



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 and Sam Wong, East Flushing/North Bayside Committee Chairs

Date: November 17, 2025

Re: BSA Cal No. 2025-47 BZ – 204-37 45th Drive – Block 7302, Lot 21

On November 17, 2025, the CB11 East Flushing/North Bayside Committee met to discuss BSA Cal No. 2025-47 BZ – 204-37 45th Drive, an application to the Board of Standards and Appeals.

Committee Members

Paul DiBenedetto – Board Chair
Henry Euler, 2nd Vice Chair
Jena Lanzetta – Committee Chair
Sam Wong – Committee Co-Chair
Michelle Fields
David White
Christina Scherer
Kevin C. Green
Jessica Burke
Matthew Mamak
David Ro
Mohan Jethwani

CB11 Staff

Joseph Marziliano, District Manager
Christina Coutinho, Community Associate

Guests

Richard Lobel – Representative
Amanda Iannotto – Representative
Shahin Badaly - Architect
Ron Karo – Owner
Noam – Owner

Jena Lanzetta opened the meeting by introducing the applicant, Richard Lobel. Mr. Lobel gave a presentation on the proposed building at 204-37 45th Drive. This application is seeking a variance to permit construction of a two-family plus cellar and attic, residential building. The premises is a small (2,673 sq. ft.), irregularly shaped, triangular, vacant, corner lot with two triangular portions – one fronting 45th Road which narrows from approximately 13.15' to a point that is unbuildable and one portion on 45th Drive. Due to the small and irregular site conditions, waivers of floor area/FAR and front yard are requested to produce viable floorplan and building.

If the owners were to build As-of-Right, the building would be a two-family dwelling with two stories and a cellar totaling 1,159 sq. ft. The total height would be 35', front yard 15' fronting 45th Drive and 10' fronting Clearview Expressway. There would be two studio dwelling units with a net floor area of 579.6 sq. ft. each. The proposed building would be a two-family dwelling, two stories with a basement and attic (four floors total) totaling 2,319.86 sq. ft. (waiver request). The total height would be the same 35', 15' fronting 45th Drive and 0' fronting the Clearview Expressway (waiver requested). There would be two units with two bedrooms and one bathroom with a net floor area of 1,159 sq. ft. each. The first floor would have access to the basement for storage, and the second floor would have access to the third floor (attic) for storage. The fourth floor is decorative. The fourth floor will have windows.

Mr. Lobel reviewed the five findings to be able to apply for a variance; uniqueness, financial hardship, character, hardship is not self-created, minimum variance necessary. The As-of-Right would not allow for a habitable space. Mr. Badaly stated that 40% of the building would be storage. The property was on the market for sale for some time and purchased about 8 months ago by Ron Karo and Noam. The property was purchased with the intent of building. The distance from the adjacent dwelling will be 4 ½ ft. and the house next door is estimated at 30' in height and is single-family dwelling. The rear lot is connected by approximately less than a foot and will be used as yard space. This is not a separate tax lot.

A motion was made by Mohan Jethwani to approve this application. The motion was seconded by Michelle Fields. Discussion ensued with several concerns raised by Committee members. Mr. Euler stated that this dwelling does not need to be 4-stories, this will be used as apartments. There are too many windows on one side, which looks like an apartment building. The adjacent dwelling will have no space between the proposed building. The front of the subject dwelling will be 8.5 ft. widening to 21 ft. to the rear. This will be too narrow of a building. The houses in the area are zoned R3-1. Mr. DiBenedetto stated that this will be used as more than a two-family dwelling, against the BSA's granting of a two-family and it may not be by the applicants we meet tonight, but we must think about the years to come.

Noam, the applicant, stated that proposed dwelling will help the adjacent neighbor's quality of life because it will reduce noise and pollution.

The Committee suggested eliminating the fourth floor. Mr. Lobel asked if the owners decided to amend plans would the Committee meet again. Mr. Marziliano stated that if the plans were amended, December's full Board vote would be tabled until January 2026. The Committee will hear the amendments before a full Board vote.

A Committee vote was taken resulting in 1 in favor and 11 opposed. The motion was denied.

The meeting was adjourned.