

COMMUNITY BOARD 11 QUEENS
The City of New York

COMMITTEE REPORT

TO: All Board Members
FROM: Joe Sollano, Chair
RE: Cal. No. 9-10 BZ
231-10 Northern Blvd.
DATE: February 25, 2010

On Wednesday, February 24, 2010 the Douglaston Zoning Committee met to review the above referenced application. Present were Joe Sollano, Chair, George Karahalis, Joanne Ferrari, Roy Giusetti. Laura James, 3rd Vice Chair, Henry Euler, Susan Seinfeld, District Manager, Mark Scott, Queens Borough President's office and Elliott Socci, Douglaston Civic Association. The applicants, Edward and Jeong Chiang and their son, Kenneth, attended with their attorney, Eric Palatnik. George and Peter Spanos, former owners of the property, The Seville Diner, also attended. No adjacent owners or other members of the community attended.

Mr. Palatnik stated that Mr. Chiang purchased the property but the variance had expired in 1996. BSA requested that a new application be filed even though the request is to restore the use as an eating and drinking establishment, use group 6 in an R1-2 zone. The Department of Buildings had issued work permits but then issued a stop work order because of the expired variance. They have partial permits to perform interior work only. Mr. Palatnik is asking for the longest term the BSA will give, probably 20 years. It was pointed out that there have been restaurants at this location for over 50 years.

The only change to the building will be a new façade with a 4' extension at the top for decorative purposes, the footprint and parking remains the same. There will be interior work to update the kitchen and plumbing and decorative additions suitable for a Sushi/Seafood buffet restaurant. The Committee raised concerns about the flooding that occurs in the parking lot near the wetlands and about traffic going westbound turning into the restaurant and confusion with the entrances of the various businesses.

The committee unanimously agreed to recommend approval of the application with the following conditions:

- 1- the term should be approved for 15 years
- 2- flooding in the southwest corner of the parking lot should be remediated in an environmentally sensitive way as not to damage the Dept. of Parks wetlands area behind the lot.
- 3- the area at the front should remain landscaped
- 4- the closing time should be 2 a.m. daily
- 5- the dumpsters should be placed in the rear of the property
- 6- the parking lot should be secured when the premises is closed