



Vincent Arcuri, Jr.
Chairperson

Community Board No. 5

Borough of Queens
Ridgewood, Maspeth, Middle Village and Glendale
61-23 Myrtle Avenue • Glendale, NY 11385
(718) 366-1834
E-mail: qnscb5@nyc.rr.com



Gary Giordano
District Manager

3/28/18
GG-DM

ZONING AND LAND USE REVIEW COMMITTEE Meeting Notice

Date : **Monday, April 9, 2018 (7:30pm)**
Place: **61-23 Myrtle Avenue Office of CB5Q**

AGENDA

- 1) **Discussion/Recommendation Re: BSA Cal. No. 867-55 BZ – 66-15 Borden Avenue, Maspeth**
IN THE MATTER OF an Application to the Board of Standards and Appeals of the City of N.Y. by Nasir J. Khanzada LLC, Structural Engineer, on behalf of Manny Kumar, the owner of record, requesting a waiver of the Rules of Practice and Procedure for an extension of time to obtain a Certificate of Occupancy, to extend the term of variance for an additional 10 years beyond 6/9/2011, and to Request an Amendment of previous Board approval to alter a lawfully established gas station by enlarging the building and conversion of an auto repair shop to a convenience store at **66-15 Borden Avenue** (Block 2394: Lot 8) at the corner of Clinton Avenue and Perry Avenue, in Maspeth, Queens, NY, in an R4-1 Zoning District.
- 2) **Presentation & Discussion Re: Application #: C180280 PCQ - 66-78 69 Street, Maspeth**
IN THE MATTER OF an Application submitted to the Dept. of City Planning, by the N.Y. City Dept. of Health and Mental Hygiene and the Dept. of Citywide Administrative Services, pursuant to Section 197-c of the NYC Charter, for the site selection and acquisition of property located at **66-78 69 Street** (Block 2790, Lot 34 and p/o Lot 32) for a **Pet Admissions Center**.
(CB5Q will conduct a Public Hearing regarding this matter on 4/11/2018)

3) Presentation & Discussion Re: Application #: 180138 ZMQ

IN THE MATTER OF an Application by Akerman LLP, on behalf of **O'Neill's Restaurant** of Maspeth, Inc., for a Zoning Map Amendment to Zoning Sectional Map 13c that would include: **Lots: 101, 106, 197, 198, and 199 on Block: 2374; and Lots: 1, 2 and 3 on Block: 2381**, in Queens Community District 5.

The proposed zoning map amendment would:

- Rezone part of the Project Area from an R4 Zoning District to an R5D Zoning District, with a C2-2 commercial overlay (**Block: 2374; Lot: 101, and a portion of Lot 199**); and,
- Rezone part of the Project Area from an R4 Zoning District to an R5D Zoning District (**Block: 2374; Lot: 106**); and,
- Rezone part of the Project Area from an R4 Zoning District to an R4/C2-2 Zoning District (**Block: 2374; Lots: 197, 198, and part of 199; and Block: 2381; Lots: 1, 2 and 3**).

The proposed zoning map amendment would bring the existing non-conforming Use Group 6 commercial use (eating and drinking establishment) located at **Block: 2374; Lot: 101** into conformance and facilitate the development of a partial 2nd Floor addition to the existing 1-story building of **O'Neill's Restaurant**, which is located at **64-21 53 Drive, in Maspeth**.