



Donovan Richards
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Community Board No. 2

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Anatole Ashraf
Chairperson
Debra Markell Kleinert
District Manager

October 13, 2024

Honorable Shampa Chanda
Chair
Board of Standards and Appeals
22 Read Street, FL 1
New York, New York 10007

RE: BSA Application – 58-02 Northern Boulevard, Queens, NY
Block Number 1182, Lot 40
Calendar Number 2024-19-BZ

Dear Chair Chanda:

On October 10, 2024, Community Board 2 held a public hearing concerning BSA Application for 58-02 Northern Boulevard, Queens, NY, Block Number 1182, Lot 40, Calendar Number 2024-19-BZ.

At that meeting with a quorum present, a motion was made and seconded to oppose the application. The vote was (32) thirty-two in favor of the motion; (0) none opposed and (0) no abstentions.

Our board's decision was based on several key factors: 1) Consistency with previous decisions: This recommendation aligns with our board's prior rejection of a similar rezoning request for this site two years ago. 2) Ongoing community planning: The proposal conflicts with the ongoing "Heart of the District" planning process for Northern Boulevard, which envisions a different future for this corridor. 3) Housing needs: Our district has a pressing need for housing, particularly affordable housing. We believe this R5-zoned site should be preserved for potential residential development. 4) Traffic and pedestrian safety concerns: Given the high rate of traffic injuries in our district, we have reservations about introducing additional auto-related businesses to this area. 5) Community vision: The proposal does not align with our board's long-term vision for Northern Boulevard, which prioritizes residential development and safer streets over auto-centric businesses.

We acknowledge the applicant's arguments regarding the five findings required for a BSA variance, however we disagree with the finding that the hardship was not self-created, in that the applicant purchased the property knowing full well that it was not zoned for the use that they intended. Overall, our board does not believe that the public interest is best served by granting this variance.

Please contact CB 2 if you have any questions.

Sincerely,



Debra Markell Kleinert
District Manager, Community Board 2

DMK/mag

cc: Honorable Grace Meng, US Congress
Honorable Nydia M. Velazquez, US Congress
Honorable Michael Gianaris, NY State Senate
Honorable Kristen Gonzalez, NY State Senate
Honorable Jessica Ramos, NY State Senate
Honorable Juan Ardila, NYS Assembly
Honorable Jessica Gonzalez-Rojas, NYS Assembly
Honorable Zohran Mamdani, NYS Assembly
Honorable Steven Raga, NYS Assembly
Honorable Robert Holden, NYC Council Member
Honorable Shekar Krishnan, NYC Council Member
Honorable Julie Won, NYC Council Member
Honorable Donovan Richards, Queens Borough President
Gjela Prenga, BSA
Sandy Anagnostou, Caliendo Architects
Anatole Ashraf, Chairperson, Community Board
Christine Hunter, Chair, Community Board 2
Prameet Kumar, Vice Chair, Community Board 2