



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 L. Haider & Ocelia Claro, Co-Chairs
North Bayside/East Flushing Zoning Committee
RE: BSA Cal. No. 302-14 BZ
45-04 Francis Lewis Blvd.
DATE: December 4, 2014

On December 3, 2014, the North Bayside/East Flushing Zoning Committee met to discuss the above-referenced BSA application. Present were Board Members, Christine Haider, Chair and Committee Co-Chair, Ocelia Claro, 2nd Vice Chair and Committee Co-Chair, Eileen Miller, 3rd Vice Chair, Henry Euler, Paul DiBenedetto, Andy Rothman, Christina Scherer, Anthony Koutsouradis and Laura James, 2nd Vice Chair. Also present were Susan Seinfeld, District Manager and Todd Dale representing the applicant, Stamfordville, LLC. Terry Pouymari, President of Auburndale Improvement Association, and two residents also attended.

Mr. Dale presented the BSA application, a special permit in order to construct an ambulatory health care facility in excess of 1500 sq.ft., which is contrary to the Zoning Resolution in an R3X zoning district. The proposal will maintain the existing two-family house, add a medical office in the cellar and construct a two-story medical building connected to the home. The total FAR will be 0.98 and the total floor area for the building will be 5979.94 sq. ft., 2125.2 sq. ft. residential and 3854.74 sq. ft. community facility.

The special permit requires that the yards are compliant, that the open space is comparable to others in the neighborhood and that the use is comparable to other uses in the neighborhood. Mr. Dale stated that the lot area coverage will be 49%, less than the 60% that is allowed.

Several concerns about this application were discussed.

- 1- The plans show that the proposed driveway entrance is in a bus stop. The bus stop is not shown on the plans.
- 2- The design for the building with an existing house attached is absurd.
- 3- The plans for the parking of cars shows that the cars, once parked, will not be able to maneuver to get out of the lot.
- 4- There are no handicapped parking spots.

- 5- When the building is connected to the existing house, there will be no side windows for the house on that side.
- 6- The area is oversaturated with medical facilities.
- 7- 45 Avenue is very narrow and additional traffic will cause congestion and parking problems.
- 8- There is no indication on the plans where the dumpsters will be located and accessible for pick-up. It was noted that there are no plans for medical waste.
- 9- Since this was bought and is being built by a developer, who then expects to lease it, there is no idea what facilities will be located at the site, or hours of operation.
- 10- Fire escapes are planned in the rear of the existing house with the stairs leading to the roof of the new structure.

The Committee asked Mr. Dale to provide the following information for the public hearing:

- 1- The parking situation must be clarified including where handicapped parking spots are located and how the cars are supposed to maneuver. It was indicated that there would be attended parking. The committee would like more information on this proposal.
- 2- A more neighborhood friendly design was requested that blends in more with the surrounding residential community.
- 3- The plans did not show that the curb cut on Francis Lewis Boulevard is at the bus stop, which runs the length of the property line. Therefore, the plans must be altered.
- 4- Show where the dumpsters are to be placed for pick-up. Medical waste containers also will have to be considered.
- 5- Provide a proposal for the hours of operation.

Henry Euler made a motion to recommend approval of the variance application as presented. Laura James seconded the motion. The motion was unanimously disapproved.