



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, **Chair** / Joseph Marziliano, **District Manager**

TO: All Board Members  
FROM: Michael Budabin  
DATE: August 20, 2021  
RE: BSA Cal. No. 348-02BZ  
183-01 Horace Harding Expressway

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On Thursday, August 19, 2021, the CB11 East Flushing Zoning Committee met to review an application to the NYC Board of Standards and Appeals regarding the above-referenced location.

### **Present**

Michael Budabin, Board Chair  
Mary Donahue  
Sam Wong

### **CB11 Staff**

Joseph Marziliano, District Manager

### **Guests**

Chris Fisher, representing applicant  
Neil Arceo, representing applicant  
Sean Kroeper, representing applicant

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The East Flushing Zoning Committee met to review an application to the NYC Board of Standards and Appeals for the renewal and amendment of a special permit for a monopole in front of 183-01 Horace Harding Expressway.

Mr. Fisher gave a description and the history of the placement of this monopole. He explained how the network of towers and poles provide cell service to the public. This one provides service along the Long Island Expressway and the surrounding commercial and residential properties. Currently, this pole services AT&T and T-Mobile customers. They anticipate the addition of DISH in the future.

When this cell tower was originally erected, the adjacent hotel did not exist. What has happened, is that the height of the hotel is blocking the signal and creating network quality issues. This will address that. The biggest impact for AT&T is northeast of the structure, not the highway. T-Mobile is experiencing the same. Mr. Fisher reviewed a power point presentation that described the quality issues by zone.

This application seeks to remedy these issues. They are proposing an extension of the monopole by 36 '. The proposed monopole would be 106' high. The current monopole sits at the frontage of the lot, adjacent to the sidewalk. It is between a two-story building and the hotel. If they are not able to extend it, they will have to erect another pole north of this location closer to residences.

Mrs. Donahue questioned the radiation that is emitted from such a pole. Mr. Fisher explained that there is a Federal Communication Commission (FCC) standard. This is radio frequency energy (RFE). It is not ionizing radiation. The proposed power is approximately 12% of what maximum permissible exposure. This will also give the service a 5G upgrade. With AT&T being one of the carriers, they have what is called, First Net, which provides technology and service for first responders; this is an apparent necessity that came out of the 9/11 Commission.

At this point, Mr. Budabin asked Mr. Marziliano to read the comments that Committee Chair, Christine Haider, had emailed to the CB11 Office. They are as follows:

- Existing monopole is 70 ft., they want to extend it to 106 ft. --this is too high in a residential neighborhood.
- Both existing and proposed height do not meet the sky plane exposure requirements for this lot in a R3-1 (C1-2) overlay.
- DOB properly denied the application as the extended height of the monopole requires a special permit.
- What are the effects of the emissions from this monopole.
- When it was first proposed, there was complete objection to the monopole. There was only supposed to be one carrier, now there are several.
- It was originally set in the back of the property. When I inspected it for this meeting, I noticed it had been moved to the front of the property.
- This is a situation that needs a special permit, and a compromise must be made to protect the neighbors that live there.

Mr. Fisher commented that it is the usual practice to have several carriers on one pole. He also said that one of the reasons for this application is the sky plane issue. Mr. Budabin asked if the other depictions in the presentation were monopoles. Mr. Fisher said most are building mounts. Mrs. Donahue commented that the structure is unsightly; wires can be seen. Mr. Budabin agreed. Mrs., Donahue stated the site is unkempt and feels some shrubbery should be planted. Mr. Fisher agreed and said they would like to screen the area off. The tower site is owned by a company called Crown and they would be responsible. Mrs. Donahue asked if there would be any interference with air traffic. Mr. Fisher said they have checked with the Federal Aviation Commission who said it is not an issue. Mrs. Donahue asked if they could locate these towers on parkland. Mr. Fisher said a few have been installed. However, aside from New York City's regulations, a special act of New York State's legislature is required. Generally, it is not a viable option. Further discussion ensued.

Mr. Budabin made a motion to approve this application with the recommendation that the site be beautified and environmental report information be forwarded to the Board prior to the September 13, 2021 meeting. Mr. Wong seconded the motion. Mrs. Donahue suggested that the issue of radiation be included. Mr. Budabin stated that can be discussed at the full Board meeting. A roll call vote was taken resulting in 2 in favor, 1 opposed. The motion passed.

*Respectfully submitted 8/20/2021*

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