



*Jerry Iannece*  
Chair

# 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](mailto:QN11@cb.nyc.gov)*

*Website: [nyc.gov/queenscb11](http://nyc.gov/queenscb11)*

*Susan Seinfeld*  
District Manager

## COMMITTEE REPORT

To: All Board Members  
From: Dennis Novick, Chair  
Central/South Bayside Zoning Committee  
Re: BSA. Cal. No. 6-11BZ,  
50-20 216 Street  
Date: February 23, 2011

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On January 25, 2011 the Central/South Bayside Zoning Committee met to discuss BSA application Cal. No. 6-11 BZ for 50-20 216 St., Present at the meeting were Dennis Novick Committee Chair, Committee members Steven Behar and Jerry Iannece, Board Chair, District Manager Susan Seinfeld, Paul Bonfilio, representing the owner Mr. Denis Forde, of Rockchapel Realty, LLC. Also in attendance were sixteen residents, including Bayside Hills Civic Association President Michael Feiner, Chrissy Voskerichian and John Mulvey, representing Council Member Dan Halloran and Anna Aulova representing State Senator Tony Avella.

The application is for the construction of a new one family detached residence on a new and vacant corner tax lot in an R2A zone. The proposed residence together with an existing residence will share the same zoning lot. Together, the proposed residence and existing residence meet the zoning requirements for floor area, lot coverage, and height. The requirement for the minimum distance between buildings on the same zoning lot is not met, nor is the requirement for one side yard as pertaining to corner lots met, nor the minimum of 20 feet open area between two buildings on one zoning lot fronting two or more streets met.

Mr. Bonfilio gave a presentation on the application to all those assembled. The main points were the following:

- The existing lot is a triangular shaped corner lot of 7,536.8 sq. ft
- Two tax lots were created as opposed to two zoning lots because 7,600 sq.ft would be required for two zoning lots, a shortage of 63.2 sq ft which is unavailable.
- The zoning requirements, that are both met and not met, as articulated above.
- The size of the proposed house at 1,491 sq. ft. is modest in size and significantly less than what maximum lot coverage under R2A, which would be 2,283.8 sq.ft.
- The proposed house will be similar in style and size to most of the houses in the neighborhood.
- The requirements for having a waiver granted by the BSA are met.

After Mr. Bonfilio concluded his presentation, the floor was opened to members of the community to both ask questions of the applicant as well as to make statements. All members of the community who spoke were opposed to the application. Their stated concerns centered around the following:

- The proposed house situated on this irregular corner shape house would be too tight for the lot.
- The proposed house would be out of character with the neighborhood
- The proposed house would not be lined up with other houses on the same side of the street
- The proposed house would create a visual impediment to cars making a left turn from 51<sup>st</sup> Avenue on to 216<sup>th</sup> Street
- The proposed house would exacerbate an already difficult on-street parking situation.

No motion was made since only three members of the eleven member committee attended, therefore, there was no quorum. However all three members spoke out against the proposed application voicing some of the same reasons as the members of the community.