



# Community Board No. 5

Borough of Queens  
Ridgewood, Maspeth, Middle Village and Glendale  
61-23 Myrtle Avenue • Glendale, NY 11385  
(718) 366-1834  
Fax (718) 417-5799  
E-mail: qnscb5@nyc.rr.com



Vincent Arcuri, Jr.  
Chairperson

Gary Giordano  
District Manager

11/2/2018  
GG,DM

## ZONING & LAND USE REVIEW COMMITTEE

### Meeting Notice

Date : Monday, November 5, 2018 (7:00PM)  
Place: 61-23 Myrtle Avenue Office of CB5Q

### AGENDA

- 1) Presentation/Discussion Re: N.Y. City Landmarks Preservation Issues for the Stoop Renovation at 58-23 70 Avenue in Ridgewood, Queens.
- 2) Presentation/Discussion Re: N.Y. City Landmarks Preservation Issues for Windows Replacement at 60-38 70 Avenue in Ridgewood, Queens.
- 3) Presentation/Discussion 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)
- 4) Other Issues