



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: All Board Members  
FROM: Joe Sollano, Chair  
RE: Cal. No.723-84 BZ  
241-02 Northern Blvd.  
DATE: May 15, 2013

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On Tuesday, May 14, 2013, the Douglaston Zoning Committee met to review the above-referenced application. Present were Joe Sollano, Chair, Roy Giusetti, Douglas Montgomery, JoAnn Ferrari, Susan Cerezo, Laura James, 3<sup>rd</sup> Vice Chair and Susan Seinfeld, District Manager. The applicant's representatives Gerald Caliendo and Sandy Anagnostou attended with the building owners Christine and Frank Briguglio. No members of the community attended.

Ms. Anagnostou stated that in 1984, a variance was granted for the construction of this commercial building, on Northern Boulevard and Alameda Avenue, in an R1-2 zone. The variance expired in October 2012. In 2005, the variance was amended to allow a portion of the first floor to be used for a medical office. A new Certificate of Occupancy was not obtained in 2005 but it is required. Mr. Caliendo was not the prior representative and he assured us that he will obtain a new C of O.

The owner is requesting an extension of term, with no changes, for another 25-year term. Currently, the doctors' office occupies a portion of the first floor, Capital One Bank leases the second floor and Tri-State Mechanical occupies half of the third floor. There are 43 on-site parking spaces for the employees and medical office patients.

The committee unanimously voted to recommend approval of the application for a 25-year term with all existing conditions and that the Certificate of Occupancy be obtained within one year.