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The Newsletter of the DCA

DCA Telephone: (917) 862-3286

DCA Website: www.dougcivic.org

Jan 2008

BSA Hearing

Tuesday, February 5, 2008 – 1:30 PM

At 40 Rector Street, Manhattan

Topic

Proposed Apartment Building

TOPIC

For several years, DCA has had discussions with a developer who proposes to build an apartment building at the northwest corner of Northern Boulevard and Douglaston Parkway. This location is presently occupied by an auto repair shop and parking lot.

The proposal requires a variance since the location is presently zoned for R1-2, meaning one family houses.

The developer has made presentations to the membership at DCA board meetings and at a public meeting. At these presentations, the reaction of the membership has been overwhelming opposition.

At a BSA hearing in September 2007, Board of Standards and Appeals (BSA) rejected the proposed design. Since then, the developer has redesigned the building by eliminating one floor of apartments and one floor of parking. The new design is a four-story building with 32 apartment units and one floor of parking with 34 spaces.

The Association continues to oppose the proposal on the grounds that the building is too large and the intersection is too congested. If this variance is granted, it would open the way for more property along Northern Boulevard to be redeveloped into apartment buildings.

DCA will provide free transportation to and from the BSA hearing. The details for transportation are described below.

To travel to the hearing using free transportation, contact DCA by any of the following means listed here:

- Come to the DCA public meeting at 8 PM on Tuesday, January 29 at the Community Church of Douglaston.
- Call DCA at (917) 862-3286. Leave a message in the voice mail.
- Send an e-mail to DCA at www.dougcivic.org.

Please provide your name, your telephone number and the number of people who will accompany you.

TRANSPORTATION

We will need a strong show of opposition to the proposal at the BSA hearing. DCA is asking you to attend the hearing on Tuesday, February 5. To make it easier to attend, we will hire a bus to provide transportation to and from the hearing. The location of the hearing is 40 Rector Street in Manhattan on the 6th floor. The hearings will start at 1:30PM.

The bus will leave the Zion Episcopal parking lot at 12 noon. The lot is located at 44th Avenue and 234th Street. After the hearing the bus will return to the same location.

BSA HEARING

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