



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: Douglas Montgomery, Douglaston Zoning Committee Chair
DATE: November 14, 2019
RE: BSA Cal. No. 2019-276 BZ – 15 Stuart Lane

On November 13, 2019, the Douglaston Zoning Committee met to discuss the above-referenced application to the Board of Standards and Appeals. Present were Committee Chair, Douglas Montgomery, 2nd Vice Chair, Victor Dadras, Board Members, Elias Fillas and Yosef Lee. Also present were CB11 Community Associate, Christina Coutinho, Scott Solomon, City Planning, the applicant's attorney, Neil Weisbard, architect, Carlos DeFonseca, the owners of the property and one resident.

The meeting was called to order at 7:31 pm. Mr. Weisbard stated that this application was filed by the owners of 15 Stuart Lane for a special permit to allow the enlargement and reconfiguration of the existing two-story, single-family home located within the bed of 40th Avenue, an unimproved, mapped street between 240th and 243rd Streets.

The current owners purchased the home in 2008. Mr. DeFonseca stated that the house was built in the 1900's and is in need of major updating. This proposed application will decrease the footprint of the house and increase the second floor by 793 sq. ft.

The resident commented that the owners are great neighbors and asked that the turnaround stay open and clear at all times during the construction. The owner stated that he would notify the adjacent residents of major deliveries 24 hours prior. The construction would commence around Spring 2020 and continue for an estimated 18 months.

A motion was made to approve the application with the conditions that the owner informs the residents of major truck and equipment deliveries and the attorney supply any right-of-way or easements associated with the property. The committee voted unanimously in favor.

The meeting adjourned at 8:07 pm.

Respectfully submitted 11/14/2019