

More Glen Oaks headroom

Co-op gets OK for 2nd-floor owners to create 3rd floor by raising roof

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A CITY AGENCY has given the residents of the sprawling Glen Oaks Village co-op permission to raise the roof.

The city Board of Standards and Appeals voted unanimously to approve a variance that gives the 112-acre co-op the right to raise the roofs on its 134 buildings by 5 feet.

The approval means that the owners of half of the 2,904 apartments in the complex — those on the second floor — will be able to add another floor to their apartments.

Glen Oaks Village was built from 1946-48.

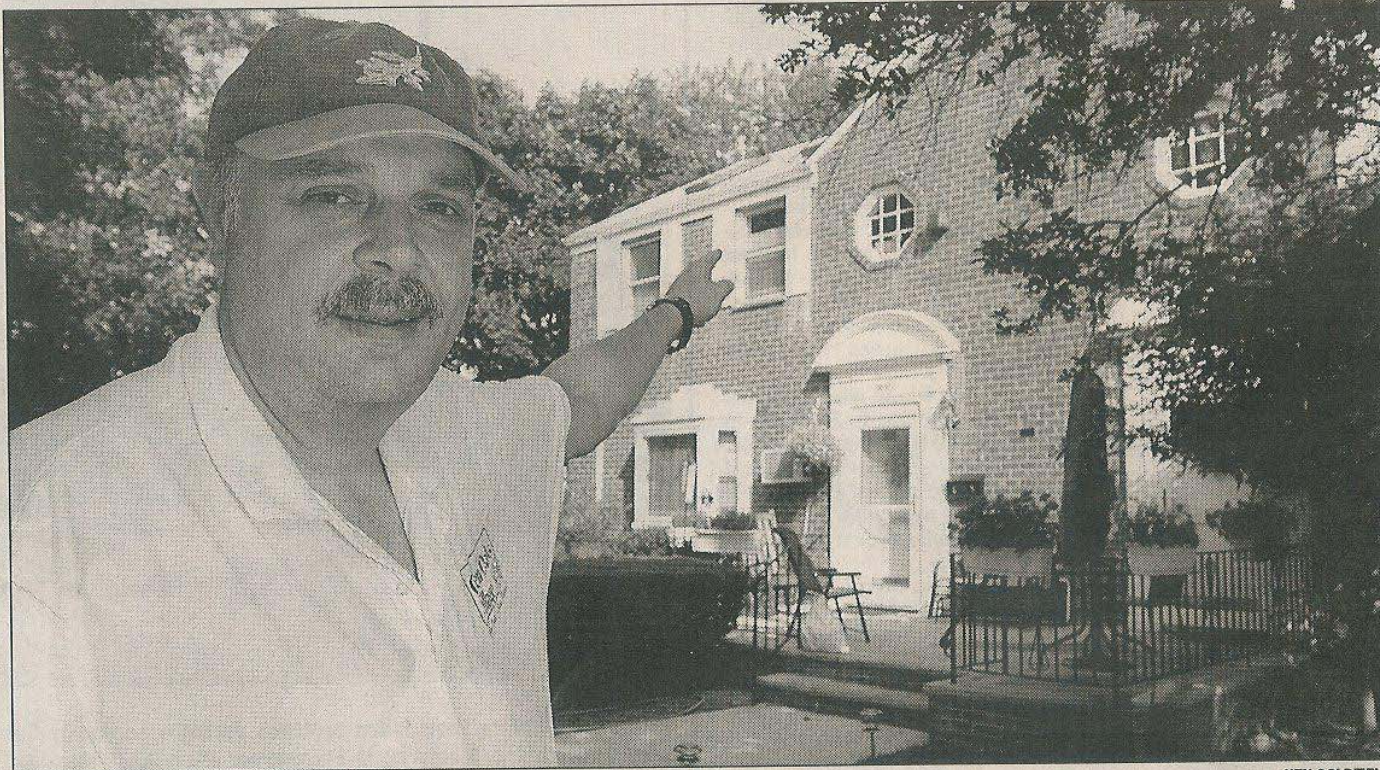
"In those days, residential housing was rather small, especially co-ops. They all had one bathroom and one or two small bedrooms," said Robert Friedrich, president of the co-op board.

Today, he said, families "want to stay — but they simply do not have the room."

As a result, he noted, such families have been leaving Glen Oaks and moving to the suburbs.

"What we are finding, because we are right on the border with Nassau County, when they have one or two kids they don't want to stuff everybody into one bedroom and then everybody has to share one bathroom," Friedrich said.

The Glen Oaks Village board decided about three years ago that allowing owners of second-floor units to build upward was one way to keep families in Glen Oaks.



KEN GOLDFIELD

Robert Friedrich of Glen Oaks Village Owners Inc. points to second-floor unit that the owner will be able to expand upward to create a dormered third floor now that owners have been given approval by city Board of Standards and Appeals.

"For us as a co-op you always want to maintain long-term residency. It is really the bedrock of a community," said Friedrich.

All the second floor apartments in Glen Oaks have attic space that is used only for storage, so getting a variance allowing the buildings to rise 5 feet

would make room for a few more bedrooms and an additional bathroom.

Friedrich estimated that the cost to an owner to put on an additional floor would be about \$150,000, a figure, he said, "that is a lot less than buying a new house."

The Glen Oaks Village board

also is in the process of allowing ground-floor owners to make use of basement space, providing it is suitable.

"Although they would not be able to use the basement as a bedroom, they could use it as a workout room, as a laundry room, a family room or an entertainment room," Friedrich said.

"What we are doing is very modest. We are not ripping down buildings and building McMansions," he said. "What we are trying to do in a very modest way is to take preexisting space and utilize it so people who live in this community have the space they need to improve their quality of life."

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