
From: Dana Gong <dana76mui@gmail.com>
Sent: Tuesday, June 27, 2023 7:47 PM
To: Land Use Testimony
Subject: [EXTERNAL] Support for 43rd Avenue demapping

To Whom It May Concern

I am a neighbor and I welcome the demapping

Dana Gong
43rd Ave
Bayisde, NY 11361

43rd Avenue
Bayside, NY 11361-2617
June 8, 2023

To the Subcommittee on Zoning and Franchises:

My name is Henry Euler and I am writing as a concerned Bayside resident and a civic leader.

ULURP # 210323MMQ is an application that will attempt to legalize a retaining wall that was built on city property. The wall goes along the south side of 43rd Avenue in Bayside, Queens, from 222nd Street to 223rd Street past two corner properties. The applicant for one of the properties can not obtain a certificate of occupancy (c of o) for his home because his retaining wall is not on his own property. It was constructed on city owned property. I believe that he ultimately would like to purchase the city property up to and including where his wall is located so that he can obtain his c of o.

As a member of Queens Community Board 11, where this site is located, I attended the Zoning Committee Meeting on Feb. 16, 2023, as well as the full Board meeting on March 6, 2023. I also testified at the Queens Borough President's hearing on March 16, 2023 and the City Planning Commission hearing on April 24, 2023. I inspected the site prior to when these meetings occurred. (I am not representing my community board with this testimony.)

I noted how narrow 43rd Avenue is on this hill especially by the applicant's home by the retaining wall. The sidewalk also narrows, especially by the house by 223rd Street. Because the avenue has needed parking on both sides of the street, the two traffic lanes (one lane west, one lane east) are so narrow that vehicles coming through that section can not pass without one direction of traffic stopping to allow the other direction to pass unimpeded. It would seem to me that at some point in the future, the Department of Transportation (DOT) may choose to widen this stretch to allow better circulation of traffic. If the city land on which the retaining wall is currently standing is purchased by the applicant, widening the road would become more difficult to accomplish, because of the encumbrance of needing to take over part of the applicant's property. At the Zoning Committee meeting, it was decided that this section of 43rd Avenue, that sees plenty of traffic because of its use as a short cut around Northern Blvd., should be referred to our Transportation Committee for further consideration for a referral to the DOT.

During the previous meetings, a local resident, Mr. George Mihaltses, spoke regarding the site and the many problems and issues the community has had to face over the years with the construction of the applicant's retaining wall. Mr. Mihaltses is also a member of Queens Community Board 11. His comments about the history

of this retaining wall, and the community issues that came up over it, were unsettling to me. Also, the wall seems to be in poor condition in certain spots.

For myself, I can not understand why the company who installed the wall constructed it on city property illegally or why the applicant did not notice that the wall was not on his property while it was being built. I believe that the retaining wall should be moved back to both property owners' boundary lines so that it rests legally on their own property. I believe that granting this application would set a bad precedent and encourage other people to build walls on property that belongs to the City or even other residents, seemingly without consequences.

Apparently, Queens Community Board 11 felt the same way, unanimously opposing this application, 0 for to 39 against, with 2 stating present. I would hope that the Subcommittee will concur with this opinion.

Henry Euler

From: [Linda Rourke](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Support for 43rd Avenue Demapping
Date: Tuesday, June 13, 2023 10:34:31 PM

To whom it may concern:

I live at 222nd Street in Bayside NY. I am writing to support the application of my neighbor, Anthony Lim, for the demapping of a portion of 43rd Avenue between 222nd and 223rd Streets in Queens CD 11 in order to remove the encroachment of Mr. Lim's retaining wall in the mapped area. Mr. Lim has been my neighbor ever since I moved here 27 years ago and I believe him to be a responsible property owner who will maintain that retaining wall.

Sincerely,
Linda Chiu Rourke