



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: January 13, 2026

Re: Board of Standards and Appeals Filing for BSA Cal. No. 866-49 BZ, and BSA Cal. No. 2025-47 BZ and City Planning Commission Application, ULURP No. 250053 MMQ.

On January 13, 2026, the CB11 East Flushing/North Bayside Committee met to discuss three applications as explained below.

Committee Members

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

CB11 Staff

Joseph Marziliano, District Manager
Christina Coutinho, Community Associate

Guests

Richard Lobel – Representative – 45th Drive
Amanda Iannotto – Representative – 45th Drive
Shahin Badaly - Architect – 45th Drive
Bill Mead – CFO St. Mary's Children's Hospital (SMCH)

Jerry Johnson – Architect - SMCH
Vito Tautonico – SMCH
Sean Lally – CEO SMCH
Nasir Khanzada – Architect – 200-01 47th Avenue

Mr. DiBenedetto opened the meeting by introducing the applicant, Richard Lobel. Mr. Lobel gave a presentation on the revised plans for a proposed building - *BSA Cal. No. 2025-47 BZ - 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 Drive which narrows from approximately 13.15 ft. to 1 ft. and the other portion on 45th Road that is unbuildable. 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. The revised plans remove the additional attic space making the building two residential floors plus an attic. There is no driveway or curb cut. Parking is not required. The total height would be 28 ft., decreased from 35 ft. The front yard of 15 ft. fronting 45th Drive and 10 ft. fronting the Clearview Expressway would remain the same. The proposed building will be a two-family dwelling that is 13 ft. wide and 100 ft. long, each unit will be 1100 sq. ft. Currently, the site is vacant, and cars are being stored on the property that enter without a curb cut. The current owner said the prior owner had two lease agreements to allow the cars to be stored. The leases are expiring and then the property will be free of debris and parked cars. Mr. Euler made a site visit and shared photos of cars and vans parked on the site, as well as a shed and debris. Mr. DiBenedetto opened the meeting to public participation. There were two speakers that spoke in opposition to this proposal. The first speaker stated that he lives next to the site and this building will be 4 ft. from his house. The second speaker stated how the current owner does not maintain a vacant site; how will they maintain a construction site?

A motion was made by Mr. Jethwani to approve this application. The motion was seconded by Mr. Green. Discussion ensued with several concerns raised by Committee members. Mr. White stated that he visited the site and seeing the lot put everything into perspective. The lot is too narrow; the building will be too close to the adjacent building. A house should not be built on this lot. He encouraged the Committee members to visit the site. *A Committee vote was taken resulting unanimously in opposition to this proposal.*

Mr. DiBenedetto introduced the next applicant, Mr. Johnson. Mr. Johnson gave a presentation on *City Planning Commission Application, ULURP No. 250053 MMQ – the demapping of 29th Avenue*. The area being demapped belongs to the City but was once owned by the SMCH. The proposed application would deed the property back to SMCH. This amendment to the City map would eliminate portions of two privately owned unbuilt City streets, 29th Avenue and Little Neck Boulevard and would discontinue and close a portion of 29th Avenue. This would allow construction of a 357 sq. ft. entrance vestibule, two drop-off canopies and improved circulation within the hospital campus. Mr. Mead stated that this would improve the safety and care of the patients. Mr. DiBenedetto opened the meeting to public participation. There was one public speaker, Tim Vance. Mr. Vance stated that a long time ago, the northwest corner was suggested to be the next point of expansion. Mr. Lally asked for a record of that statement and added that it was not true. Mr. Vance said he is speaking in his opinion because he remembers the conversation. Mr. Johnson said that if the street was demapped, a structure could be built without a BSA variance; but that is not their plan. Mr. Johnson said that the canopies will be built in the demapped street.

Mr. Vance said he met with SMCH two months ago regarding traffic and this proposal was not mentioned. Mr. Vance asked for this request to be tabled so he could gather additional information. His request was denied due to the ULURP process and time expiring. Discussion ensued regarding the gate on 29th Avenue which always be closed.

A motion was made to approve the application by Mr. Mamak. The application was seconded by Ms. Fields. Discussion ensued regarding the configuration of the entrance. Mr. Mihaltses requested a site visit prior to the CB11 Public Hearing of February 2, 2026. It was discussed how the SMCH buses park and stay idle along John Golden Park. Mr. Mead said they would investigate this matter. *A Committee vote was taken resulting in 12 in favor and 2 abstentions.*

Mr. DiBenedetto introduced the final applicant, Mr. Khanzada. Mr. Khanzada spoke regarding the *Board of Standards and Appeals Filing for BSA Cal. No. 866-49 BZ – 200-01 47th Avenue*-an application for a rear enlargement of an existing accessory building and a reinstatement of prior board grant, expiring October 7, 2025, including renewal of Certificate of Occupancy of a gas station. A trash enclosure will be added. An addition of 768 sq. ft. for work space will be added to the rear of the building. They are seeking a ten-year term. Mr. Euler stated that the gas station is clean but there are box trucks that are stored overnight. He emphasized that they should not be stored on site unless being serviced by the station. Mr. Euler also requested that the outdoor lift be removed.

A motion was made to approve the application with the conditions that the outdoor lift be removed and no box trucks stored overnight on site by Mr. Euler. The motion was seconded by Mr. White. Discussion ensued with several Committee members stating that this operation is well-run. Mr. Khanzada stated that he would speak to the owner. *A Committee vote was taken, resulting unanimously in favor of this proposal.*

The meeting was adjourned.