



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: All Board Members
From: Eileen Miller, Chair
Central/South Bayside Zoning Committee
Re: BSA. Cal. No. 418-50BZ
Windsor Oaks Tenants' Corp.
73-08 Springfield Blvd.
Date: January 21, 2015

On January 20, 2015, the Central/South Bayside Zoning Committee met to discuss the above-referenced BSA application. Present at the meeting were Eileen Miller, Committee Chair, Christine Haider, Board Chair, Edith Basom, Jack Fried, Steve Behar, Zion Halili, Robert Liatto and, District Manager Susan Seinfeld and Jeongah Choi from Borough President Melinda Katz' office. Jay Goldstein Esq. represented the owners and was joined by Eric Goidel, Esq., Ronald Kaye, WOTC President, and four WOTC board members. About thirty homeowners from 77 Avenue attended the meeting.

Mr. Goldstein stated that this Special Order Calendar application is to amend the previously-granted 1950 variance for the property. The modification of the variance is required for them to allow for the addition of 98 parking spaces and the development of a clubhouse for the residents of Windsor Oaks. In 1950, BSA granted a variance for 449 two-family buildings with 898 units and 749 parking spaces. Windsor Oaks would like to create a new driveway and build a clubhouse of approximately 5,000 square feet within a portion of the southern lot line parallel to 77 Avenue and within the 100-foot area that, under the existing variance, was to be planted with trees, shrubs and grasses. The driveway entrance to the parking area will be on Springfield Boulevard. It was explained that the building and the parking area will be about 5 feet below grade and landscaping will be maintained as a buffer to the rear of the properties facing 77 Avenue. The clubhouse will be approximately 51 feet from the southern lot line behind Lot 57 at the dead end of 220 Street. The use of the clubhouse is exclusively for residents and will house a library, gym, sitting room, conference room, card room, billiard room and a banquet room for 60 people with a prep-only kitchen. Mr. Goidel discussed the benefits of these amenities for the 2,000 residents in WOTC, many of who are seniors, and how this clubhouse can attract young families.

Questions were asked and answered. The WOTC will not have to raise assessments on co-op shareholders since they refinanced at lower rates. There are 150 rent-stabilized tenants also. They may charge a fee for the gym. The hours of operation are to be determined but may be 9 am to 9 pm. There will be no commercial catering. The driveway on Springfield Blvd. is to be designed according to DOT regulations and not close to the bus stop. Security will be provided. Since it is barren in winter, WOTC could plant any kind of trees or shrubs that residents would like. They have had 3-4 Board meetings about the proposal and no shareholder has complained about the plans.

Residents attending who live in the homes on 77 Avenue parallel to this proposed building and parking area objected to the plans. They purchased homes based on the 1950 variance that gave them a green buffer between their rear yards and the co-op buildings. Residents believe that WOTC has not abided by all conditions of the variance and had removed trees and built a garbage platform. They stated that WOTC does not provide security in the complex now and that the clubhouse will be an attraction for misbehavior by youths. There was concern about the traffic on Springfield Blvd. with the addition of a driveway and increased pollution in their backyards. It was asked that WOTC find someplace else on their property to place the building.

A motion was made by Zion Halili and seconded by Edith Basom to approve the application as presented. The committee voted five in opposition and two in favor. The motion did not pass.