



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: June 12, 2015

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On June 11, 2015, the North Bayside/East Flushing Zoning Committee met for the third time 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, Laura James, 1<sup>st</sup> Vice Chair, Ocelia Claro, 2<sup>nd</sup> Vice Chair, Henry Euler, Christina Scherer, Jessica Sin and Mary Donahue. Also present were Susan Seinfeld, District Manager and Todd Dale representing the applicant. Terry Pouymari, the President of Auburndale Improvement Association and Aline Euler also attended.

This is the third 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. At the meeting in April, the members asked for clarification of several items and for a new architectural plan.

Mr. Dale presented new plans that show a redesign with a pitched roof and triangular and rounded windows that present a more residential appearance. There is less of a commercial look to the building with the removal of a glass façade. There are 2 parking spots for the two-family home and 10 valet spots for the medical facility. There will have to be two valets attending the cars. Members stated that it appears impossible for a car to maneuver around the property and for an occupant to exit the vehicle because of the limited 8' driveway space. Mr. Dale explained that handicap spots are not required with valet parking but that they made an accommodation for a drop-off for handicapped customers near the attendant's booth. Members still thought that the space was insufficient. Questions were raised about the bus stop in relation to the driveway apron and the location of the walkway entrance and drop-off location near the bus stop. Mr. Dale said that the pavement plan has not been determined by the DOB and DOT.

Mr. Dale stated that the hours would be commensurate with the other locations which are Monday through Friday 8am to 6pm or 8am to 7pm with hours from 9am to 1pm on Saturdays. He would agree to a condition set by the Board.

The dumpster and medical waste disposal units are now drawn on the plans as requested.

Landscaping was requested and Mr. Dale stated that they will ask the owner to place shrubs and/or plants around the corner of the property from Francis Lewis Blvd to 45 Avenue. There are currently two City trees by the curb but there will be tree requirements pursuant to the Zoning Resolution, yet to be determined.

The Committee asked that the architect and owner be present for the public hearing to answer any other questions. Mr. Dale was going to meet with them again before Monday.

Ms. Haider reminded the members that the Dept. of City Planning had stated 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."

Henry Euler made a motion to recommend approval of the variance application with the changes presented. Ocelia Claro seconded the motion. The motion was unanimously disapproved.