



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: Douglas Montgomery

DATE: September 10, 2020

RE: Proposed letter to Dept. of City Planning regarding 242-22 61 Avenue

On Wednesday, September 9, 2020, the CB11 Douglaston Zoning Committee met via Zoom teleconference to discuss a draft letter regarding the above-referenced location to the NYC Department of City Planning.

Present:

Douglas Montgomery, Committee Chair
Michael Budabin, Board Chair
Victor Dadras, 1st Vice Chair
Henry Euler, 3rd Vice Chair
Bernard Haber, Committee Member
Rosemarie Guidice, Committee Member
Michael Golia, Committee Member
Gunjan Rastogi, Committee Member
Akshar Patel, Board Member, Non-Committee Member
Rob Liatto, Board Member, Non-Committee Member
Stephen Popa, Board Member, Non-Committee Member
Janice Schreibersdorf, Ad-Hoc Community Committee Member
Fran Heaslip, Ad-Hoc Community Committee Member

CB11 Staff:

Joseph Marziliano, District Manager
Jane Bentivenga, Community Coordinator

Elected Official and Agency Representatives:

Susan Seinfeld, CM Barry Grodenchick
Dave Fischer, AM Ed Braunstein
Scott Solomon, Dept. of City Planning

Mr. Budabin introduced the reason for this evening's meeting. He advised everyone that Ms. Schreibersdorf and Ms. Heaslip have been appointed as ad-hoc members of this committee regarding this proposal and added that this letter will be brought before the full Board at the October 2020 Board Meeting.

Mr. Montgomery inquired if all members present had read the proposed letter. Mr. Marziliano screen-shared it. Mr. Montgomery thanked all who provided suggestions. He stated that a line has been added regarding the structural conformity of the hillside which was not addressed in the application.

Mr. Montgomery mentioned that there will soon be a significant number of apartments constructed on Douglaston Parkway north of Northern Blvd. He also spoke about the number of vehicles that will be in the area when the Douglaston Shopping Center is fully occupied, and all stores are operating. Mrs. Schreibersdorf talked about the proposed facility being a 24-hour operation. Parking will become scarce for the residents of the area. Mr. Rastogi, a resident, voiced major concerns with traffic and parking for co-ops and private dwellings. He was not aware this proposal was behind the Douglaston Shopping Center; he thought it was on going to be on that property. Mrs. Guidice explained the status of Lowes and the space they will occupy in the Douglaston Shopping center.

The consensus of the members is that the letter is well-written and addresses all the concerns of the community. Mr. Montgomery made a motion to approve the proposed letter, subject to the correction of one of the building's height to 45', for consideration of the full Board at the October 2020 meeting. The motion was seconded by Victor Dadras.

Some discussion ensued regarding the opinion of local elected officials, when the application will most likely be certified and the component of DOT weighing in on the impact of traffic as it will be subject to City Environmental Quality Review (CEQR). An Environmental Impact Study (EIS) will need to be filed.

All were in favor of the motion. The motion passed unanimously. The corrected letter will be distributed to all Board members for their consideration at the October 2020 Board meeting.

Respectfully submitted September 10, 2020