



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: Eileen Miller, Chair
Central/South Bayside Zoning Committee
RE: BSA Cal. No. 2019-174 BZ
45-58 Bell Boulevard
DATE: August 5, 2019
7:30 p.m.

On August 5, 2019, the Central/South Bayside Zoning Committee met to discuss the above-referenced BSA application. Present was Committee Chair, Eileen Miller, Third Vice Chair Henry Euler, Committee Members Jack Fried, Fleur Martino, and Wendy Pelle-Beer. Also present was District Manager, Joseph Marziliano, and Victor Han representing the applicant.

Mr. Han presented the BSA application which seeks to gain a new BSA special permit allowing the use and operation of a Physical Culture Establishment at the cellar level of a three-story commercial property currently zoned C2-2/R4B. The building had a previous special permit to use and operate a Physical Culture Establishment under Cal. No. 29-95-BZ, which expired on the basement and 1st floor. This renewal would legalize the current configuration which exists only at the cellar level. The gym is a martial arts "Royce Gracie" Brazilian Jiu Jitsu gym, with an open floor and locker area.

Questions

Ms. Martino asked why this is a requirement of a gym. Mr. Han responded that the City likes to be able to make sure the facilities are clean, safe, and indeed operating as a gym as opposed to a spa or some other type of business.

Mrs. Miller inquired about the sprinkler system and egress. Mr. Han stated that under the current building code does not require a sprinkler system but the Fire Department will make specific requirements at the BSA.

Mr. Euler made a motion to recommend approval of the amendment to the variance for a term of ten years, seconded by Ms. Martino.

A hand vote was taken and the motion passed unanimously. The item will be voted upon at the October 7, 2019 Community Board 11 Meeting.

The Committee Meeting Adjourned at 7:44 p.m.

*Respectfully submitted by,
Joseph Marziliano
District Manager
August 12, 2019*