



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: Joe Sollano, Chair
RE: Cal. No. 268-14BZ
231-10 Northern Blvd.
DATE: March 19, 2015

On Wednesday, March 18, 2015, the Douglaston Zoning Committee met to review the above referenced application. Present were Joe Sollano, Chair, George Karahalos, Larry Gresser, Steven Newman, Jyothi Sriram, Douglas Montgomery, Ocelia Claro, 2nd Vice Chair, community member Ravi Sriram, Susan Seinfeld, District Manager, Jeong-ah Choi, Queens Borough President's office. The applicants, Edward and Kenneth Chiang attended with their zoning attorney, Josh Rinesmith of Warshaw Burstein LLP, Neil Strandberg, the engineer and Jennifer Hong, attorney for the owners. No adjacent owners or other members of the community attended.

Mr. Rinesmith stated that the Chiangs purchased the old Getty property in 2012 and plan to merge the current Mizumi Restaurant lot with the new lot to create a single zoning lot. The restaurant received a variance in 2010. Northern Boulevard is zoned R1-2 for single family homes only. The lot area is 18,773 sq.ft. The proposed building will be 15,834 sq.ft. with two stories and will be connected to the existing restaurant. 143 attended parking spaces will be provided. This building will be used for catering events and restaurant overflow when there are no events. The main entrance will remain to the east side of the buildings where the traffic signal is located but a second curb cut will be made on the west side of the buildings for entering eastbound and exiting eastbound only. The proposed enlargement complies with C1-2 district bulk regulations, similar to zones on Northern Boulevard. As-of-right development would not be economically feasible due to the extensive remediation work needed, the location on a heavily-trafficked commercial corridor the proximity to wetlands and the high water table requiring agency oversight.

The current Getty gas station building will be demolished. The seller removed the underground storage tanks in 2012 but there still is petroleum contamination under the building which will have to be removed. Contaminated soil will be removed and disposed of off-site. The site will be capped with asphalt. The site will require an expensive storm water management system. DEP will not allow

additional storm water connections to the existing 54" sewer pipe. They require that storm water collected on this site be transported downstream to the existing Mizumi parcel. DEC requires monitoring wells be located on the site. The new building will also have to meet new requirements in the building code for flood zone resiliency.

The Committee discussed the traffic issues along Northern Boulevard because of the renovation of the driving range and the planned new building at Alley Pond Environmental Center. They reviewed the other businesses and variances along this strip. Some concerns were raised about the contamination and storm water. Mr. Rinesmith stated that NYS Dept. of Environmental Conservation and NYC Office of Environmental Remediation will have to review all plans and monitor the work.

Larry Gresser made a motion to recommend approval of the application with the following conditions that also are part of the current Mizumi Restaurant variance:

- 1- parking lot gates must be secured when the premises is closed.
- 2- the area at the front shall be landscaped.
- 3- the dumpsters shall be placed in the rear of the property.
- 4- the establishment shall close no later than 2am.

Seven members voted in favor, (Gresser, Newwman, Sollano, J. Sriram, Montgomery, Claro and R. Sriram) and one abstained (Karahalis).