



The City of New York

Queens Community Board 11

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

Michael Budabin Chairperson / **Joseph Marziliano** District Manager

COMMITTEE REPORT

TO: Board Members
FROM: Douglas Montgomery, Chair
Douglaston Zoning Committee
RE: BSA Cal. No. 364-82BZ – 245-24 Horace Harding Expressway
DATE: December 10, 2021

On December 8, 2021 at 7:30 pm, the Douglaston Zoning Committee met regarding the above-referenced applications with the Board of Standards and Appeals.

Committee Members Present

Douglas Montgomery, Committee Chair
Henry Euler, 3rd Vice Chair
Adriana Aviles
Rosemarie Giudice
Jyothi Sriram.

Non-Committee Board Members Present

Stephan Popa

CB11 Staff Present

Joseph Marziliano, District Manager

Also Present

Susan Seinfeld, representing Council Member Barry Grodenchik.

Christopher Ganyay, representing the applicant and Ariel Malekan, the property owner.

The meeting was called to order at 7:30 p.m. by District Manager Marziliano who introduced himself, the applicant and the Board. Chairman Montgomery asked the applicant to present their plan for the variance. Mr. Ganyay represents SAF-T Swim and leased this property as their first foray as a mostly Long Island-based business into the New York City area. They are proposing to convert the former 24-Hour Fitness basement space into their class-based swimming school for children. They also operate a component called Swim Lab where a hot-tub styled pool allows them to do advanced swim lessons for competitive swimming. They plan to renovate the basement space to be more relevant to their needs. The only build out will be a replacement of the hot tub area with the Swim Lab tub.

Mr. Montgomery specified that they will only be using the first floor for egress. At this point, he opened up the meeting to panel questions. Mrs. Seinfeld asked if they would be taking over the Duane Reade space in Oakland Gardens in the Council District as well. Mr. Ganyay stated that SAF-T-Swim will only be taking over this location. Mrs. Seinfeld asked what else is in the building. Mr. Malekan stated that there is an Urgent Care/Physical Therapy on the first floor. They also specialize in therapy for children. They lost many tenants during the pandemic and have since signed a party planner and a bicycle shop which will be going in soon.

Mr. Popa asked where the entrance would be for patrons. Mr. Malekan stated that the entrance and egress will be in the rear of the building dedicated to SAF-T-Swim, which will include an additional disability ramp.

Mr. Euler asked what the proposed hours of operation would be. Mr. Ganyay stated that the hours of operation would be 8:30 a.m. – 8:30 p.m. Mr. Euler asked what the Department of Buildings objections were leading to the variance application. Mr. Malekan stated that because the business would include one-on-one teaching, it would require BSA variance approval. Mr. Euler asked about the nature of the partial Stop Work Order on the building's record. Mr. Malekan stated that that was levied against the property for the Dunkin Donuts sometime in the 1990's which he does not know the details about. There is another Stop Work Order from a year ago which is closed due to firing an engineer during an ongoing job last year.

Ms. Aviles stated that her children used their program for many years in Long Island and that they have a wonderful program. She wished them the best and welcomed them to the neighborhood. Mr. Montgomery agreed.

Mr. Marziliano stated that there were not enough committee members present to make a quorum to take an official recommendation vote, but the members present had no objections to this application.

The Committee Meeting Adjourned at 8:05 p.m.