



Vincent Arcuri, Jr.
Chairperson

Community Board No. 5

Borough of Queens
Ridgewood, Maspeth, Middle Village and Glendale
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Gary Giordano
District Manager

11/5/2018
GG, DM

PUBLIC HEARING NOTICES & BOARD MEETING NOTICE

Date : Wednesday, November 14, 2018 (7:30PM)
Place: Christ the King High School Cafeteria
68-02 Metropolitan Avenue in Middle Village, NY 11379

AGENDA

7:30pm Salute to the Flag

7:35pm **PUBLIC HEARING Re: BSA Cal. No. 58-30-BZ**

IN THE MATTER OF AN Application to the N.Y.C 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, N.Y. (Block: 3691, Lot 19), in an R4 Zoning District. This site was first granted a variance in 1930, on Cooper Avenue at the Northwest corner of 73 Place.

7:50pm **PUBLIC HEARING Re: BSA Cal. No.: 2018-156-BZ**

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). This is currently the site of an abandoned multi-story, gray 3-story building. 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
Public Hearing Notices and Board Meeting Notice
for Wednesday, November 14, 2018 (7:30pm)
at Christ the King High School Cafeteria

8:30pm **Public Forum**

8:50pm **Chairperson's Report** - Vincent Arcuri
(Including: Review of Minutes of the Oct. 10th Meeting, Review of Applications for the Sale of Alcoholic Beverages Locally & Review of Building Demolition Notices)

9:10pm **District Manager's Report** - Gary Giordano

9:15pm **Committee Reports**
Zoning and Land Use Review
Parks Services
Public Safety Services
Transportation Services & Public Transit Services
Other Committee Reports

9:40pm **Old and New Business**