



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  
North Bayside/East Flushing Zoning Committee  
RE: BSA Cal. No. 302-14 BZ  
45-04 Francis Lewis Blvd.  
DATE: April 24 2015

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On April 23, 2015, 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, Eileen Miller, 3<sup>rd</sup> Vice Chair, Henry Euler, Paul DiBenedetto, Mohan Jethwani, Jessica Sin and Mary Donahue. Also present were Susan Seinfeld, District Manager and Todd Dale representing the applicant, Stamfordville, LLC. Scott Solomon from the Dept. of City Planning, Jeong-ah Choi, representing the Borough President and Terry Pouymari, the President of Auburndale Improvement Association, also attended.

This is the second committee meeting held regarding this application for 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 maintains the existing two-family house, adds a medical office in the cellar and constructs a two-story medical building connected to the home. In December, when the committee met, members requested the following:

- 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.

Mr. Dale presented the committee with a new drawing of the façade on 45 Avenue. The architect removed about 70% of the plate glass front in order to look less commercial and the materials used will mimic the brick on the house. The side facing Francis Lewis Boulevard will still have a commercial look. They are also suggesting that the 45<sup>th</sup> Avenue side of the building have a pitched roof to mimic the house. Mr. Dale said that the owner also agreed to remove all medical offices from the basement of the home so that it will remain totally residential with no interconnection to the medical facility.

In relation to the other questions raised, Mr. Dale said that the DOT has not yet responded to the question about locating the curb cut in a bus stop but said that even the driveway in front of this office has a bus stop. Ms. Haider pointed out that this driveway has no day long traffic unlike a medical office would have. The architect still has to draw a turning diagram to show how the cars are to be maneuvered in the garage and around the property and he did move parking spaces away from the property line. He also has to determine a location for the dumpsters. He said that the hours proposed would be Monday to Friday and half-day on Saturday, similar to other facilities in the area. Handicapped spaces do not have to be provided since there will be attended parking.

We were very disappointed that all requested actions were not provided since the last meeting was on December 3<sup>rd</sup>. Mr. Todd says that the BSA did not send their Notice of Comments until last week. He will ask the architect to have updated plans by the May 4<sup>th</sup> public hearing.

There was discussion as to whether or not to vote and postpone the public hearing. Members felt that the owners are maximizing the use of the lot for profit only to the detriment of the quality of life of the community. The committee decided to proceed with promises from Mr. Dale that the architect will have more complete drawings by May 4<sup>th</sup>.

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

#### ADDENDUM:

Mr. Solomon the Dept. of City Planning representative reviewed this proposal with John Young, the Borough Director, and advised us by e-mail that the "...project may set a negative precedent for R3X and other similarly treated districts. Due to these concerns, although no formal decision has been made yet, it is very likely that DCP will communicate our objection for this proposal to the BSA."