

= North Shore Towers =

The North Shore Towers and Country Club is a three @-@ building residential cooperative located in the Floral Park neighborhood in the New York City borough of Queens , near the city 's border with Nassau County . The complex is located next to the Long Island Jewish Medical Center .

The three constituent residential buildings ? Amherst , Beaumont , and Coleridge Towers ? which sit on a 110 @-@ acre (45 ha) property , are some of the tallest structures in Queens with 34 floors each . The towers are constructed on the highest point of land in Queens , a hill located 258 feet (79 m) above sea level . This hill is part of the terminal moraine of the last glacial period . The North Shore Towers complex contains 1 @, @ 844 apartments ranging from studios to three @-@ bedroom apartments .

The North Shore Towers complex has an 18 @-@ hole golf course and its own power plant that produces electricity independent of local power companies . The community also has an indoor shopping concourse that connects the three residential buildings with 22 retail units , as well as fitness centers that include five swimming pools and five tennis courts . The North Shore Towers is the only gated residential community in New York with its own United States Postal Service zip code , 11005 .

= = History = =

The neighborhood where the North Shore Towers were built was a rural , unnamed section of Flushing , part of a 20 @, @ 000 @-@ acre (8 @, @ 100 ha) land grant to Massachusetts settlers . In 1923 , the Glen Oaks Golf Club was built , created on 167 acres (68 ha) purchased from William K. Vanderbilt II 's country estate . By 1971 , the golf course was replaced by the North Shore Towers . The North Shore Towers were constructed in Glen Oaks because of Queens 's lax zoning rules , which are less restrictive than those in Nassau and Suffolk Counties in Long Island . Some Glen Oaks residents , mostly single @-@ home dwellers , protested the construction of the North Shore Towers because they were afraid it would dominate the horizon . However , it was a highly anticipated " big Queens project " for most New Yorkers .

The North Shore Towers were originally built as rentals , but in 1985 a filing with the New York State Attorney General 's office sought to convert the complex into cooperative apartments . At the time , this was touted as the most expensive conversion in New York City ? s history . In 1987 , all but 150 units of the North Shore Towers complex were successfully converted to a co @-@ op under a noneviction plan .

The buildings are considered fireproof by the New York City Fire Department because partitions between individual units are designed to stop the spread of flames , also known as compartmentalization . This is evidenced by a 2004 fire caused by a cigarette , where no one was seriously injured because the fire was self @-@ contained .

In 2000 , a North Shore Towers resident noticed a zip code error when making an online purchase . After further investigation in 2001 , it was determined that the North Shore Towers was one of four zip codes that were mistakenly charged a Nassau County sales tax of 8 @. @ 5 % instead of the New York City sales tax of 8 @. @ 25 % because the zip codes cross the city line . Residents argued that New York City should receive their tax dollars and not Nassau County . This error was corrected by late 2001 .

= = = Energy independence = = =

The North Shore Towers complex has a self @-@ generating power plant that produces electricity independent of local power companies , which as of December 31 , 1996 had a 8 @. @ 9 megawatt capacity . This was noted during the New York City Blackout of 1977 when the entire city was without power but lights were still visible in the North Shore Towers . During the Northeast Blackout of 2003 , the North Shore Towers continued to produce electricity unaffected . This resulted in extensive media coverage on the co @-@ op 's self @-@ sufficiency with regard to energy . After

seeing this news coverage of North Shore Towers ' ability to produce power during the blackout , city tax collectors sent energy tax bills to North Shore Towers and the Penn South co @-@ op in Chelsea , Manhattan . The tax bills were for \$ 1 million each , representing unpaid fuel taxes going back 20 years . This was extremely controversial because both co @-@ ops produce their own power . Mayor Michael Bloomberg , Councilman David Weprin (D @-@ Queens) , then Councilwoman Christine Quinn (D @-@ Manhattan) , and other city officials worked towards settling the tax bills and removing future energy taxes for the co @-@ ops . Then Council Speaker Gifford Miller (D @-@ Manhattan) commented that such co @-@ ops " should be rewarded , not punished for providing their own energy . "

= = Description = =

= = = Amenities = = =

As a gated community and private country club , the North Shore Towers offers a variety of amenities for residents and guests . The on @-@ premises security is always present at the front gate guard booth and in the dispatch office . There are also security patrols 24 @-@ hours a day . The on @-@ site management company is Charles H. Greenthal Management Corp. , which also manages upscale residential buildings in Manhattan . Superintendents , maintenance staff , doormen , and concierge are staffed in each building 24 / 7 . The North Shore Towers has been described as " where the city meets the suburbs " , given its location at the eastern edge of Queens and its suburban feel . As of February 2011 , the average unit in the Towers sells for \$ 381 @,@ 099 .

The North Shore Towers Country Club offers several areas dedicated to recreational sport , including an 18 @-@ hole , par 70 private golf course , 5 tennis courts , basketball court , shuffleboard court , ping pong tables , billiards room , card rooms , and a clubhouse . The health club includes 5 indoor and outdoor pools , a 20 @-@ person jacuzzi , fully equipped gym with personal trainers , aerobics classes , saunas , steam rooms , lockers , and showers .

The three buildings that compose the North Shore Towers are connected by an indoor , underground arcade with 9 residential units and 7 staff residential rooms . This 27 @,@ 831 @-@ square @-@ foot (2 @,@ 585 @.@ 6 m2) mall includes a 460 @-@ seat movie theater , restaurant , bank branch , supermarket , dry cleaner , laundromat , fruit and flower shop , pharmacy , boutique , spa , beauty salon , golf pro shop , convention center with catering hall , videographer , library , art gallery , public lounge rooms , courtyard garden with snack bar , children ? s playground , dentist , and notary . North Shore Towers has three in @-@ house television channels and two monthly newspapers , the independently published Tower Times , and the North Shore Towers Courier . Complementary flu shots are given to residents each fall . Leisure and hobbies at the North Shore Towers also include " day and evening trips , cultural events , book clubs , walking clubs , photography clubs , gardening clubs , concerts , guest speaking events , and holiday dinner dances " , according to The New York Times . Many of the clubs are developed not by the board on the North Shore Towers , but by the residents themselves .

There is above ground parking and three levels of underground parking available , able to accommodate 2 @,@ 363 cars in a subterranean garage and 126 more spots above ground . A car wash , detail , and repair service is available to residents in the underground parking lot . The concierge service offers courtesy bus rides to local shopping destinations . Express buses to Manhattan leave regularly from the front of each of the three buildings .

= = = Board of Directors = = =

The North Shore Towers Board of Directors consists of nine directors , each elected for 2 @-@ year terms . Each of the three buildings at North Shore Towers has its own on @-@ site election district . Voting for both United States government elections and in @-@ house board elections are

done on the premises . North Shore Towers regularly contracts an outside election company for such occasions . The North Shore Towers has an annual budget of \$ 43 million . Their General Manager is Glen Kotowski and their Controller is Robert Serikstad , CPA . Those looking to live at the North Shore must be interviewed by the co @-@ op 's Board of Directors through a serious screening process .

= = = Notable visitors = = =

The North Shore Towers Political Action Committee frequently organizes events to show support for lawmakers and to raise awareness on a number of important issues . Politicians running for office often visit the North Shore Towers during their campaigns in an attempt to win the Jewish vote . Politicians who have campaigned and spoke at the North Shore Towers include U.S. Congressman Gary Ackerman , U.S. Senator Joe Lieberman , New York City Mayor Rudy Giuliani , U.S. Senator Hillary Clinton , New York City Mayor Michael Bloomberg , U.S. Senator Chuck Schumer , U.S. Congressman Anthony Weiner , State Comptroller Thomas DiNapoli , State Senator Frank Padavan , State Assemblywoman Ann @-@ Margaret Carrozza , New York City Councilman Mark Weprin , Speaker of the City Council Christine Quinn , New York City Comptroller William Thompson , New York City Finance Chairman Councilman David Weprin , New York City Commissioner of Finance Martha Stark , New York City Police Commissioner Raymond Kelly , and Nassau County Executive Thomas Suozzi .