



Chairman, Alvin Warshaviak

The City of New York
Borough of Queens

Community Board 8
197-15 Hillside Avenue
Hollis, NY 11423-2126
Telephone: (718) 264-7895
Fax: (718) 264-7910
Qn08@cb.nyc.gov
www.nyc.gov/queenscb8



District Manager, Marie Adam-Ovide

Public Hearing: **BSA Calendar No. 86-13 BZ**
65-43 171st Street
Flushing, New York 11365

Date: **Monday, April 22, 2013 – 7:30 p.m.**

Place: **Hillside Manor**
188-11 Hillside Avenue
Hollis, NY 11423

Attendance: **Steve Konigsberg - Zoning Chairperson**
Dr. Allen Bennett
Maria DeInnocentiis
James Gallagher, Jr.
Marc A. Haken
Tami Hirsch
Tammy Osherov
Eric Palatnik, Attorney
Ian Hegarty, representing City Planning

Purpose of Meeting

Application for a special permit, pursuant to Section 73-621 of the Zoning Resolution, to permit, in an R2 zoning district, the enlargement of an existing one family dwelling which will not provide the required open space ratio, and which exceeds the maximum permitted floor area.

Zoning Chairperson, Steve Konigsberg called the meeting to order at 7:30 p.m. There were seven (7) Board Members present; therefore, we did have a quorum. Mr. Konigsberg announced that the full Community Board will be voting on this issue on Wednesday, May 8, 2013. The Board Meeting will be held at 7:30 p.m. at the Hillcrest Jewish Center located at 183-02 Union Turnpike.

Mr. Konigsberg introduced Eric Palatnik, representing the property owner, Mr. Yefirm Portnov.

- This is a special application, pursuant to Section 73-621 of the Zoning Resolution. The applicant is seeking permission to enlarge the existing one-story home in a R2 zoning district. They are seeking to add an additional story on top of the existing home.
- The footprint of the home will stay the same. We are taking what is there and will build up to a two story home. When it is done, it will be 30 feet tall, two-story plus an attic. The attic will have a pull-down ladder.

- A special permit is required as these changes add an additional 787 square feet of floor area to the existing home resulting in a structure containing 2,020 sq. ft of floor area which is 10%, or 20 sq. ft. beyond the permitted floor area of 2,000 sq. ft.
- The special permit is also required as the proposed enlargement will decrease the existing open space ratio to 135% which is less than the 150% open space ratio required in the R2 zoning district.

Board Member's Questions and Comments

Mark A. Haken asked for an explanation of an "Open Space Ratio". Answer: Open space ratio is a mathematical calculation of the floor area and the lot coverage of the home. It tells you how much open space you are supposed to have on the property. By adding the additional floor area, it changes the computation of the open space, even though we are not taking up any additional footprint on the property.

Dr. Allen Bennett asked how many stories are the homes on each side of the property. Answer: The house to the right is two-story tall and the house to the left is one-story tall. There are two homes across the street that are two-story.

Maria DeInnocentiis: In your proposed front and rear end elevation drawings, you show a window in the back, a window on the side and a window in the front in the attic. If that is being accessed by a drop-down ladder, why do you have three windows up there? Answer: It is for decorative and for light purposes. It adds to the beauty and to the aesthetics of the home.
How high is the attic from the second floor to the top of the attic? Answer: Approximately 7' 6" at its highest point.

Mark A. Haken asked if the attic was going to be used for storage space. Answer: Yes.
Will there be any change in foundation walls? Answer: No.

Public Participation

Bill Anellon is concerned that many of the homes in the neighborhood do not aesthetically fit with the rest of the homes. They look out of place. He is also concerned with the property being rented for three years. The neighbors are afraid of more rentals. People are not taking care of the properties.

Jim DeBonet visited the neighborhood yesterday. The people in the community had no idea of what was going on with the expansion of the house. Members of the community have no problems if they want to raise the house as long as the footprint of the home remains the same.

Rob Agnello is concerned with the height of the house and the sun blocking the neighbor's house for most of the day.

Ross Agnello was under the wrong impression that this home was going to build and extend out. He understands now that they are keeping the same footprint.

Motion

Marc A. Haken made a motion to approve BSA Cal. #: 86-13 BZ, 65-43 171st Street, seconded by Dr. Allen Bennett.

Discussion

Dr. Bennett asked what is the height of the home next to it. Answer: The house next door is about 28 feet high and the proposed home will be 30 feet high.

Maria DeInnocentiis inquired about the little side porch. Are you going to square of the house to include the side porch? Answer: Yes.

Maria DeInnocentiis: So that makes the house pretty much 25 x 50 sq. ft. If you double that, it is 2,500 sq. ft. not the proposed 2,020 sq. ft. Answer: Not every space within the home is going to be built on the second floor. If you look at the plans, the whole space on the 2nd floor is not going to be utilized.

Where will the staircase be? Answer: The pull down staircase will be from the hallway on the second floor near the bedrooms.

Vote: 7 in favor, 0 opposed 0 abstained

Board Members who were in favor of BSA Calendar No. 86-13 BZ were:

Steve Konigsberg, Dr. Allen Bennett, Maria DeInnocentiis, James Gallagher, Marc A. Haken, Tami Hirsch and Tammy Osherov.

Adjournment:

This public hearing adjourned at 7:50 p.m.

Respectfully submitted by Barbara McKeon, CB8 Staff Member

April 23, 2013