



The City of New York

## Queens Community Board 11

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

**Christine L. Haider** Chairperson / **Joseph Marziliano** District Manager

### COMMITTEE REPORT

TO: All Board Members  
FROM: Joan Garippa, Committee Chair  
RE: BSA Cal. No. 2019-16BZ  
250-01 Northern Blvd., Little Neck, NY

DATE: February 20, 2019

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On Tuesday, February 19, 2019, the Little Neck Zoning Committee met to discuss BSA Cal. No. 2019-16-BZ. The applicant seeks a variance to legalize an eating and drinking establishment with a drive-through facility. Present at the meeting were Joan Garippa, Committee Chair, Christine Haider, Board Chair, Laura James, 1<sup>st</sup> Vice Chair, Eileen Miller, 3<sup>rd</sup> Vice Chair, Committee Members Victor Dadras, Roy Giusetti, and Wendy Pelle-Beer and Non-Board Member serving on the Committee, Ed Doster. CB11 Staff Joseph Marziliano, District Manager and Christina Coutinho, Community Associate. Representing the applicant, Architect, Steve Wygoda and Cheng Lin.

Mr. Wygoda stated that this application is for an extension of the original variance that expired in October of 2003. The site is a 27,715 square foot lot located on the northeast corner of Marathon Parkway and Northern Blvd. and is improved with a 2,929 square foot McDonald's restaurant with an accessory drive-through facility. McDonald's was built in 1969 and is owner operated. There are three entrances and exits, two on Northern Blvd. and one on Marathon Parkway. The site has 31 accessory off-street parking spaces which are in compliance with accessory off-street parking provisions of the Zoning Resolution. There are no proposed changes to the site. Plans for renovations in order to comply with Americans Disability Act will be submitted to the Dept. of Buildings once the BSA variance is granted.

The Committee discussed that the entrance and exit on Marathon Parkway needs improved signage. Marathon Parkway between Northern Blvd. and 43<sup>rd</sup> Avenue is a narrow roadway with one lane of traffic going in each direction. The entrance should be an *entrance only* with proper signage. Mr. Wygoda said that he will advise his client.

Mrs. Haider advised that CB11 should be forwarding letters to establishments with expired BSA variances.

A motion was made by Victor Dadras to legalize the previously existing BSA variance with a five-year term and with an improved entrance only/no exit sign at the Marathon Parkway curb cut and planting to be maintained. The motion was seconded by Roy Giusetti. The vote passed unanimously.

Discussion ensued on expired BSA variances in the District and Citywide and how there is no accountability on the BSA to follow-up. It was mentioned that the Landmarks Preservation Commission has now started issuing fines to applicants not in compliance. The suggestion was made by Laura James to have the Board forward a letter to the Board of Standards and Appeals to penalize applicants with expired BSA variance.

A motion was made by Christine Haider to forward a letter to the Board of Standards and Appeals with copies to be sent to the Dept. of Buildings and the Office of the NYC Comptroller asking for monetary fines for applicants with expired variances. The motion was seconded by Laura James. The vote passed unanimously.

*Respectfully submitted February 22, 2019.*