



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 2, 2025

RE: BSA Cal. No. 764-56BZ
200-05 Horace Harding Expressway

Committee Members

Jena Lanzetta, Committee Chair
Sam Wong, Committee Co-Chair
Paul DiBenedetto
Henry Euler
Karen Mazza
Christina Scherer*
Mohan Jethwani
Jessica Burke
Kevin Green
David Ro
Zhengyu Kang

CB11 Staff

Joseph Marziliano, District Manager
Jane Bentivenga, Community Coordinator*
Christina Coutinho, Community Associate*

Guests

Julio de los Santos, Architect,

*Via Zoom

On Wednesday, April 30, 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 for 200-05 Horace Harding Expressway.

Ms. Lanzetta called the meeting to order. Mr. de los Santos introduced himself and stated that he has taken over for Alfonso Duarte, who passed away. This application is for an extension of

term of a previously granted variance which includes the previously approved enlargement of the building and obtain a new C of O.

Mr. Marziliano provided an update on this property. It is a family-owned business. There was discussion regarding the renewal of a 10-year permit that expired in 2022. The owner has addressed the previous issues of tire storage and painting of a retaining wall. The owner has complied with all requests of the last hearing in September of 2019. The Committee discussed past conditions including keeping the site clean, maintaining landscaping in addition to the tire storage and painting.

Mr. Euler made a motion to approve this application with the following conditions: the site must be kept clean, landscaping must be maintained, tires to be stored in an enclosure, graffiti to be removed, the dumpster is to be maintained and any lighting should be directed away from nearby homes. Ms. Mazza seconded the motion. A vote by a show of hands was taken. All were in favor. The motion passed.

The public hearing for this item will be held on Monday, May 5, 2025.

The meeting adjourned at 8:28 p.m.

Respectfully submitted May 2, 2025