



The City of New York

Queens Community Board 11

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

Christine L. Haider Chairperson / **Susan Seinfeld** District Manager

COMMITTEE REPORT

TO: All Board Members
FROM: Joe Sollano, Chair
RE: Cal. No. 2016-4134 - BZ
Divine Wisdom Academy
45-11 245 Street
DATE: April 27, 2016

On Tuesday, April 26, 2016, the Douglaston Zoning Committee met to review the above referenced application. Present were Joe Sollano, Committee Chair, Roy Giusetti, Jyothi Sriram, Larry Gresser, Susan Cerezo, Laura James, 1st Vice Chair, and Christine Haider, Board Chair. Also attending were Susan Seinfeld, District Manager, Josh Rinesmith, of Akerman LLP representing the applicant, the Principal of Divine Wisdom Academy, two school board members, and three residents from the community.

The applicant seeks to build a 4,400 sq. ft. addition to the school building which is currently 63,000 sq. ft. The site is zoned R2A. The building now has a .58 FAR and was grandfathered in when the zoning was changed. A variance is necessary due to the further increase in the FAR. The space is needed in order to accommodate Universal Pre-K classes on the first floor, a music room on the 2nd floor and facility and professional development rooms on the 3rd floor. The addition will basically fill in a courtyard between the two existing buildings. The dumpster will have to be moved.

Neighbors raised a concern about the early morning NYC Dept. of Sanitation (DSNY) front-loader garbage truck pick-ups and the applicant was asked to look at the possibility of putting the dumpster on the Northern Blvd. side of the buildings. The applicant will speak to DSNY. Neighbors also complained that youths use the basketball court at 2am-3am. We were told that there is a new gate, it is locked and video security cameras are in place. They agreed to look into this problem.

Larry Gresser made a motion to recommend approval of the application with the provision that the applicant make the best effort to relocate the dumpster closer to Northern Blvd. Susan Cerezo seconded the motion and all voted in favor.