



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, Chair / Joseph Marziliano, District Manager

TO: All Board Members
FROM: Douglas Montgomery, Douglaston Zoning Chair
Henry Euler, Environmental Committee Chair
DATE: November 18, 2020

On November 18, 2020, the Douglaston Zoning Committee and Environmental Committee held a joint Zoom teleconference meeting to discuss the Zoning for Coastal Flood Resiliency zoning text amendment.

Present

Douglas Montgomery, Committee Chair
Henry Euler, Committee Chair
Michael Budabin, Board Chair
Adriana Aviles
Susan Cerezo
Ocelia Claro
Joan Garippa
Laura James
Yosef Lee
Christina Scherer

CB11 Staff

Joseph Marziliano, District Manager
Christina Coutinho, Community Associate

Other

Scott Solomon representing the New York City Department of City Planning

Mr. Montgomery and Mr. Euler called the meeting to order at 7:30 p.m. Mr. Solomon screen-shared a copy of the plan for Zoning for Coastal Flood Resiliency (ZCFR). The plans and presentation were shared to the Board office and will be distributed among the members in advance of the December 7, 2020 Community Board Meeting.

This zoning text amendment is a non-ULURP zoning change. This citywide zoning change impacts CB 11 contextually in the shoreline area where the flood plane is. The applicability maps were provided for reference. Considering post Superstorm Sandy, the city has taken a more holistic approach to storm preparation, including ZCFR. This proposal is to make many temporarily allowed zoning flexibility, which allow buildings in the flood plane to build above

the flood-plane, permanent. Those temporary measures are currently set to expire in 2024. ZCFR would also expand the applicability of these measures to more homes within the flood-plane.

Mr. Montgomery asked what, if anything, would be the applicability of this text amendment to Landmarked properties within the flood-plane. Mr. Solomon said that he did not know and would check with the Landmarks Preservation Commission (LPC) before the December 7th CB 11 meeting.

Mr. Montgomery expressed concerns from neighbors to install backup generators in Douglas Manor. He would like to know if and how these permits could be permitted (The Board office is waiting for information back from DOB regarding this).

Mr. Euler stated that some people feel that new construction should not be allowed in certain areas due to the climate change related rise of sea level and flood-plane. He asked if that concern is covered in this ZCFR? Mr. Solomon stated that it is not, however, there have been recent rezoning applications in some areas to reduce the density greatly in areas like that. There have also been eminent domain cases to that end.

Mr. Euler asked that the documents and slides be shared by the office with the full Board.

Mr. Montgomery inquired as to the status of the Army Corps of Engineers flood gate project. As per Mr. Euler and Mr. Marziliano, that project was held off due to the pandemic (as per Congress Member Suozzi, the proposal was withdrawn and will not move forward for the foreseeable future).

Ms. Scherer expressed concerns over the new Alley Pond Environmental Center (APEC) building. Mr. Montgomery asked the office to investigate finding the floor plans for that project.

The joint committee did not take a recommendation vote on the ZCFR proposal, waiting on additional information. The meeting adjourned at 8:40 p.m.

Respectfully submitted 11/23/2020