



The City of New York

Queens Community Board 11

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

Paul DiBenedetto Chairperson / **Joseph Marziliano** District Manager

To: All Board Members

From: Douglas Montgomery, Douglaston Zoning Chair

Date: April 27, 2023

Re: 233rd Street Overlay and 243-02 Northern Blvd.

On Wednesday, April 26, 2023, the CB11 Douglaston Zoning Committee met to discuss the matters related to the commercial overlay at 233rd Street and 243-02 Northern Blvd.

Present

Douglas Montgomery, Douglaston Zoning Committee Chair

Henry Euler, 3rd Vice Chair

Rosemarie Guidice – Committee Member

Ralph Ruiz – Committee Member

Laura James – Board Member

Fern Zimbalist – Board Member

Ann Puckett – Committee Member

Jyothi Sriram – Committee Member

Joan Garippa – Board Member

Cristine Briguglio – Non-Board Member, Committee Member

Sola Olosunde – Queens Borough President's Office

CB11 Staff

Joseph Marziliano, District Manager

Christina Coutinho, Community Associate

Mr. Montgomery opened the meeting by stating that plans were given to the Douglaston Civic regarding 243-02 Northern Blvd. (homeless shelter). He said that the original plans have been revised; there will be additional staff members in the building. This will increase the number of occupants (staff). Mr. Montgomery said that he believed the number of residents has increased. There was discussion on how a local civic is disputing the use of the variance for this property.

Mr. Marziliano stated that the Anchor Inn has been contracted to be an emergency shelter for migrants.

Next discussion was that a site visit at 241-15 Northern Blvd with a representative from the Dept. of Buildings was performed. There was a complaint that the height was too high. The inspection came back that the height of the building conformed with the approved plans. This includes the pillbox on the roof. Mr. Montgomery said that the Northern Blvd. and Douglaston Parkway intersection is very dangerous. He said the timing of the yellow light at this intersection needs to be longer. This is something that Mr. Montgomery is working on.

Mr. Marziliano said that the proposed assisted living facility on 61st Avenue, behind the former Macy's site, will not be happening.

Mr. Montgomery spoke regarding the overlay at 233rd Street. He said that 233rd Street is a zoned piece of property that is 60 feet wide and estimated at 120 feet long. Mr. Montgomery was hoping that the City could obtain this property to make a parkland entrance. He said that elected officials need to show support for this property, or the community will lose a beautiful entrance to parkland. A motion needs to be made at a CB11 meeting to keep this property part of the parkland before a developer purchases it. Mr. Montgomery asked if this property was included in the overlay, It was mentioned that DOT and City Planning may have that answer. Mr. Montgomery will forward his question to Mr. Marziliano to be forwarded to DOT and City Planning.

Lastly, Mr. Montgomery stated that the 7-Eleven in Douglaston on Northern Blvd. was for sale. There was concern that a large building will take its place.

Ms. Sriram asked when the CAB meetings will resume for the homeless shelter.

A motion was made to adjourn the meeting at 8:15 PM.