



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: Little Neck Zoning Committee:
Joan Garippa and Allan Palzer, Co-Chairs
Re: BSA Cal. No. 235-15 A
8 Cornell Lane
Date: January 14, 2016

On Tuesday, January 12, 2016, the Little Neck Zoning Committee met to discuss the above-referenced application. Present from the Committee were: Joan Garippa and Allan Palzer, Co-Chairs, Laura James, 2nd Vice Chair, Ed Doster, Community Member, District Manager Susan Seinfeld, Scott Solomon, Dept. of City Planning and Jordon Most, from Sheldon Lobel, P.C. representing the applicant.

Mr. Most explained that an application was filed with New York City Board of Standards and Appeals in order to legalize the enlargement to a single family home which requires a waiver of General City Law 36 because the home is not on a mapped street. This law states that no Certificate of Occupancy can be issued for a building unless there is street frontage to the structure. Since Cornell Lane is not a mapped street, this waiver is necessary in order to obtain a Certificate of Occupancy.

The 698' as-of-right enlargement to the home was permitted by the Dept. of Buildings in 2005. However, the self-certified plans were audited for the Certificate of Occupancy inspection and found that the owner should have obtained the GCL 36 waiver. The owner did not pursue this action until now. It is possible that the owner wants to sell or refinance and therefore he must clear this requirement and obtain the Certificate of Occupancy.

Mr. Most stated that the BSA depends on approval from the FDNY to issue the waiver. FDNY must have the ability to access the property. This is not a problem and the fire hydrant is next to the house. There are nine lots on the street, three homes have obtained the waiver from BSA, the remaining unimproved homes pre-date the requirements of GCL 36.

The Committee members unanimously agreed to recommend approval of the application.