



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: Joseph Sollano, Chair  
Douglaston Zoning Committee  
RE: BSA Cal. No. 59-12 BZ  
BSA Cal. No. 60-12 A  
240-17 Depew Ave.  
DATE: April 26, 2012

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On April 26, 2012, the Douglaston Zoning Committee met to discuss the above referenced BSA applications. Present were Board Members, Joe Sollano, Committee Chair; Roy Guisetti, Susan Cerezo, George Karahalidis and Jyoti Sriram. Also present were Susan Seinfeld, District Manager, the applicant's representative, Mitchell Ross, the applicants, Mr. and Mrs. Ian Schindler and the architects, Arnie Montag and Adam Shapiro. One community resident attended. There are two applications at the Board of Standards and Appeals, one is for building in the bed of the mapped street and the other is a variance for building without the required front yard.

Mr. and Mrs. Schindler are the owners of the house that sits in the bed of the mapped, but undeveloped street, 40<sup>th</sup> Avenue. Since they want to build an addition to the home, they have to appeal to the BSA to build in the bed of the mapped street. The City agencies, DOT, FDNY and DEP have all written letters of no objection.

The other application asks to waive the front yard requirements because the lot is triangular and, as interpreted by the zoning resolution, has three front yards. The house has been at this location for about 150 years. The variance will allow the building to maintain the 7' front yard. They are adding a rear section and additional second floor where currently a screened porch exists. The property is also subject to Landmark Commission review since it is in the Douglaston Hill Landmarked district.

A motion was made by Joe Sollano and seconded by George Karahalidis to recommend approval of 60-12A, building in the bed of the mapped street. This was passed unanimously. Roy Guisetti made a motion to recommend approval of the variance application, 59-12 BZ and Susan Cerezo seconded the motion. The motion passed unanimously.