



COMMUNITY BOARD 11

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*Jerry Iannece
Chair*

*Susan Seinfeld
District Manager*

COMMITTEE REPORT

TO: Board Members
FROM: Christine Haider, Chair
North Bayside/East Flushing Zoning Committee
RE: BSA Cal. No. 624-68BZ
188-07/15 Northern Blvd.
Date: August 12, 2011

On August 11, 2011 the North Bayside/East Flushing Zoning Committee met to discuss the above referenced BSA Variance application. Present were Board Members, Christine Haider, Chair; Henry Euler, Andy Rothman, Frank Skala, Ocelia Claro, Laura James, 3rd Vice Chair and Terri Pouymari and Marie Broussard of Auburndale Improvement Association and resident Joan Jawarski. Also present were District Manager Susan Seinfeld, Mark Scott, Borough President's office and the applicant's representative Todd Dale from Rothkrug, Rothkrug & Spector.

Mr. Dale filed an application, with BSA, to extend the term of the variance, and extend the time to obtain a Certificate of Occupancy (C of O) which expired on January 13, 2011. The original variance was granted in 1968 and there have been four extensions. The building is occupied by North Shore Plumbing, retail stores, office space and an eating drinking establishment. There are no new changes proposed to the existing site plan. The boiler has been up-to-date, on inspections, for the past decade.

There was discussion that the site has become an eyesore and should be cleaned up. The Zoning was changed from R3-2 to R3X and is not noted in the application, but should be corrected.

The committee discussed several conditions that should be added to the resolution:

1. Trucks must pull into the yard fully and not block the sidewalk.
2. Trucks must not double park on Northern Boulevard.
3. The sign for North Shore Plumbing should be repaired.
4. The fence should be repaired.
5. The storage of pipes should be cleaned up and removed from view on Northern Blvd.
6. The signs advertising the florist on Utopia Parkway must be scaled back.
7. Planters must be maintained on 189th Street.

Frank Skala made a motion to approve the extension of the term of the variance, as presented, with no amendments. Henry Euler seconded the motion. The motion was defeated.

A new motion was made by Henry Euler to approve the application for ten years, with the conditions stated above. Ocelia Claro seconded the motion. The committee voted in favor of the variance with conditions: four in favor (Haider, Rothman, James, Claro), one against (Skala) and one abstention (Euler).