



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: Joseph Sollano, Chair
Douglaston Zoning Committee
RE: ULURP # 060539MMQ Thebes Ave. between Overbrook St. and 248 St.
DATE: February 23, 2012

On February 23, 2012, the Douglaston Zoning Committee met to discuss the above referenced ULURP application. Present were Board Members, Joe Sollano, Committee Chair; Roy Guisetti, Susan Cerezo, Joann Ferrari and Laura James, 3rd Vice Board Chair. Also present were Susan Seinfeld, District Manager, the applicant's representative, Elena Aristova, the applicants, Mr. and Mrs. Mel O'Donohue, Elliott Socci, President of the Douglaston Civic Association and seven community residents.

Mr. and Mrs. O'Donohue, who own two large lots in the bed of the mapped street known as Thebes Avenue, submitted an application to the Dept. of City Planning to demap this "paper" street and give them clear title to the property. Ms. Aristova explained that the street is divided into five tax lots, all owned privately, and are zoned in three different districts, R1-2, R2 and R2A. The demapping removes the street from the topographical maps. The City agencies, DOT, FDNY and DEP have all written letters in support of the demapping as there are no plans to develop this area as a street. At Overbrook Street, an owner obtained a BSA variance ten years ago to build in the bed of this mapped street and a home is under construction.

Mr. O'Donohue stated that he had no plans to build, they just want clear title. There have been some issues with who owns what, and one neighbor put up a fence through the property to 247 Street. Residents voiced their concern with the possible building of several homes on the street. Based on zoning, only two additional homes could be built on the street, one facing 248 Street on Lot 82, and one on lot 86, which is at the dead end of 247 Street. The O'Donohue's own both lots. Since only two homes could be built, residents were a bit less anxious about the demapping.

A motion was made by Joe Sollano and seconded by Roy Guisetti to recommend approval of the application to demap Thebes Avenue. The motion passed unanimously.