

This article appeared in the Queens edition of the NY Daily News on Tuesday, August 2, 2005. A very positive article for Glen Oaks Village.

Weather: Partly cloudy, 92/70      QUEENS ★ CITY FINAL      Tuesday, August 2, 2005

# DAILY NEWS

YOUR NEIGHBORHOOD      QUEENS

## Co-op's out to raise roof

### Wants to add more space

BY DONALD BERTRAND  
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GLEN OAKS VILLAGE wants to raise the roof.

The 2,904-square-foot complex of two-story co-op garden apartments — home to about 10,000 residents — wants to be able to raise the roofs about 5 feet.

In effect, the move would allow owners of top-floor units to create more space by turning their attics into another floor. The complex was built in the late 1940s and the apartments are small.

"The objective is to be able to keep families in New York rather than moving out to Long Island," said Robert Friedrich, board president of Glen Oaks Village. "You have growing families here. You have two kids sleeping in one room. Two kids and parents sharing one bathroom."

"By raising the roof 5 feet you can reclaim already existing space and create a floor of livable space for the existing family," he added. "It would allow the two children to each have their own room and mom and dad to have their own bathroom."

The proposal requires approval from the city Board of Standards and Appeals.

"This is an innovative and creative idea that could keep growing families from moving to a new location outside the borough in their search for more space," said Borough President Helen Marshall.

"I think that this is a good idea that could even be contagious."

Richard Hellenbrecht, the chairman of Community Board 13 in eastern Queens, said, "This is strictly an attempt to provide more living space within the existing dwelling units so that people can have what everybody wants nowadays — a bathroom in the master bedroom."

"I do not think it is going to have any impact on the number of children in the local schools or an impact on parking in the surrounding neighborhood," Hellenbrecht added.

"Our co-op's philosophy is we are trying to make it as close to home ownership as possible without the headaches," said Friedrich. "That means that if you own the apartment, we are going to allow you to improve upon it. Where other co-ops say no, we say yes."

Co-op owners at Glen Oaks Village are allowed to put in skylights, decks, terraces and similar improvements, provided they meet certain specifications.

"What we are finding," Friedrich added, "is that when you unleash the power of people to make improvements in their own homes they do great things and it raises property values and keeps people here."

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KEN GOLDFIELD

Robert Friedrich, president of the Glen Oaks Village, points at roof of one of the buildings in Glen Oaks Village. The co-op wants to raise the height 5 feet.