



The City of New York

Queens Community Board 11

Serving the Communities of Auburndale, Bayside, Douglaston, Hollis Hills
Little Neck and Oakland Gardens

Paul DiBenedetto Chairperson / **Joseph Marziliano** District Manager

To: All Board Members

From: Jena Lanzetta, North Bayside/East Flushing Committee Chair

Date: May 22, 2024

Re: BSA Cal. No. 624-68
188-01/17 Northern Blvd.

Committee Members

Paul DiBenedetto, Chair
Henry Euler, 2nd Vice Chair*
Jena Lanzetta
Joan Garippa
Mohan Jethwani
Eileen Taylor

Board Members

Christina Scherer*
Karen Mazza*

CB11 Staff

Joseph Marziliano, District Manager
Jane Bentivenga, Community Coordinator*

*Via Zoom

Guests

Todd Dale, applicant's representative*

On Tuesday May 21, 2024, the CB11 North Bayside/East Flushing Zoning Committee met to discuss an application to the NYC Board of Standards and Appeals (BSA) for the above-referenced location.

Mr. Dale screen-shared the proposed plans and said that this application is to extend the term of a variance which permitted, in an R-32 zone, a two-story enlargement of an existing building occupied as a wholesale plumbing house, stores and offices. There is no change to the use of the building or bulk with this application. Mr. Dales gave a brief history of the property. Mr. Dale

stated that the site consists of three (3) tax lots on the north side of Northern Blvd. between Utopia Parkway and 189 Street. The current occupants are North Shore Plumbing, a flower shop, a restaurant and one other store that was formerly an insurance office. The variance allows for Use Group 6 uses. The most recent extension of term was granted on March 5, 2019 for a term of five (5) years. This application was filed within the permitted 30 days after expiration. Mr. Dale said the owner has hired a new expediting and engineering firm to work on some open violations; most predate 2017 and remain due to administrative issues. There are no outstanding penalties on these violations. With this variance and a new C of O, these violations can be cleared. There are three (3) more violations that relate to an outdoor dining structure that was built during Covid without the proper permits. That structure has been removed. However, those violations still need to be cleared. Mr. Dale said that this item is scheduled for a hearing at the BSA for July 15, 2024.

Committee Chair, Ms. Lanzetta, asked Mr. Euler, since this location is within his civic association, if he had any questions or concerns. Mr. Euler expressed concern regarding parking on the sidewalk and double parking on Northern Blvd. impeding traffic in the past. He hopes this does not recur. He also stated they were asked to maintain planters on 189 Street. He said they have been replanted. Mr. Euler asked what length of term is being sought with this application. Mr. Dale said they are seeking a 10-year term at this time. Mr. Euler said he will continue to monitor the site. Mr. Euler also said that he feels that all the conditions that were attached to the variance the last time it was extended should remain. Mr. DiBenedetto asked how confident the Community Board can be that the violations related to the dining structure will be dismissed. Mr. Dale replied very confident as this structure was removed. Mr. DiBenedetto asked who pays the violations, the tenant or the owner. Mr. Dale said, generally, the tenant pays. Mr. DiBenedetto stated that the tenant should not have erected the structure and the owner should not have allowed it.

Ms. Mazza made a motion to approve this variance application for a term of 10 years. Ms. Scherer seconded the motion. There was no discussion on the motion. A roll call vote was taken. All were in favor. The motion passed unanimously.

This item is scheduled for a public hearing on Monday, June 3, 2024.