



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: Jena Lanzetta and Sam Wong - East Flushing/North Bayside Committee Chairs

Date: April 27, 2026

Re: ULURP #C250331ZMQ – 189-10 Northern Blvd.

On April 20, 2026, the CB11 East Flushing/North Bayside Committee met to discuss the above referenced ULURP application.

Committee Members

Paul DiBenedetto – Board Chair

Jena Lanzetta – East Flushing/North Bayside, Committee Chair

Sam Wong – East Flushing/North Bayside, Committee Co-Chair

Henry Euler – 2nd Vice Chair

Nelson Beltran

George Mihaltses

Christina Scherer

CB11 Staff

Joseph Marziliano, District Manager

Christina Coutinho, Community Associate

Applicants

Richard Lobel - Sheldon Lobel, P.C.

Amanda Iannotti – Sheldon Lobel, P.C.

City Agencies

Mary Charlotte Gitlin – Department of City Planning (DCP)

Paul Graziano, Independent Urban Planner, was present

Jena Lanzetta opened the meeting by introducing Mr. Lobel who gave a presentation regarding ULURP #C250331ZMQ, a zoning amendment from R3X to R32/C-24 to facilitate a mixed-use 3-story commercial and community facility at 189-10 Northern Blvd. Mr. Lobel stated that this application would create a commercial overlay to allow for a 3-story mix-used building with a basement. Estimated total square footage 14,800. There will be retail, office, and community facility space. Mr. Lobel explained the change would make existing commercial uses conform

to the proposed zoning rather than going through the Board of Standards and Appeals (BSA). This change would not significantly change the block's current height due to the existing constraints. There will be 20 parking spaces in the basement level, 10 electric vehicle charging spaces, and 6 ground floor parking spaces.

The Committee members raised questions about the height of the building and how this would allow the lots on the block to increase their height without going to the BSA. Mrs. Lanzetta brought up the height of the rear wall being too high even though the upper part is set back with a patio; neighbors behind the property need further consideration. Mr. Beltran stated he is an architect, and said the rear wall is too high.

Also mentioned were the owner's years of neglecting the property, despite the civic association's attempts at communication with him to rectify the situation. Being a poor neighbor was emphasized.

Mr. Euler suggested applying to the BSA giving the community a chance to make recommendations for future development. In addition, going to the BSA for a variance would require additional parking. Currently the lot is not maintained, and it was discussed, if the owner cannot maintain a vacant lot, how will they manage a building of the proposed size. The Committee was concerned about the entrance into the community facility portion of the building.

The presentation is attached.

The Committee voted unanimously against this application. The application was denied. There will be a full Board vote that will be taken at the May 4, 2026, general meeting.

The meeting was adjourned.