



Community Board No. 5

Borough of Queens
Ridgewood, Maspeth, Middle Village and Glendale
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Vincent Arcuri, Jr.
Chairperson

Gary Giordano
District Manager

12/3/2018
GG,DM

ZONING & LAND USE REVIEW COMMITTEE

Amended Meeting Notice

Date : Monday, December 10, 2018 (7:00PM)
Place: 61-23 Myrtle Avenue Office of CB5Q

AGENDA

- 1) Discussion/Recommendation Re: BSA Cal. No.: 2018-156-BZ
This is IN THE MATTER OF AN Application to the N.Y. City Board of Standards and Appeals by Sheldon Lobel P.C., Attorneys At Law, on behalf of PSCH Cypress Ave. Housing Development Fund Corp., D/B/A WellLife Network, Inc., for a variance, under Sections 72-21, 24-111, 24-31/23-45, 24-521, 24-551 and 25-31/25-253 of the Zoning Resolution to permit the development of a six-story plus cellar 100% permanently affordable UG 3 non-profit residence with sleeping accommodations (supportive and affordable housing), with 66 units, at 80-97 Cypress Avenue (Block 3731/3732, Lot 65, and parts of lot 54 and lot 412), in Glendale, Queens, NY., in an R5 Zoning District. This is contrary to ZR Section 24-111 (floor area and FAR), 24-31/23-45 (front yard), 24-521/24-551 (height and setback) and 25-31/25-253 (parking). According to this Application, WellLife Network proposes to develop a 66 unit Intergenerational Residence to:
 - Provide supportive housing units for homeless or at-risk individuals, young adults or families with children, where one adult household member has serious mental illness or another disabling condition. (20 apartments)
 - Provide supportive housing units for senior citizens who are homeless or at risk of homelessness, and also have a disabling condition. (20 apartments)
 - The remaining affordable housing units would be designated for individuals from the community who meet low-income eligibility criteria. (26 apartments)

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COMMUNITY BOARD 5, QUEENS
Zoning and Land Use Review Committee
Meeting Notice & Agenda for
Monday, December 10, 2018 (7:00pm)

- 2) Discussion/Recommendation Re: BSA Cal. No. 58-30-BZ
This is IN THE MATTER OF an Application to the NYC Board of Standards and Appeals by Nasir J. Kanzada, PE, on behalf of Manny Kumar, owner of record, to allow the alteration of an existing gas station for the installation of a new canopy, legalization of a convenience store and legalization of a dispenser arrangement, and to waive the rules of practice and procedure for the gas station at 73-13 Cooper Avenue in Glendale, Queens, NY (Block: 3691, Lot 19), in an R4 Zoning District. This site was first granted a variance in 1930, on Cooper Avenue at the NW corner of 73 Place.
- 3) Update on Ridgewood Rezoning Proposal.
- 4) Update for O'Neill's Area Rezoning.
- 5) Other Issues