



COMMUNITY BOARD # 4Q

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Christian Cassagnol
District Manager

February 11, 2014

PUBLIC HEARING

DATE: TUESDAY, FEBRUARY 11, 2014

TIME: 7:00 P.M.

PLACE; FLANDERS FIELD VFW POST #150
51-11 108 STREET
CORONA, NY 11368

SUBJECT: BSA Cal No. #272-13 BZ

In the Matter Of An Application submitted by 78-14 Roosevelt LLC represented by Rothkrug Rothkrug & Spector LLC For Special Permit pursuant to 73-76 ZR to permit a physical culture establishment within portions of an existing commercial building located at 78-02/14 Roosevelt Avenue aka 40-01 78th Street, aka 40-02 79th Street s/s/o Roosevelt Avenue. (Note: PCE will be located completely within C2-3 zoning district).

Chairperson Louis Walker opened the Public Hearing at 7:10 p.m. He read the subject matter into the record and informed the Board no representation from the applicant will be present tonight.

District Manager Cassagnol took the attendance. A quorum was present.

Since there was no representation from the Applicant/Owner, Chairperson Walker reported Blink Fitness will operate from 5 a.m. to either 11 p.m./Midnight, Monday through Friday. Weekend hours will be reduced slightly. Seven days per week. The facility will encompass the second floor/22,000 sq. ft. A small entrance is located on the first floor to reach the PCE. The lobby will provide an elevator and stairs to the second floor.

Board Member Lucy Schilero inquired why the permit is necessary. ULURP/Zoning Committee Chair Miriam Levenson replied it is zoned for different zoning than what this would be. The present building is not zoned for this type of operation.

Chairperson Walker noted it is an existing commercial building, but not zoned for this type of operation, adding a gym was located there before in almost the same location.

Next, Board Member Schilero asked how many people would be served necessitating the need for a Special Permit.

At this point, District Manager Cassagnol reiterated there would be no representation from the applicant. The applicant had requested the Board Chair to make the report.

Board Member Al Perna inquired how can the Board make a decision to change the zoning without information from the applicant.

Board Member Sandra Munoz inquired if alcohol would be served. The response was no.

ULURP/Zoning Committee Chair Miriam Levenson reported it is not a change of zoning; it is a variance. Since this is a BSA matter, the applicant had made a presentation on February 4 before the Board's ULURP/Zoning Committee.

Discussion ensued about the absence of the applicant at tonight's meeting. It was noted, however, the applicant's representative had called the Board office this morning to say he could not attend the Board's Public Hearing tonight.

Board Member Al Perna made a motion, seconded by Board Member Alirio Orduna, to **table** the matter. Board members brought up the fact it was disrespectful the applicant did not appear.

At this point, ULURP Chair Miriam Levenson reported the application is in the process since the applicant had already made the presentation. By the time the Board meets again in March, the application will be passed.

Board Chair Louis Walker stated the application will be before the BSA on February 25.

ULURP/Zoning Committee Chair Levenson stated the Committee approved the application for the reasons it would be quiet (unlike a bar) and it promotes physical fitness to maintain a healthy lifestyle.

Board Member Al Perna asked about parking requirements. ULURP/Zoning Committee Chair Miriam Levenson responded no accessory parking was required. Roosevelt Avenue includes metered parking on both sides, and there are existing parking lots across the street from the premises. It is also anticipated the majority of patrons will walk or take the train to the facility.

Board Member Sandra Munoz questioned since the applicant had made a presentation before the ULURP/Zoning Committee why can't the attendees of that Committee meeting answer the Board's questions, comparing this scenario to when Public Safety Chair Lucy Schilero presents her report and the applicants are not in attendance.

If someone can make the report, there may be enough information for the Board to vote on the Special Permit, stated Board Member Munoz. It was noted Chair Walker had attended the ULURP/Zoning meeting.

Chairperson Louis Walker responded he is not prepared to answer questions.

Discussion followed. Board Member Lucy Schilero pointed out a Public Hearing was called and the Board members were present to hear information and vote on the application.

At this point, Chairperson Louis Walker called for a vote on the motion on the floor made by Board Member Al Perna and seconded by Board Member Alirio Orduna to table the application. By a voice vote, the Board voted 21 in favor, 0 opposed, and 2 abstentions. Motion passed.

As a matter of clarification, Chairperson Louis Walker informed the Board if the application is tabled and the applicant proceeds with the application process, the Board will not get another chance to hear from the applicant nor take a vote on it.

District Manager Cassagnol reported tabling the application means we are delaying it. By the Board not voting tonight, it will be taken as a no vote.

More discussion followed.

Board Member Priscilla Carrow added since the Board does not know too much about the application and agreed to table it. The Board cannot vote on an issue it does not know anything about.

Since there were no other questions or comments, Chairperson Louis Walker closed the Public Hearing at 7:25 p.m.

The regular monthly meeting of the Board immediately followed.