



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

COMMITTEE REPORT

TO: Board Members
FROM: Paul DiBenedetto – Parks Committee Chair
RE: Rezoning Mizumi Property – Northern Blvd.

DATE: July 20, 2022

On July 5, 2022 at 7:30 pm, the Parks Committee met regarding the above-referenced application that has been filed the City Planning Commission.

Committee Members Present

Paul DiBenedetto, Committee Chair
Henry Euler, 3rd Vice Chair
Christina Scherer
Lourdes December

CB11 Staff Present

Joseph Marziliano, District Manager
Christina Coutinho, Community Associate

Also Present

Sean Walsh
Walter Mugdan
Matt Symons
Council Member Vickie Paladino

Mr. DiBenedetto opened the meeting by stating that tonight's discussion will be regarding a proposed application to the Dept. of City Planning Commission made by the owners of Mizumi to rezone 11 parcels to expand their business. This application has been brought before the full board and voted on. Mr. DiBenedetto screen shared a document prepared by Mr. Graziano that showed the parcels that are included in the application. He also stated that this is an exploratory meeting. The properties are adjacent to Alley Pond Park and have the potential to be under water with a major storm.

Mr. Walsh stated that the Douglaston Civic Association is petitioning local elected officials and private agencies to finish the acquisitions near the properties included in the application. Mr. Walsh added that Udall's Cove has open acquisitions for several years. Mr. Mugdan stated that during Mayor Lindsay's term, there were commitments made for the City to acquire the parcels in the area. Mr. Marziliano stated that acquiring properties around Udall's Cove have been on CB11's Capital and Expense Priorities for several years.

Mr. Euler stated that the City Planning Commission has heard the proposed application at their June hearing. Their decision will be announced on July 11, 2022. The Borough President approved the rezoning just for the Mizumi property. Ms. Paladino stated that the Friends of Alley Pond approved the expansion of Mizumi. She spoke regarding the golf range and had some questions. Ms. Paladino confirmed what properties the civics wanted the City to purchase (this request included Mizumi). Mr. Walsh stated that Mizumi is a good neighbor, and he would like to see them move to another location due to the scientific community's global warming forecast that this property will be under water in the very near future. There was discussion regarding letters written in support of this application. Mr. Euler said that he wanted to clarify that APEC wrote a letter supporting the owners of Mizumi, not necessarily the application.

Mr. Graziano stated that CB11 voted against the application and the Borough President voted in favor for just the Mizumi property. This is an advisory vote, and the final decision comes from City Council. Discussion ensued regarding that these properties were requested to be designated special nature.

Mr. DiBenedetto stated that for several years, CB11 has voted for parcels to be purchased to preserve the area. Mr. Mugdan said the long-term goal is to purchase all of the parcels. If the rezoning was to be granted this would increase the property values making it impossible for the City to obtain the parcels. Mr. Walsh stated that the properties are not worth as much as everyone thinks; the properties are polluted wetlands and to build up, pile driving is required.

Ms. Paladino discussed how Council Members are discussing the rezoning. Mr. DiBenedetto addressed Ms. Paladino, noting that this application is in her district as councilmember and as such, her on-record, stated opposition to the rezoning is crucial to it not passing in the city council. Mr. DiBenedetto requested Ms. Paladino use her "home rule" influence as local councilmember to rally her colleagues in the city council to vote against the proposed rezoning.

The meeting adjourned at 8:31 pm.