



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, Chairs  
North Bayside Zoning Committee  
RE: BSA Cal. No. 982-83 BZ  
191-20 Northern Boulevard  
DATE: May 20, 2019  
7:30 p.m.

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On May 16, 2019, the North Bayside Zoning Committee met to discuss the above-referenced BSA application. Present was Committee Chair, Ocelia Claro, Board Chair, Eileen Miller, Board Members, Henry Euler, and Christina Scherer. Also present was District Manager Joseph Marziliano, and Todd Dale, representing the applicant.

Ms. Claro called the meeting to order at 7:30 pm. Mr. Dale presented the BSA application which seeks to extend the time to obtain a certificate of occupancy, extend the terms of a previously granted variance, and amend the variance to reflect a change in the size of Lot 12. Lot twelve is currently a parking lot, and will retain the same amount of parking spaces. The new Tax Map will better reflect where the Lot actually is, separate from Lot 11. Lot 11 is unrelated to and separate from the application being discussed.

The property does have one open Environmental Control Board violation. That violation cannot be cured due to a lack of Certificate of Occupancy, which this amended variance will be necessary to receive. Deliveries and garbage pick-up shall be limited to business hours, Monday through Friday from 8:00 pm – 5:00 pm. Landscaping and fencing will be necessary in accordance with BSA-approved plans. Use and occupancy of the site shall not include a physical culture establishment. No trucks shall be allowed to park within the accessory parking. Finally, the premises shall be kept free of debris and graffiti.

Mr. Euler asked how long the property has been without a Certificate of Occupancy? Mr. Dale stated that the last C of O hasn't been current since 2011.

Mr. Euler stated that there are no complaints about the site from the Auburndale Improvement Association.

Ms. Claro asked for a clarification that Lot 11 is not part of this application? Mr. Dale stated that Lot is not being used or developed as part of his Client's application and

would have to be used as-of-right. Lot 11 is a big property and Mr. Dale's speculation is that those owners could not obtain a variance for Lot 11 due to the large and regular size.

**Mr. Euler moved to recommend this application for approval provided that all the previously approved conditions are met, seconded by Ms. Miller.**

Ms. Scherer stated that the property is kept very clean.

**A hand vote was taken and the motion passed unanimously.**

**The Committee Meeting Adjourned at 7:45 p.m.**

*Respectfully submitted by,  
Joseph Marziliano  
District Manager  
May 20, 2019*