



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: East Flushing/North Bayside Zoning Committee
Christine Haider, Chair
Re: BSA Cal. No. 301-11 BZ – 213-11 35 Avenue
Date: November 25, 2012

The Committee met on Monday, November 19, 2012 to discuss the above referenced application to the Board of Standards and Appeals. Present from the Committee were: Christine Haider, Chair, Henry Euler, Christina Scherer, Andy Rothman, Daniel Berrios, Laura James, Community Assistant, Christina Coutinho, The applicants, Alfredo Vitolo, Michael Mulivari, Joe Oppedisano attended and was represented by Adam Rothkrug. Barbara Leonaide, represented the dental office of Drs. Baron, Weiss and Chassen, an adjacent owner.

Mr. Rothkrug explained the site is currently developed with an existing one and two-story commercial building that contains a restaurant, Trattoria Thirty Five, continuing a historical use of the premises as a restaurant for several decades. The building appears to have been constructed in 1930 with no Certificate of Occupancy issued at that time. On December 15, 1961 the City created a split zoning lot with the mapping of a C2-2(R4) zoning district on the eastern portion of the premises along Bell Blvd., extending to a depth of 100 ft., and an R2 zoning district on the western portion. On April 12, 2005 the R2 area was rezoned to R2A. As a result, the westerly portion, approx. 32 ft., being “grandfathered” for commercial use in a residential zone. This application is for special permits to allow the extension of the existing commercial use located 25 ft. into an R2A zone and to allow the enlargement of a legal non-complying building. He explained that the applicant will keep the outdoor patio on the second floor, install an elevator, 34 ft. high, at the front of the building and add a covered walkway to the interior second floor dining area and remove the office that is in the rear building, built in the 2005 renovation which was never legalized.

The committee expressed concern about the valet parking on site and evenings on the adjacent property north on Bell Blvd. (Lot 44-auto repair establishment). Cars have been seen driving on the sidewalk. Some ideas were discussed. The applicant stated they would be willing to look into the possibility of making an entrance to the parking lot next door by going through the north wall instead of having them drive around the corner to the parking lot. They will get back to us about that possibility.

Barbara Leonaide, representing the dental offices of Drs. Baron, Weiss and Chassen located at 34-43 213th St. Bayside adjacent to the premises, stated that they have no objections to the applicants request for special permits. She presented a letter to the committee to that effect.

A motion was made by Henry Euler and seconded by Christina Scherer to approve the application, with the following conditions.

1. No parking or driving on the sidewalk, while the valet service brings the cars to the parking lot next door.

The vote was unanimous in favor of the application.

The following is an addendum submitted by Christina Coutinho:

Per telephone conversation on November 27, 2012 with Adam Rothkrug the commercial billboard on the property is owned by the applicant. Mr. Rothkrug stated that currently there is no advisement and billboard will be removed.

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