



The City of New York

## Queens Community Board 11

Serving the Communities of Auburndale, Bayside, Douglaston, Hollis Hills  
Little Neck and Oakland Gardens  
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**Jerry Iannece** Chairperson / **Susan Seinfeld** District Manager

### COMMITTEE REPORT

TO: Little Neck Zoning Committee Members  
FROM: Joan Garippa and Allan Palzer, Co-Chairs  
Little Neck Zoning Committee  
RE: BSA Cal No. 339-12 BZ  
252-29 Northern Blvd.  
Former Scobee Diner  
DATE: April 18, 2013

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On Wednesday, April 17, 2013 the Little Neck Zoning Committee convened to review the above-referred application. Committee members present were the co-chairs, Joan Garippa and Allan Palzer, Laura James, Gordon Keit and Chris Petallides; also present were Susan Seinfeld, District Manager, Josh Rinesmith, attorney for the applicant, Afshin Hedvat of Lion Bee Equities, (the applicant), six Little Neck residents and three adjacent business owners.

The application to the Board of Standards seeks a variance to permit accessory parking for an as-of-right commercial building in a lot zoned C2-1 and R2A. The commercial overlay zone is 100' deep and the rest, which currently is a parking lot, is zoned R2A. The commercial overlay had been 150' deep before the rezoning of Douglaston and Little Neck in 2006. The proposed parking lot area lies in the R2A zone, representing 35% of the lot, and therefore requires a variance. Seventeen parking spaces are being provided as required pursuant to the Zoning Resolution.

Lion Bee Equities is a contract-vendee for one of two parcels where a vacant building the former Scobee Diner is situated. Only one of the parcels is proposed to be purchased by the applicant. The other parcel is owned by Risa Greenberg Chain, attorney for Greenberg and Hofstein, P.C. The proposed development site frontage is 85' on the north side of Northern Boulevard and 172' on the west side of Little Neck Parkway. The developer plans to demolish the existing structure and build a two story commercial building.

The applicant has identified two prospective occupants, a bank for the first floor and a dentist for the 2<sup>nd</sup> floor which is classified as a community facility. Accessory parking will be accessed using 2 lanes from Little Neck Parkway and vehicles will only be allowed to exit onto Northern Boulevard. There is a drive-through window planned for the bank with one of two lanes exiting onto Northern Blvd. Parking for the site will be

fenced, separating parking provided for tenants and customers of the other stores fronting Northern Boulevard. Customers for those locations will enter and exit the separate driveway cut which is on Little Neck Parkway about 50' north of the proposed entrance.

Discussion ensued and the greatest concern was with traffic in and out of the facility considering that the existing parking lot for the former Staples building is only about 50' further north and vehicles would exit onto Northern Boulevard and possibly try to turn left. Residents noted that the intersection is dangerous and busy. Mr. Rinesmith said that proper signs would be installed for No Left Turn onto Northern Boulevard. A gate will be installed and closed at night. The applicant has already applied to have the bus stop moved further west to allow egress from the building on Northern Boulevard. Joan Garippa requested, from the applicant the letter from NYCDOT and/or NYCT if they approved this move and an approval from owner of the property where the proposed bus stop would be relocated.

It was noted that there was already a curb cut on Northern Boulevard that is used for parking in front of the former diner site and that the Chase Bank across the street has a similar configuration to the one proposed by the applicant. Questions were asked about the feasibility of having more accessory parking spaces added to the site but it was pointed out by the applicant that parking spaces proposed are in conformance with that permitted by code. Committee members suggested that the developer look at not providing a bank drive-through and have all traffic enter and exit onto Little Neck Parkway.

The Committee voted to lay-over the application pending the applicant's investigation and consideration of eliminating plans for a drive-through window and only allow ingress and egress to its parking lot on Little Neck Parkway. Mr. Rinesmith stated that the CB public hearing can be postponed to June 10 since the BSA hearing would not be held until late June.