



The Official Publication of The Bellerose Commonwealth Civic Association

April 2005, Volume 22 Number 04

Website: www.bcca-nyc.com

E-Mail: Belleroseunited@yahoo.com

Meets the first Thursday of the month at The Holy Trinity Lutheran Church, 8PM. All Bellerose residents are welcome to attend.

Blood Drive!

On Sunday May 1 at
the Holy Trinity
Lutheran Church from
1:00 to 6:00 P.M

PRESIDENT'S LETTER

By Patty Phelan

Well spring is here. It started off wonderful but Mother Nature still had to remind us of winter. We hope this will be the last reminder. I know everyone is anxious to get out and breathe some nice warm air and feel the sunshine. I know I am ready. I am also ready to start off our spring meetings with a bang and hope the warmer weather will mean better attendance. Last month was very well received. We thank our speaker, Mr. Hudak from the Department of Buildings. We have a lot to offer our community and hope to see you at the meetings.

ZONING PART III

By - Richard C. Hellenbrecht

I ended last month's installment by mentioning that future topics would include decision making processes for zoning, building permits and appeals. Next month we will try to put all of these topics together and discuss appropriate expandability vs. overdevelopment ("McMansions"). We hope to answer the question in April why we are now seeing all of these huge houses and what, if anything can be done about it. Here goes.

Decision making process for zoning and variances

- Owner and Civics
- A home-owner dreams of and decides to enlarge his/her home.
- The owner contacts an architect (RA) or engineer (PE) to design and file plans with the Department of Buildings (DOB).
- The DOB will examine the plans to determine whether they meet the existing zoning requirements. Occasionally, the RA or PE may "professionally certify" the documents as discussed last month.

Continued on Page 2

ANNOUNCEMENT

A MEETING OF THE MEMBERS
OF
THE
BELLEROSE COMMONWEALTH
CIVIC ASSOCIATION



WILL BE HELD ON THURSDAY

07-APRIL-2005

8:00PM AT THE

HOLY TRINITY LUTHERAN CHURCH
ON 246-55 87TH AVENUE

(LOCATED ON COMMONWEALTH)

LIGHT REFRESHMENTS TO BE SERVED.

ALL RESIDENTS OF BELLEROSE ARE
WELCOME.

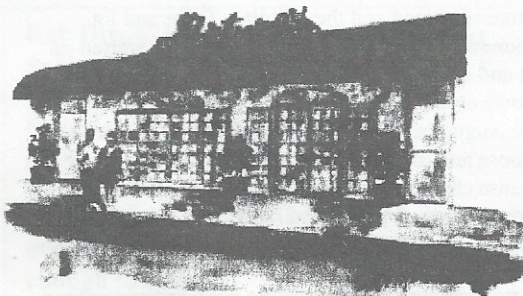
Winter Membership Drive!

Become a contributing member of your Civic Association today! Your help allows us to work on community projects, publish a Newsletter, and keeps our community safe and strong.

See Page 3 for membership details! Thank you!

BLOOD DRIVE:

The BCCA is working together with the Long Island Blood Center to have a blood drive on Sunday May 1. The Time will be from 1:00 to 6:00 P.M. at the Holy Trinity Church. If you are able to donate, please find it in your hearts and schedule to help out the Blood Center. They are at an all time low of blood supply and need you help!!



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Decision making process for zoning and variances from page 1

- If the plan is self certified or DOB examiners issue a permit, the building will built or expanded without any further review or approvals.
- Civic associations and individuals will act on behalf of the community's interest and will carefully monitor the construction to ensure that the building appears consistent to local zoning. If variations appear, the association may file a complaint.
- **Community Board**
 - The Community Boards (CBs) are city government agencies responsible to collect community opinion, represent the community's interest and advise decision makers on various issues. The CBs are an integral part of zoning. CBs help enforce zoning code by handling community complaints and serving as a sounding board on zoning-related issues. The 59 CBs participate in the official process to complete a new zone or rezoning - called Urban Land Use Review Process (ULURP). CBs may propose a zone change and work with City Planning and the local community, or it may work with the community to conduct the necessary land use and environmental studies. The CB will ultimately hold a public hearing in the local area and file a formal recommendation with City Planning for zoning changes or the Board of Standards and Appeals for variances and special permits.
- **Board of Standards & Appeals**
 - While the BSA has no direct role in zoning, that Board is the ultimate decision maker on variances. The BSA resolves disputes over the zoning resolution and interpretations of the code and thus has a significant impact on future interpretation and implementation of the code. Local residents, civic organizations and other interested parties can often be found arguing their positions before

the BSA at the Board's regular Tuesday afternoon public hearings.

- **City Planning Department/Commission**
 - The CPD has staff responsible for the overall integrity of the zoning resolution and to conduct the necessary studies to ensure appropriate land use policies. The CPC is an appointed board of planners, architects, etc. with the ultimate decision-making power over zoning. Recall, however, that the Department of Buildings has the responsibility to interpret and enforce the Building Code.
- **City Council**
 - The Council has the final role to adopt any zoning change by vote of its members, but it has no responsibility in any action of the Board of Standards and Appeals. There is currently proposed legislation that would allow the Council to "call up" BSA decisions to ensure justifiability of the decision based on the facts presented.

PERSISTENCE WORKS

By: Richard C. Hellenbrecht

Thanks to the persistent work and dozens of letters and phone calls over three years by Angela and Mike Augugliaro of Queens Colony Civic Association and Rich Hellenbrecht at the community board, a bight in the neighborhood has finally been addressed. Almost everyone in Bellerose has seen the boarded up house on 249th Street near Frozen Cup. Several years ago Angela noticed that the house was being worked on and checked the permits. Angela noticed that the construction was different than what was called for in the Buildings Department permit (www.nyc.gov/buildings) and was substantially larger than approved. The owner or builder then walked off the job and left the house and lot to disrepair. Dozens of calls and letter, and the support of Senator Padavan and others to the Buildings Department were fruitless. The biggest problem was an extension out the front of the building, which was ruled by Buildings to be in violation of the permit, but the skeleton of the structure remained and the building, fence and lot deteriorated. A few weeks ago, the builder started up again and quickly on a Sunday put side walls and windows on the illegal front extension. Immediate calls by the Augugliaros resulted in inspectors responding to the house and the extension was removed. We hope that the house can now be completed and occupied and become a pleasant part of the neighborhood again.



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To include your event in the Bellerose Classifieds, fill out and mail the form blow with your check.

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Email: _____

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The deadline to place the Classified Ad is the 15th of every month.

Please make checks payable to BCCA and mail to

BelleroseCommonwealthCivicAssociation
(re: Classifieds), P.O. BOX 260225,

Bellerose, NY 11426

Please note: The Bellerose Commonwealth Classifieds is for individuals who wish sell to something and have no formal business frontage.

Businesses are advertised in the separate section in our newsletter.

2005 BCCA Membership Form

Name(s): _____

Address: _____

City: _____

State: _____ Zip: _____

Phone: _____

E-mail: _____

(Contact information is not shared.)

Suggestions, issues and/or committees of interest:

_____ Residents \$5 per household

Dues are not tax deductible.

Checks payable to: BCCA.

Mail to: BCCA Treasurer
P.O. Box 260225
Bellerose, NY 11426

New Bellerose Classifieds

Do You Have a Skill or Service to Market? Get the Word Out Locally.

Child sitter? Dog walker? Writer? Organizer? Quite a few requests for information about local people who have skills or services to offer in the neighborhood have been received by the BCCA. In response, we're introducing the "Bellerose Classifieds"— a Monthly section in the newsletter that will list services available from Bellerose residents, along with contact information. List yourself and your skill or service in the monthly newsletter for \$10 a Month. To be listed, Fill out the Classifieds Form and mail it in before the monthly deadline. See classified form on page 3.

EARN COMMUNITY SERVICE CREDIT

Attention all students of Bellerose. Earn you community Service Credit in you neighborhood by distributing newsletters or volunteering with other local activities. If you can help, please contact Patty Phelan 718 753-5374 as soon as possible.

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WELCOME TO THE NEIGHBORHOOD

The BCCA would like to welcome our new neighbors on 87th Ave near Commonwealth Blvd. If you are new to the neighborhood please let us know. Attending our monthly meetings is a great way to get to know your neighbors and Bellerose.

THANK YOU TO OUR NEW BLOCK CAPTAINS

The BCCA wants to say thank you to our new Block Captains. Jim, Annette and Astrid. We encourage more residents to become Block Captains. Please contact the BCCA using the enclosed form if you are interested.

NOTE TO ALL BLOCK CAPTAINS

Dues will no longer need to be collected by the block captains. In an effort to save money, we are implementing a new system to collect dues. In the October 2005 newsletter will be a notice that annual membership is taking place. An envelope will be provided for return. Please try to attend our meetings for this update.

THANK YOU TO OUR STUDENTS.

We have received many calls from students looking to help out their community and earn school credit in the meantime. Keep the calls coming!

WEB MASTER

Are you good with computers? Do you know your way around websites and know about editing? The BCCA is looking for someone to help with our website and newsletter. This can also be applied to school credit for students. If you are interested please contact Patty Phelan at 718-753-5374.

KING KULLEN DENIES BELLEROSE SITE PLANS

Rumors have been hot and heavy about King Kullen selecting the Bellerose Lanes site for its newest store. Employees of the bowling alley have confirmed that the last day of bowling will be May 27, 2005. However, rampant rumors of a King Kullen market are incorrect.

Following the lead of the Bellerose Business District, Rich Hellenbrecht, Chair of Community Board 13 called the head of real estate for the grocery retailer. The executive confirmed that indeed they had been approached about the site, but upon looking into the location and access they decided it was not an appropriate site for them.

The V.P. was very positive about the area, but recognized traffic issues and proximity to the King Kullen in New Hyde Park. Other rumors have popped up about other grocery markets or retail stores, but no believable information has been received yet. The Community Board and business district will continue to investigate and hopefully report at the next meeting. We are most concerned about the loss of the bowling alley because it is among the only recreational locations nearby. In addition to individuals seeking a night out, and young couples dating, numerous leagues use Bellerose Lanes and many schools make field trips there. The nearest lanes are Strikes on Union Turnpike near Lakeville Road and another alley out on Jericho Turnpike in Mineola - definitely a long walk!

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John Reh

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DIRECTORS

(term expires 12/31/06)

Neal Beckman

James Delaney

Richard Hellenbrecht

Lourdes Hartrick

Local Events Calendar

P.S. 133 P.T.A. is sponsoring this course on April 7 and April 14 from 6:30 - 9:30pm. The cost is \$40 (\$35 for senior citizens). Space is limited. To sign up, please contact Barbara Dorcean at 917-601-0521 **as soon as possible**. Refreshments will be served.

Classifieds /Service

Miss Alexis de Loutsky

Dog walker, Shovel snow, Writer
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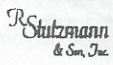
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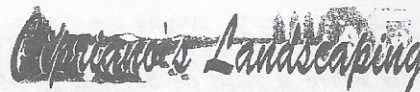


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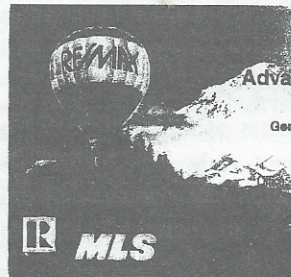
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