



The City of New York

## Queens Community Board 11

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

**Eileen Miller** Chairperson / **Joseph Marziliano** District Manager

### COMMITTEE REPORT

TO: Board Members  
FROM: Ocelia Claro, Chair  
North Bayside Zoning Committee  
RE: BSA Cal. No. 2019-200-BZ  
41-19 Bell Boulevard  
DATE: September 3, 2019  
7:30 p.m.

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On September 3, 2019, the North Bayside Zoning Committee met to discuss the above-referenced BSA application. Present was Committee Chair, Ocelia Claro, Board Chair Eileen Miller, Third Vice Chair Henry Euler, Committee Members Paul DiBenedetto, and Christina Scherer. Also present was District Manager, Joseph Marziliano. The applicant, Vincent Tomusiro was present with his representative Amanda Iannotti. In addition, two neighbors were present, Regina Mateska and Stanley Mateska.

Ms. Iannotti presented the application, which seeks to legalize the current physical culture establishment at the cellar level of the location. The operation is a fitness gym which utilizes cardio-endurance classes of about 24 persons. The location is outfitted with a second fire egress, full sprinklers, and a fire alarm system. The location has been pursuing the special permit the entire year they have been open, as it takes time to get the denial notice from the Department of Buildings to begin the application for the special permit.

Ms. Claro is familiar with the site and operation. The operation is very clean and has no crowding issues. There are two issues with the building: One being that there are wires tied to the bannisters of the internal fire egress stairs which need to be removed. The second is that the rear exit has some construction debris partially obstructing the hallway.

Mr. Euler also visited the site and was concerned about the fire exit. He and Ms. Scherer expressed an interest in security buzzer or cameras for the establishment.

Ms. Miller stated that people at the location seemed very actively aware of the general operation and quite friendly.

Mr. DiBenedetto asked if there were any problems with the neighbors. Mr. Tomusiro stated that people were parking in the alleyway so he installed a bollard that is only unlocked when truck deliveries are made.

As neighbors, Mr. and Ms. Mateska asked if they could have access to the alleyway bollard for their tenant's deliveries. Mr. Tomusiro agreed.

**Mr. Euler moved to recommend the approval of operation of a physical culture establishment at this location for a ten-year term, provided that the fire exits are clear and alleyway access is shared. The motion was seconded by Mr. DiBenedetto.**

**A hand vote was taken and the motion passed unanimously. The item will be voted upon at the September 9, 2019 Community Board 11 Meeting.**

**The Committee Meeting Adjourned at 7:54 p.m.**

*Respectfully submitted by,  
Joseph Marziliano  
District Manager  
September 4, 2019*