



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: Joan Garippa, Committee Chair

Date: February 3, 2023

Re: BSA Cal No. 2019-16BZII
250-01 Northern Blvd.

On Thursday, February 2, 2023, the CB11 Little Neck Zoning Committee met to discuss an application to the NYC Board of Standards and Appeals (BSA) for a special permit for the above-referenced location which is a McDonald's restaurant.

Committee Members Present

Joan Garippa, Committee Chair
Victor Dadras, 1st Vice Chair, ex. off
Henry Euler, 3rd Vice Chair, ex. off.
Laura James
Stephan Popa

Community Board Members Present

Douglas Montgomery
Christina Scherer

CB11 Staff

Joseph Marziliano, District Manager
Jane Bentivenga, Community Coordinator
Christina Coutinho, Community Associate

Guests

Neil Weisbard, Applicant's representative
Eric Meyn, Bohler Engineering
Maria Sullivan, Applicant/owner/operator

The restaurant is located on the northeast corner of Northern Blvd. and Marathon Parkway within a C1-2 commercial overlay (abutting R3-1 and R2-A zones). The lot is 25,309 sq. ft. The current special permit for the drive-through will expire in June 2026. The permit needs to be amended to allow a 583 sq. ft. horizontal enlargement. This will allow the restaurant to relocate some of their refrigeration to the main floor. It will also create more efficient layouts and ADA accessibility. After enlargement, the building will be 3,505 sq. ft.

Mr. Weisbard stated there is an entrance to the drive through/parking lot on Northern Blvd and one on Marathon Parkway. The exit is on Northern Blvd. He pointed out that residences are not impacted by the noise from the drive-through. Mrs. Garippa disagreed. Mr. Weisbard also said that part of this amendment will include some additional landscaping.

Mrs. Garippa asked about the refrigeration and ADA accessibility that was mentioned. Mr. Meyn explained that older McDonald's restaurants have their refrigeration/cooler equipment in the basement which is an inefficient operation. He also stated that a second drive-through window will be added to streamline the purchasing process. Payment is made at the first window and the food is picked up at the second window. There will also be a "crew room" for workers who are off duty. Ms. James asked if the driving path will need to be expanded to accommodate the enlargement. Mr. Meyn said it will be moved back approximately 10 ft. The spaces at the rear of the lot will be changed to angled parking. The appropriate striping will be done to channel the traffic. Marathon Parkway will be entrance only. Mr. Weisbard suggested amending the plans to show a "right turn only" sign and a "no exit" sign on the opposite side of the sign. Mrs. Garippa asked if the curbside pickup spots will stay. Mr. Meyn said yes.

Mrs. Garippa questioned the 20 ft. "buffer" at the rear of the property. She stated it is a driveway that leads to a parking lot used by parents of the children attending the early childhood development center. She also questioned the wording of a "two-way wide road" to describe Marathon Parkway at this location. Mrs. Garippa stated it is quite narrow. Mrs. Garippa said it may be only 30 ft. wide with parking on both sides of the street. Discussion ensued regarding the width of Marathon Parkway. Mr. Weisbard said this will be revised in the plans. Mr. Dadras requested a curb-to-curb measurement. Mr. Weisbard said they will get that information before the Board meeting. Mrs. Garippa requested the changes and information prior to the Board meeting on February 6, 2023.

Mr. Popa made a motion to recommend this application providing that all the revisions discussed are made. Mr. Euler seconded the motion. Discussion on the motion followed. Mrs. Garippa expressed her displeasure with this application regarding the proximity to the early childhood center and lack of signage that was never erected after previous requests as well as landscaping issues that were never resolved. The landscaping needs to be maintained. Further discussion ensued regarding noise, placement of the drive-through windows and the additional traffic from the early childhood center next door. Mr. Weisbard said they will include this in the plans so it will become part of the special permit. Otherwise, a C of O will not be issued.

Mr. Weisbard stated that a sound study was done and the noise from the operation does not impact adjacent neighbors. However, he suggested adding it to the CB11's resolution for

consideration by the Board of Standards and Appeals. Mrs. Garippa remarked that BSA requested a list of all objections be forwarded to them. Mr. Dadras agreed with Mrs. Garippa. He stated the traffic situation is very serious. Mr. Dadras requested that McDonald's be a better neighbor. Mr. Weisbard said he will communicate these concerns to the operator. Mr. Montgomery remarked that the property opposite McDonald's has been sold and there will be construction at some point in the future that will further impact traffic.

Mr. Popa amended the motion as follows: to approve the application provided that all errors that were noted are duly corrected, that landscaping is properly installed and maintained, and that all signage is properly installed and maintained. Mr. Euler seconded the amended motion. A roll call vote was taken resulting in all in favor. The motion passed.

The meeting adjourned at 8:17 p.m.

Respectfully submitted 2/3/23