senator Chuck Schumer, and other officials at ACI, to celebrate the launch of the initial phase of the Inflation Reduction Act (IRA) Home Electrification and Appliance Rebates (HEAR) Program. This program provides low- and middle-income homeowners with up to \$14,000 for climate-friendly home upgrades like insulation and heat pumps. (See if you qualify: [energy.gov/save](https://energy.gov/save))



IMAGES: THANASSI KARAGEORGIOU

(Photo on left) L-R: Doreen M. Harris, President and CEO of NYSEDA; Julie Won; City Councilwoman District 26; Donovan Richards, Queens Borough President; Governor Kathy Hochul; Jennifer Granholm, United States Secretary of Energy; John Podesta, White House Senior Advisor; Yoselin Genao Estrella, Executive Director of Neighborhood Housing Services of Queens. (Photo on right) L-R: Stephan Andreatos, President and Chairman of the Board, ACI; David Nidus, Esq., Executive Director, ACI; Andriana Vamvakas, CFE, President, Andromeda Advantage; Maria Pierrakeas-Kalafatis; John Podesta, White House Senior Advisor; Donovan Richards, Queens Borough President; Julie Won; City Councilwoman District 26; John Kalafatis, founder of ACI, and CEO, Andromeda Advantage; Shana McCormick, Executive Director, The Skyline Charitable Foundation.

ACI is a 501(c)(3) not-for-profit organization offering workforce development programs, and job-related training that prepares students for gainful employment in the construction and building restoration industry. ACI's

Entry-Level Workers in Energy Efficient and Clean Technology Initiative offers free, hands-on training that equips low- or no-income individuals with the skills needed for rewarding careers in clean energy construction and

it's partially funded by the New York State Energy Research and Development Authority ([NYSEDA](#)).

[Read](#) the Governor's press release. ■

## HOCHUL POSTPONES CONGESTION PRICING IN NYC

Just a few weeks before its June 30th launch, Governor Kathy Hochul announced she's postponing congestion pricing in New York, and directed the MTA to indefinitely pause the program, a move aimed at alleviating financial burdens on middle-class families.

"Circumstances have changed, and we must respond to the facts on the ground — not from the rhetoric from five years ago. So, after careful consideration, I have come to the difficult decision

that implementing the planned congestion pricing system risks too many unintended consequences for New Yorkers at this time," said Governor Hochul in a [message](#) on June 5th.

The pause, supported by numerous state senators and assembly members, reflects widespread concern about the economic impact on residents and businesses, particularly in outer boroughs and transit deserts. Key voices, including State Senators Monica R. Martinez and Jessica

Scarcella-Spanton, highlight the need for more workable solutions to Manhattan's traffic woes that do not drive away residents and businesses. Assemblymembers including Manny De Los Santos and Yudelka Tapia commended the governor for prioritizing affordability, noting the additional strain congestion pricing would impose amid high inflation.

Local leaders and union representatives, such as the United Federation of Teachers President Michael Mulgrew and

Local 237 Teamsters President Gregory Floyd, emphasizes the adverse effects on essential workers and public safety, advocating for a more thoughtful approach to improving the city's transit system without exacerbating financial hardships.

This decision underscores a broader call for equitable, sustainable solutions that balance environmental goals with the economic realities faced by New Yorkers. ■





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*MAS seeks to create a dialogue with issues of contemporary art practices to encourage, support and expand creativity and self-expression, forming an environment where the arts flourish and enrich the quality of life. — [www.mosaicartspace.com](http://www.mosaicartspace.com)*

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