



The City of New York

Queens Community Board 11

Serving the Communities of Auburndale, Bayside, Douglaston, Hollis Hills
Little Neck and Oakland Gardens

Christine L. Haider Chairperson / **Susan Seinfeld** District Manager

COMMITTEE REPORT

TO: All Board Members
FROM: Jack Fried and Steve Behar, Co-Chairs
Economic Development Committee
RE: Economic Development in Bayside Village
DATE: March 10, 2015

On Tuesday, March 10, the Economic Development Committee met to discuss economic development in Bayside Village. Present were Co-Chairs Jack Fried and Steve Behar, Laura James, 1st Vice Chair, Ocelia Claro, 2nd Vice Chair, Linda Lee and Susan Seinfeld, District Manager, former Community Board member Victor Mimoni and Executive Director of the Bayside Village Business Improvement District (BID) Lyle Sclair.

At the last meeting of the committee, members wanted to look at the different business districts in CB 11 and focus on each area separately. This meeting focused in Bayside Village. Lyle Sclair discussed the Bayside Village Parking Study funded by Council Member Vallone. Parking is a major problem in the area for businesses. The firm hired under this grant will look at the feasibility of a parking structure on the site of the current municipal parking lot and other solutions. They are looking at other areas on Long Island where changes were made to encourage local business and improve parking including Huntington Village, Mineola, Great Neck, Rockville Center and Bay Terrace. These areas used solutions such as shared lots, valets and meter time variations. The study will also research where people park, how long they stay and foot traffic in the shopping district. The study will include data from the LIRR and DOT.

Discussion ensued about the commerce mix of the retail stores, the number of empty stores, the store turnover and the number of bars and restaurants versus other types of merchants. The need for a small supermarket was discussed. There was some concern that the area is becoming associated only with bars and restaurants. Non-restaurant merchants complain of lack of foot traffic, parking and the high rents. It was stated that 25-40% of the properties are owned by five families. Most of those landlords do not take risks with new types of businesses and leave stores vacant for long periods of time. It was said that Little Neck and Douglaston business districts are having the similar problems with empty stores.

Lyle Sclair stated that when the movie theatre closed in the 1990s and Bay Terrace was expanded the situation in Bayside Village changed drastically. Sclair said that the Queens Economic Development Corp has not been much help and seems more concentrated in western Queens. The Queens Chamber of Commerce is good for networking for business owners.

Mr. Sclair would like the Community Board to support the BID by writing to the New York City Comptroller to request Avenue NYC Program funding and to identify which types of businesses would best suit Bell Blvd. The committee members agreed to support the BID in this endeavor.