

COMMUNITY BOARD 11 QUEENS

COMMITTEE REPORT

TO: Board Members
FROM: Joseph Sollano, Chair
Douglaston Zoning Committee
RE: BSA Cal. No. 259-08 BZ – 242-02 61 Avenue
DATE: November 14, 2008

On November 13, 2008 the Douglaston Zoning Committee met to discuss the above referenced BSA application. Present were Board Members, Joe Sollano, Chair; John Rosse, George Karahalís, Joe Hellmann and Roy Guisetti. Also present were Susan Seinfeld, District Manager, the applicant's attorney, Jeffrey Chester, Howie Glicksberg, CEO of Fairway Markets, Aaron Fleishhaker and Ed Weinstein for Fairway Market, David Iwanicki and Nick Veros from AAC Management representing the owners of the property, Ari Gershman representing Assemblyman Mark Weprin and eight community residents.

Fairway Market has submitted an application to permit an enlargement of the existing supermarket building currently occupied by Waldbaum's in the Douglaston Shopping Center. The whole center has a variance to operate in this R-4 zone. The addition will be 9,430 square feet added to the north side of the existing 41,909 square foot building and will include the construction of a large, glass elevator for access, with shopping carts, to the second level parking area, which is currently underutilized. The term of the lease is for twenty years with an option for twenty years. The hours will be 8 am to 10 pm, seven days a week. When Waldbaum's vacates the premises, there will be a four to five month construction period.

Mr. Glickberg, the applicant, discussed the operation of his markets and the need for additional space for storage at this location. Residents were supportive because of the need for a supermarket in the area. A need was expressed that there must be security at the site, which the applicant agreed to, explaining that all his stores have uniformed and plainclothes security guards.

A motion was made by George Karahalís and seconded by Roy Guisetti to recommend approval of the application with the condition to provide security as agreed to by the applicant. The motion passed unanimously.