



COMMUNITY BOARD 11

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*Jerry Iannece
Chair*

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District Manager*

COMMITTEE REPORT

To: All Board Members
From: Dennis Novick, Chair
Central/South Bayside Zoning Committee
Re: BSA. Cal. No. 90-10 BZ,
Korean Central Presbyterian Church, 58-06 Springfield Blvd.
Date: February 5, 2011

On January 25, 2011 the Central/South Bayside Zoning Committee met to discuss BSA application Cal. No. 90 -10 BZ for 58-06 Springfield Boulevard, the Korean Central Presbyterian Church. Present at the meeting were Dennis Novick Committee Chair, Committee members Incha Kim, Edith Basom, Eileen Miller, Jack Fried and, District Manager Susan Seinfeld, AND James Chin and Mindy Chin, attorneys for the church. Also in attendance were Pastor Chang Ahn and three congregants.

In early 2009, the Church realized that they did not have a valid Certificate of Occupancy (C of O) for work that was completed in 1998. The Church hired Chon Engineering to file for the C of O and during the course of their work the engineers realized that a variance would be required due to non-conforming heights, a community facility cannot exceed one story or 23 feet above curb level; and lack of a side yard, as required.

The Church first founded in 1976, moved to its current location in 1994, formerly the location of Keil Brothers Nursery, and undertook an expansion in 1997 comprised of the following:

- 1) Vertically extended the height of the sanctuary to 18'2" and the vertical wall to 24'10".
- 2) Added a balcony with 202 seats bringing the capacity to 559 seats.
- 3) Vertically extended the height of the multi- purpose room to 28' to provide a gymnasium for the church basketball, volleyball and table tennis youth programs.
- 4) Built a new one-story addition for a new entry hall.

The Church has not undertaken any renovations since 1998 and there are no plans to do so in the near future. The Church has a stable membership, most of who live in the immediate vicinity and walk to the Church. For those who do drive, there is a parking lot for 67 vehicles, which exceeds the requirement for 56 off street parking spaces.

Although the committee members were perplexed that the Church did not know that it did not have a valid Certificate of Occupancy for 11 years after completing its renovation program, it felt that since the Church has had a stable membership, and that there were no records of complaints pertaining to any of the issues of non-conformity over the past 11 years, and that the work that was completed affected the primary areas of the church, i.e. its sanctuary and gymnasium, there was no reason not to support the application.

A motion was made by Jack Fried and seconded by Eileen Miller. A vote was taken with five members in favor and none opposed.