



The City of New York

Queens Community Board 11

Serving the Communities of Auburndale, Bayside, Douglaston, Hollis Hills
Little Neck and Oakland Gardens

Jerry Iannece Chairperson / **Susan Seinfeld** District Manager

COMMITTEE REPORT

TO: Board Members
FROM: Christine Haider, Chair
North Bayside/East Flushing Zoning Committee
RE: BSA Cal. No. 85-91 BZ
204-18 46th Avenue
DATE: September 28, 2012

On September 24, 2012, the North Bayside/East Flushing Zoning Committee met to discuss the above-referenced BSA application. Present were Board Members, Christine Haider, Chair, Henry Euler, Christina Scherer, Andy Rothman, Susan Macinick, Mohan Jethwani and Anthony Koutsouradis. Also present were Susan Seinfeld, District Manager and Carl A. Sulfaro, Esq. representing the applicant, Dr. Andrew Kaye. No community residents attended.

Mr. Sulfaro discussed the applicant's proposal to extend the term of a previously-granted variance for a period of ten (10) years. In addition, he wants to include a change to the hours of operation and add an accessory, non-illuminated sign at Bayside Veterinary Center. The present hours of operation are Monday to Friday, 9:00 AM to 7:00 PM; Saturdays, 9:00 AM to 12 Noon and closed on Sundays. The owner proposes to extend the hours of operation on Saturdays from 9:00 AM to 7:00 PM to accommodate the demand for services on the weekend. The sign proposed would be 15 sq. ft. and located across the front of the office building, under the three front windows, announcing "Bayside Veterinary Center."

The committee discussed that the outside of the facility seems a little run down. The sidewalk, driveway and parking lot cement is cracked creating a trip hazard, and needs to be replaced. The outside of the kennel building, particularly the eaves, needs a fresh coat of paint. The dumpster should be screened, as not to be seen by neighbors. The committee discussed that hours of operation on Saturday should be from 9:00 AM to 6:00 PM, with the last appointment being at 5:00 PM. The committee also suggested that a handicapped parking space be designated and a ramp installed to enter the building. Mr. Sulfaro stated that it was not a requirement for such a small business, but he would mention it to the owner. Mr. Sulfaro said he would speak to the applicant about the committee's concerns.

NOTE: An email was received by CB11 on 9/27/12 from Mr. Sulfaro stating the following: Dr. Kaye will replace the sidewalk, repair the concrete driveway and paint the eaves. He does point out a security concern if an enclosure is built on the side, around the dumpster, as this would obscure an entrance doorway which would no longer be visible from the street. Dr. Kaye proposes instead to relocate the dumpster to within the property in the space between kennel #1 and kennel #2. This will be out of view of any neighbor. Additionally, all contents placed in the dumpster are contained in tied plastic bags. There is no danger of odor or nuisance to neighboring properties. Accordingly, the record shows no complaints of foul odors emanating from the Veterinary Center in the recent past. Based on this email, the applicant has agreed to the conditions suggested by the committee.

A motion was made by Henry Euler and seconded by Sue Macinick to approve the variance for a period of ten (10) years with the following conditions. The vote was unanimous

1. Erection of a 15 sq. ft. non-illuminated sign placed under the three front windows.
2. Saturday hours should be from 9:00 AM to 6:00 PM.
3. Painting of outside of center, especially the eaves.
4. New sidewalk, driveway and lot.
5. Relocate dumpster.

#