



COMMUNITY BOARD 11

*Serving Communities of Auburndale, Bayside, Douglaston,
Hollis Hills, Little Neck & Oakland Gardens*

46-21 Little Neck Parkway, Little Neck, NY, 11362

Tel (718) 225-1054 Fax (718) 225-4514

email: QN11@cb.nyc.gov

Website: nyc.gov/queenscb11

*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. 611-76BZ
43-17/21 214 Place
Date: December 8, 2011

On December 7, 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, Ocelia Claro, Christine Scherer, Eileen Kenny, Susan Macinick, Laura James, 3rd Vice Chair, Community Member Dina Quondamatteo and District Manager Susan Seinfeld. Hiram Rothkrug represented Vassalotti Associates for the applicant, Capital One Bank.

Mr. Rothkrug filed an application, with BSA, to extend the term of the variance for ten years, for the off-site accessory parking facility for the bank which expires on February 15, 2012. The original variance was granted in 1977. The lot is in an R4 zoning district, has 20 spaces for bank employees only and entrance is controlled by a locked gate. They will update and maintain the landscaping around the lot.

Mr. Rothman requested that a sign be installed that identifies the owner of the lot with an emergency contact number. He also pointed out that the new buildings opposite the lot line up with the lot differently than indicated on the architect's drawings.

The committee requested the previous conditions be included in the variance.

1. No parking on sidewalk
2. Premises be kept clean of debris and graffiti
3. All conditions appear on the Certificate of Occupancy
4. New Certificate of Occupancy be obtained within one year from the date of the amended resolution

Henry Euler made a motion to approve the variance application with all the previous conditions also that the landscape be upgraded and the sign include emergency information. Christine Scherer seconded the motion. The Committee voted unanimously in favor of the application.