



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

To: Board Members  
From: Little Neck Zoning Committee:  
Joan Garippa and Allan Palzer, Co-Chairs  
Re: BSA Cal. No. 364-82BZ  
24-Hour Fitness, 245-24 Horace Harding Expressway  
Date: November 12, 2015

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On Monday, November 9, 2015, the Little Neck Zoning Committee met to discuss the above referenced application. Present from the Committee were: Joan Garippa and Allan Palzer, Co-Chairs, Chris Petallides, Christine L. Haider, Board Chair, Ocelia Claro, 2<sup>nd</sup> Vice-Chair, Eileen Miller, 3<sup>rd</sup> Vice-Chair, Ed Doster, Community Member and District Manager Susan Seinfeld. Jeremiah Candreva represented the applicant, Little Neck Commons LLC, for 24-Hour Fitness.

This application to the Board of Standards and Appeals seeks to extend the time to obtain a certificate of occupancy and re-open and amend the current ten-year term Resolution, which expires on January 18, 2023 to reflect the change in ownership, that occurred ten months ago from Bally Total Fitness to 24-Hour Fitness, Inc. Signage replacement (identical or smaller than the Bally's signs) must also be approved. No other changes to the facility, hours or terms of the special permit are to be changed.

Mr. Candreva explained that old DOB violations date from 1989, 1990 and 1998 have to be cleared. The owner of the commercial property has other violations related to other tenants. Delays in clearing these matters up arose due to the pending settlement of Bally's bankruptcy and the fact that they are a Chicago-based company. 24-Hour Fitness is a California-based business and has stipulated legalizing all their establishments as part of the business arrangement in acquiring Bally's Total Fitness.

After discussion, Chris Petallides made a motion to recommend approval of the application, Eileen Miller seconded the motion and the committee unanimously voted to approve.