

COMMUNITY BOARD 11 QUEENS

COMMITTEE REPORT

To: Community Board Members

From: Little Neck Zoning Committee: Chair, Allan Palzer

Date: March 19, 2009

Re: Cal. # 20-09 BZ 54-44 Little Neck Pkwy. Application is being filed with the NYC Board of Standards and Appeals by MetroPCS for a special permit to install a non-accessory radio facility (antenna system on the roof of an apartment building) in an R3-2 zone within a C1-2 overlay, which will exceed 400 square feet.

On Monday, March 18, 2009 the Little Neck Zoning Committee met and discussed the above referenced application. In attendance were: Committee Members, Allan Palzer, Franklin Lloyd and Joan Garippa (1st Vice Chair); Board Member, Andy Rothman, District Manager, Susan Seinfeld; Charles J. Whelan, the architect and Fahad Kananeh, an engineer represented the applicant, MetroPCS. A Queens College Urban Studies student also attended to observe.

Background:

MetroPCS, a publicly owned cell phone carrier, operates transmission facilities in several metropolitan areas throughout the United States. Recently, Metro entered the New York City metropolitan area market selling phones and service to the public - no signed contracts, monthly flat rates and no activation fee.

Currently Metro has no wireless coverage in the Little Neck area and is unable to adequately transmit or receive calls in the Little Neck area. Metro proposes installing its transmission equipment on a seven story apartment building at 54-44 Little Neck Parkway which will provide coverage for this gap.

Presently, five cell phone carriers already have installed equipment on the two apartment buildings at the above location for the same purpose. Antennas installed are limited to 6 feet in height above the base attachment - roof, parapet. Metro and the existing carriers at the site will not emit more than 1.4% Maximum Permissible Exposure combined as permitted by the Federal Communications Commission.

Because Metro's equipment will exceed 400 cumulative square feet already occupied by the present carriers, it is required to submit an application to the Board of Standards and Appeals and that is the reason it is seeking CB 11 approval of its application.

CB 11 mailed notices to area homeowners announcing both the Zoning Committee meeting and the Public Hearing. On March 10, Metro gave a presentation at Councilman's Avella's office. Allan Palzer and Susan Seinfeld attended, along with the presidents of the Douglaston Civic and Little Neck Pines Civic Associations. To date, no homeowners have responded to or attended the committee's meeting. Apartment building owners were also notified, but no response. Note: carriers do pay monthly fees to building owners for equipment placement. Fees ranging from \$1500-\$7000+ a month per carrier are not unheard of.

Recommendation:

A motion was made and seconded to recommend approval of the applicant's proposal. The Committee members present unanimously voted in support of the proposal.