



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, Committee Chair
Sam Wong, Committee Co-Chair

DATE: May 21, 2025

RE: BSA Cal. No. 2025-08BZ
184-17 Horace Harding Expressway

Committee Members

Jena Lanzetta, Committee Chair
Sam Wong, Committee Co-Chair
Paul DiBenedetto
Henry Euler*
Christina Scherer*
Mohan Jethwani
Zhengyu Kang
David Ro

CB11 Staff

Joseph Marziliano, District Manager
Jane Bentivenga, Community Coordinator*

Guests

Eric Palatnik, applicant's representative
Elyse Foladare, Eric Palatnik's office
Brian Newman, Newman Design

*Via Zoom

On Tuesday, May 20, 2025, at 7:30 pm, the CB11 East Flushing/North Bayside Zoning Committee met to discuss an application to the NYC Board of Standards and Appeals (BSA) for a variance to permit a mixed use, residential and commercial building contrary to underlying bulk regulations 23-21 (floor area), 23-52 (dwelling units), 23-361 (lot coverage), 23-32 (front yard) and 23-42 (height) in a C2-2/R3-1 zoning district located at 184-17 Horace Harding Expressway.

District Manager, Joseph Marziliano started the meeting and enabled Ms. Foladare to screen-share the presentation. Ms. Foladare explained a two-story, six-unit 8,715 sq. ft. building could

be built as-of-right. However, that is not economically feasible. Hence, this application to the BSA.

They are proposing a 6-story residential building with 3,500 sq. ft. of retail stores on the ground floor fronting on Horace Harding Expressway. There will be 4 stories on the east side of the building, loading in the rear, residential lobby, and bicycle storage. There will be 31 units comprised of studios, one-bedroom and two-bedroom apartments.

Ms. Foladare and Mr. Newman reviewed the slides shown. Mr. Palatnik also stated that it will have the 485X tax abatement which will require 20% of the units to be affordable at 60% of the area median income. The concerns expressed were the lack of parking in this area, traffic flow, the height of the building, too many units, the shadowing that will be cast onto the homes in the rear, the site being cleaned from years of its use as a gas station and if the rooftop would provide amenities for the tenants. Mr. Palatnik said the rooftop will be bulkhead. Also mentioned was that no cannabis shop should occupy any of the retail space. The possibility of adding underground parking was raised. Mr. Palatnik said that parking is not required for a building in a qualifying residential district with less than 75 units. He also stated they can conduct a shadow study for the homes located to the north of this proposed building. Although with Booth Memorial Avenue being approximately 50' wide, it may not be an issue. The façade will most likely be masonry, aluminum panels and glass. Further discussion ensued mainly regarding parking.

Mr. Euler made a motion to approve this application as presented. The motion was seconded by Mr. Wong. A vote by a show of hands was taken. All were opposed. The motion was denied.

The Committee would like the following conditions included in the unfavorable recommendation that will be sent to BSA:

- Add terracing on the north side to allow daylight
- The need for additional parking
- The building should be lower
- There should be less units in the building
- The architecture style should match the neighboring hotels

The meeting adjourned at 8:43.

Respectfully submitted May 21, 2025