



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: Board Members
FROM: Christine Haider & Ocelia Claro, Co-Chairs
North Bayside/East Flushing Zoning Committee
RE: BSA Cal. No. 25-92-BZ
203-20 Rocky Hill Road, Bayside
DATE: April 19, 2016

On April 12, 2016, the North Bayside/East Flushing Zoning Committee met to discuss the above-referenced BSA application. Present were Board Members, Christine Haider, Board Chair, Ocelia Claro, 1st Vice Chair, Laura James 2nd Vice Chair, Eileen Miller, 3rd Vice Chair, Henry Euler, Christina Scherer, Mary Donahue and Mohan Jethwani and Albert Galatan. Also present were Susan Seinfeld, District Manager, Jaclyn Calcagno of Akerman LLP, the applicant's attorney, and four area residents.

The application is filed to extend the term of a variance and to amend the grant to permit a change in use from a commercial use and community facility to a full commercial use in this R3-1 zoning district. The variance expired in 2015. Ms. Calcagno explained that the medical facility that was in the basement no longer meets current standards for a medical office. The owner wants to rent it for commercial use only.

Discussion ensued. Concerns were raised about the property currently. There are various commercial vehicles parked on the site, there is no gate, no handicapped parking spots, no shrubbery on the Rocky Hill Road side, there is garbage at the basement steps that has not been removed. There is sign on the building advertising its availability for rent. The neighbors stated that the owner had been renting it for residential use until recently and it is now been vacant for 2-3 months. There are always about 12 vehicles parked on the site every day. The owner has not maintained the site and did not remove snow from the sidewalks. Susan Seinfeld reviewed the conditions listed on the prior variance and it was noted that all the above-referenced problems violated the terms of the BSA Resolution.

Henry Euler made a motion, seconded by Christina Scherer, to table a decision and postpone the hearing for this application until the attorney could provide answers to the questions and concerns raised. The motion passed unanimously.