

Queens
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PRESS
Estate
MARKETPLACE

**FORMER
BODY SHOP
TO BECOME
MEDICAL
FACILITY**

BY JON CRONIN, EDITOR

A two-story medical facility is being developed at the former site of Glendale's Central Auto Collision, Community Board 5 leaders said.

Mark Klich, a New York-based developer, is creating the medical facility at the site of the former auto repair shop, located at 64-25 Central Ave. in Glendale.

Gary Giordano, district manager for Community Board 5, said that although there are a few doctors' offices within two or three blocks of the site, there are no facilities

similar to the one being developed on Central Avenue.

He said that the developer would create office facilities for a general medical clinic on the second floor and a ground-floor parking lot with 21 parking spaces, rather than the 42 spaces that would typically be required for a building that size.

Thomas Gilbert, a park-



Rendering of the medical facility by Kris Kozlowski Architects

ing consultant for the developer, said that the building would be forced by city zoning to have more parking spots if it were a typical doctor's office. But since it is a medical facility, the developer is applying for a special permit to allow the site to operate with less parking.

He noted that the property does not have enough room to provide parking for an office building.

Gilbert said that he researched the impact that the parking situation at the site would have on the neighborhood and looked at other clinics to observe their parking needs.

"They're pretty minimal," he said.

Gilbert also looked into the peak hours of parking for such clinics and found that the surrounding Glendale neighborhood would provide "ample parking."

"Even if you go 10 blocks north, parking is more difficult," he said. "It's fairly

easy to park in this area."

He added that Wyckoff Heights Medical Center had been looking at the site for a possible outpatient center since that area is where many of their patients are located.

Gilbert noted that Wyckoff Heights Medical Center has two clinics, at 14-11 and 14-19 Myrtle Ave. in Brooklyn, and neither site has parking.

Vincent Arcuri, who is CB 5's chairman and sits on the Wyckoff Heights Medical Center's board of trust-

ees, said that a representative from the medical center inspected the property and hopes to open an outpatient center there if Wyckoff can get funding from the state for the venture. Arcuri added that the area would be perfect since it has the largest concentration of senior citizens in Queens.

The building was designed by Kris Kozlowski Architects in Brooklyn.

Reach Jon Cronin at 718-357-7400 x125, jcronin@queenstribune.com or [@JonathanScronin](https://twitter.com/JonathanScronin).



The site as it is now

PHOTO BY JON CRONIN

Queens Blvd. Has Become Development Central

BY JON CRONIN *Editor*

A section of Queens Boulevard near the Maspeth-Elmhurst border has recently become a hot spot for mixed-use development.

There are four new developments within three blocks of each other between 72nd Street and 69th Street. Three are almost finished and slated for mixed use. The fourth is the recent acquisition of the Entenmann's bakery outlet at 70-50 Queens Blvd. by the Manhattan-based Chetrit Group. The development company has yet to announce what it will do with the property.

Matt Fotis, senior managing director with the Marcus and Millichap real estate investment firm in Manhattan, brokered the deal for \$11.8 million. Fotis said that a private family had owned the building for decades and the property had only been on the market for a few months before Chetrit snatched it up.

He said that he has recently sold six properties near Queens Boulevard and eight within the past year.

"About half of those properties have been redeveloped," he said.

Fotis said that he recently sold a property at Broadway and 74th in Woodside that will soon house a Walgreens chain store.

"This sale is symbolic of how the boundaries are being pushed outside of Long Island City, Astoria and even Sunnyside," he said. "Investors view the border of Elmhurst and Woodside as a viable location to build new rental or condo product. The development market has definitely changed, but neighborhoods like these where developers predict growth in the next few years are being valued at less of a discount compared to more well-established neighborhoods. We received multiple offers from developers looking to build their first project in Queens."

Another reason developers are interested in the area is the access to the 7 train, with the Long Island Rail Road's Woodside stop just one mile away.

Next door to the outlet is a seven-story mixed-use building at 70-26 Queens Blvd., which is owned by 70-



PHOTO BY JON CRONIN

The development at 46-02 70th Street in Elmhurst

32 Queens Boulevard LLC and being constructed by Flushing's Hua Yang Inc., according to the city's Department of Buildings (DOB). The building is 66,627 square feet, 92 percent residential and 8 percent retail. It contains 69 residential units and two nonresidential units.

At 46-02 70th St., a little farther west on Queens Boulevard, is a nine-story mixed-use building. Plans for the site indicate that the building will have 74 apartment units, according to the DOB.

The building will have a 37-car underground garage, 74 apartments

and a 394-square-foot retail space on the ground floor. The building's residential component will take up 51,074 square feet, and each unit will average 690 square feet, according to *The Real Deal*. Xiaoke Tang's JJ Queens Development LLC is the developer, while Angelo and Anthony Ng's Architects' Studio of Maspeth designed it.

Across the street, a seven-story mixed-use building is nearly completed at 70-09 45th St. Last year, Flushing's Choi Yui Chan submitted an application to erect a 30-unit apartment building at the site. It will feature 24,299 square feet of residential space and 5,122 square feet of commercial space.

According to the website YIMBY, the property was divided before development into two lots with several one- and two-story mixed-use buildings and then purchased in two parts for \$3 million in total in 2013 and 2014. The building was also designed by Angelo and Anthony Ng's Architects' Studio.

Reach Jon Cronin at 718-357-7400 x125, jcronin@queenstribune.com or JonathanSCronin.com.

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Plans Approved For Nine-Story Flushing Health Center



Potential rendering of the Charles B. Wang Health Center facility, proposed on 40th Road in Flushing

PHOTO COURTESY OF CHARLES B. WANG HEALTH CENTER

BY JAMES FARRELL
Staff Writer

The Charles B. Wang Community Health Center filed plans on June 20 with the city's Department of Buildings for a nine-story health center in Flushing.

The facility, which would be located at 131-68 40th Rd.—next to the Skyview Center and across the street from the James A. Bland Public Housing—is listed as a community facility and is slated to take up 59,236 square feet and stand 137 feet high, according to the plans filed with the DOB. However, Lynn Sherman—executive vice president of finance, IT and capital projects with the Charles B. Wang Community Health Center—said that the exact renderings are not yet final. The project is being designed by architect Carol Karasek of Francis Cauffman.

The Charles B. Wang Community Health Center is a nonprofit and federally qualified health center that provides health services to all community members, regardless of their ability to pay. And while the organization's clientele predominantly hail from the borough's Asian community, the center is open to anyone in need of services. Currently, Charles B. Wang operates two locations in Flushing—one at 136-26 37th Ave. and another at 137-43 45th Ave.—as well as two locations in Manhattan. The facility is necessary to accommodate a growing population, Sherman said.

"We're kind of bursting at the seams," Sherman said, adding that it took six years to find the land neces-

sary for the facility. "We've been serving the Chinese American community for like 40 years and we're very much in tune with all the growth in Flushing."

The facility will offer dental, mental health, preventative, pediatric and primary care for all community members, especially those who can't afford those services otherwise. There will also be opportunities for health education.

"We're like one big doctor's office," Sherman said.

The new facility is being funded by a grant from the city's Economic Development Corporation, and has applied for grants from Queens Borough President Melinda Katz, Councilman Peter Koo (D-Flushing) and

the City Council as well as a couple of New York State grants.

Sherman also said that the Charles B. Wang Community Health Center is in the process of submitting an application for a variance with the Board of Standards and Appeals to reduce the number of parking spots required by the plot's C4-2 zoning designation.

"The number of parking spaces is really not buildable for the size of the land," she said. "You would need to build so many parking spaces that you'd end up building just a parking structure."

City records show that the Charles B. Wang Community Health Center purchased the property from an LLC known as Ventura Flushing for \$15

million in May 2016. The area currently houses the Elite Auto and Body Repair Shop and is next to a liquor store, which was not part of the purchase, according to Sherman.

The plans filed with the DOB were disapproved on July 5 since the paperwork was incomplete, according to a DOB spokesman.

"The reason the plans were disapproved was that you need to get a Department of Buildings objection, so that you can file [an application for a variance] with the [Board of Standards and Appeals], is my understanding," Sherman said.

Reach James Farrell at (718) 357-7400 x 127, jfarrell@queenstribune.com or @farrellj329.

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Improving Your Home On A Budget

BY STEVEN J. DIMARE

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Steven J. DiMare is the chief executive officer for Unified Window Systems, Inc.

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