



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. 212-12 BZ – 38-03 Bell Blvd., Bayside
Massage Envy Spa
Date: August 27, 2012

The Committee met on Wednesday, August 8, 2012 to discuss the above referenced application to the Board of Standards and Appeals. Present from the Committee were: Christine Haider, Chair, Henry Euler, Frank Skala, Oselia Claro, Christine Scherer, Andy Rothman, Susan Macinick, Daniel Berrios, Jerry Iannece, Anthony Koutsouradis, Community member Dina Quandamatteo, District Manager, Susan Seinfeld, Mark Scott from the Borough Presidents' office and Ivan Acosta for Senator Tony Avella. The applicants, Leonard D'Amico attended and was represented by Gerry Caliendo and Sandy Anagnostou. No adjacent residents attended.

The BSA application filed is for a special permit for a physical culture establishment pursuant to Section 73-36 of the Zoning Resolution. Mr. D'Amico is leasing the space from Conver Realty Co. and will operate a spa under the national Massage Envy franchise. The 3,246 s.f. building has been empty for about three years. He has proposed 13 treatment rooms on the first and cellar floors with a staff of eighteen, with 12 on premises at any one time. The first floor will have a reception desk, lounge and bathroom. The cellar will have an office. The footprint of the building will not change. There will be no showers or changing rooms. There will be two entrances; one on Bell Blvd. and one from the parking lot. There are 4-5 parking spaces in the rear to be shared with the proposed pharmacy next door. However, based on their size, no onsite parking is required. The hours of operation are Monday-Friday 9 am-9 pm, Saturday, 9am-8pm and Sunday, 10 am-6pm. All staff will have a NYS Dept. of Health license for cosmetology and massage. They will comply with the Americans for Disabilities Act regulations.

Board members discussed the parking problems in the area and that there is not ample parking. It was pointed out that 38th Avenue always seems to have on street parking spaces, unlike other avenues on Bell Boulevard. It was also discussed that this business will be preferable to a bar/restaurant. Christine Haider asked that a handicapped parking space be available. Mr. Caliendo said that although it was not required, he would look into the parking situation.

A motion was made by Henry Euler to approve the application, with the request that Mr. Caliendo inquire about a parking space for the disabled. Andy Rothman seconded the motion. The Committee voted in favor of granting the variance with a vote of ten to one.

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