



The City of New York

Queens Community Board 11

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

Michael Budabin Chairperson / **Joseph Marziliano** District Manager

To: All Board Members

From: Christine Haider, Committee Chair

Date: November 15, 2022

Re: 175-33 Horace Harding Expressway
BSA Cal. 339-04BZ

On Monday, November 14, 2022, the CB11 East Flushing Zoning Committee met via Zoom to review the above-referenced application to the Board of Standards and Appeals (BSA).

CB 11 Members

Christine Haider, 2nd Vice Chair & Committee Chair

Michael Budabin, Board Chair

Henry Euler, 3rd Vice Chair

Mary Donahue, Committee Member

Sam Wong, Committee Member

Christina Scherer, CB11 Member

CB11 Staff

Joseph Marziliano, District Manager

Jane Bentivenga, Community Coordinator

Christina Coutinho, Community Associate

Guests

Nasir Khanzada, applicant's representative

Lei Zhu, Councilmember Ung's office

Sola Olosunde, Queens Borough President's Office

Mrs. Haider began the meeting by introducing the applicant's representative, Mr. Khanzada, and asking him to begin the presentation. Mr. Khanzada stated that this application seeks to convert the existing repair shop (3 bays) and open a fast-food restaurant in its place. It will be a Burger City. The application is also to obtain a new Certificate of Occupancy. Mr. Khanzada said the repair shop hasn't been used in about five years.

Mrs. Haider asked if it will be a sit-down restaurant. The plans show tables and chairs. Mr. Khanzada said it will be more of a take-out operation; 85% take-out is expected. There will be some seating. Mr. Wong inquired if the convenience store will remain. Yes, it will. Mr. Euler

asked if the nearby high school has been notified of this application. Mr. Khanzada said they have not, but they will do so if CB11 wants them to. Mr. Khanzada stated depending on the success of the restaurant, they are contemplating some enlargement in the future but not at this time. Mrs. Coutinho asked if liquor or beer will be sold which would require a liquor license. Mr. Khanzada said there will be no liquor or beer sold. Mr. Budabin followed up on this issue and inquired if beer will be sold in the convenience store. Mr. Marziliano stated that due to the proximity to Francis Lewis High School, the sale of beer, wine or liquor would not be allowed under the 500 Foot Law.

Mrs. Haider raised the issue of traffic in the immediate area. She also asked where parking will be located. Mr. Khanzada said there will be on the two spaces on the southside of the property abutting the convenience store and six spaces in front of the restaurant on the eastside of the property; one will be a handicapped parking spot. Mrs. Haider inquired about a possible Brownfield Clean-up and suggested Mr. Khanzada investigate that.

Mrs. Donahue asked if they plan on being a charging station. Mr. Khanzada said yes, they are contemplating that, but the current market does not call for that yet. Mrs. Donahue is concerned about the parking. Mr. Khanzada said there will be room for vehicles getting gas as well as food. Mrs. Donahue feels this will create an additional hazard for the students at the nearby high school due to additional traffic. Mrs. Haider asked if existing curb cuts will remain. Mr. Khanzada said yes, all four curb cuts will stay.

Mr. Euler asked what the Burger City hours of operation will be. Mr. Khanzada believes they will be open 8 a.m. to 8 p.m.

Mr. Euler made a motion to approve the application as presented with the condition that Francis Lewis High School be notified. Mrs. Haider seconded the motion. A roll call vote was taken resulting in 3 in favor and 2 opposed. The motion passed.

This application will be scheduled for a public hearing at the December 5, 2022, CB11 Board Meeting.

The meeting adjourned at 8:14 p.m.

Respectfully submitted 11-17-22