



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: Little Neck Zoning Committee: Allan Palzer, Co-Chair
Re: Cal. No. 295-12 BZ- Danoff Dental-49-33 Little Neck Pkwy.
Date: November 29, 2012

On Monday, November 26, 2012 the Little Neck Zoning Committee met to discuss the above referenced application. Present from the Committee were: Allan Palzer, Co-Chair, Laura James, Ed Doster and Gordon Keit. Also attending were Mark Scott, from the Borough President's office, District Manager Susan Seinfeld and Robert Nobile, representative from the Little Neck Pines Association. The applicant, Dr. Scott Danoff, attended the meeting with his representative Nora Martins of Sheldon Lobel P.C. as well as board member Chris Petallides who is the design engineer for the project.

The application filed with New York City Board of Standards and Appeals is to alter an existing dental office by adding a new enlargement where the existing garage and rear patio is located. The proposal also includes the enlargement of the cellar to match the foot print of the first floor enlargement. The dental office has been located at the site since 1992 but due to zoning amendments in 2004 medical offices are no longer allowed in this R1-2 zoning district. Therefore, this variance is required to allow the alteration. The extension will allow for improved dental services and digital equipment for a modern office. The alteration will change the front yard to the legal 20 ft. setback, since the garage currently is set forward. The rear yard will remain unchanged which is currently 30 ft. No parking is required for this size business in any zoning district. There are only 4 staff members.

Questions were raised by Committee members about details in the Economic Analysis and discussion ensued regarding hypothetical alternatives that were requested by the Board of Standards and Appeals to satisfy variance requirements.

Dr. Danoff had contacted all the adjacent neighbors and had signed letters of no objection. Robert Nobile, from the Little Neck Pines Association was impressed that Dr. Danoff reached out to the civic association and that the enlargement sought was minimal and would not change the character of the community.

A motion was made to recommend approval of the variance. Laura James seconded the motion and it passed unanimously.