



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: Co-Chairs, Joan Garippa and Allan Palzer;
Re: Cal. No. 362-84BZ
Bally's Total Fitness-245-24 Horace Harding Expressway

On Thursday, January 10, 2013 the Little Neck Zoning Committee met to discuss the above referenced application. Present from the Committee were: Joan Garippa and Allan Palzer, Co-Chairs, Gordon Keit, Susan Cerezo, from the Douglaston Zoning Committee and District Manager, Susan Seinfeld. Jeremiah Candreva of Troutman Sanders LLP represented Bally's Total Fitness of Greater New York.

The application filed, with New York City Board of Standards and Appeals, is for the extension of term, for ten years, of the previously approved variance to permit the continued operation of Bally's Total Fitness, a physical culture establishment at the site. There is no proposal to change any of the existing operations. They last came before the Community Board in 2005 to extend the term of the variance.

In 1983, under the name of Jack La Lane, the term was extended with the expanded use of the cellar. In 1986, BSA granted a change in hours and some interior changes. In 1989, again the BSA approved changes in the interior and front entrance. In 1995, BSA extended the term of the variance, changes in hours and included a provision for valet parking for members. In May 2002, the BSA approved the name change to Bally's Total Fitness, the inclusion of a weight training area and free parking for two hours for members.

The Committee reviewed the current conditions of the property. It was noted that the sidewalk was just repaved but there was broken curbs by the side of the building that should be fixed. Discussion ensued about the entrance and exit of the parking lot. It was thought that cars entered at the east end of the building and exited on the west end of the building. However, the entrance and the exit are the same, at the driveway on the west side of the building. The east side driveway entrance has been closed. It was thought that the cars should use one

driveway as the entrance and the other driveway for the exit. The committee also indicated that the asphalt in the lot was in poor condition and that it could be kept cleaner. Mr. Candreva said that this would be discussed with the property owners, Little Neck Commons LLC since Bally's is not responsible for the condition of the lot. There are parking regulation signs posted on the open gate and in the parking attendant's hut. It was suggested that the signs would be more visible on sandwich boards outside of the hut as opposed to inside the hut.

The members unanimously recommended approval of the variance with the conditions that the area around the establishment be maintained and kept clean, that markings should be drawn to indicate ingress and egress, that the parking regulation signs be improved, that the existing BSA conditions remain in force. They include: the provision for the currently existing valet parking with free parking for 2 hours for Bally's members, the hours of operation are 6am to 10:30pm on weekdays and 8am to 8pm on weekends.

Addendum: Mr. Candreva contacted Bally's corporate office in Chicago which in turn contacted the property owner to discuss conditions requested of the Committee. They are waiting for a reply.