



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: Douglaston Zoning Committee Chair
DATE: December 22, 2020

On Monday, December 21, 2020, the Douglaston Zoning Committee held a Zoom teleconference meeting regarding the future use of the property located at 232-06/20 Northern Blvd.

Present

Douglas Montgomery, Committee Chair
Victor Dadras, Committee Member, 2nd Vice Chair
Henry Euler, Committee Member, 3rd Vice Chair
Adriana Aviles, Committee Member
Susan Cerezo, Committee Member
Rosemarie Guidice, Committee Member
Christina Scherer, Board Member

CB11 Staff

Joseph Marziliano, District Manager
Jane Bentivenga, Community Coordinator
Christina Coutinho, Community Associate

Other

Adam Rothkrug of Rothkrug, Rothkrug and Spector representing the applicant.
David Fischer, representing Assemblyman Braunstein's office.

Mr. Montgomery called the meeting to order. Mr. Rothkrug screen-shared a map of the above-referenced lot and surrounding properties. He reviewed the properties shown on the map. Mr. Rothkrug stated that the new owner of this property is Fernando Migalis, who also owns the adjacent car wash.

Mr. Rothkrug explained that the zoning along this strip of Northern Blvd. is R1-2. Current business owners along this strip are operating under variances allowing commercial uses. The most recent variance for this property has expired. The owner of this property is contemplating applying to the Dept. of City Planning for a zoning change. Mr. Marziliano asked if any of the other owners are also interested in an up-zoning. Mr. Euler commented that requiring variances gives the Board and the community more control over what type of operation is allowed. Mr. Montgomery added that the present zoning has always worked with variances being granted. Mr. Marziliano asked what properties the possible rezoning would affect. Mr. Rothkrug said from this property east to 234 Street.

Mr. Montgomery asked if the new owner is aware the property is in a Stage 1 Flood Zone. Mr. Rothkrug said yes, he is aware of that. He also reiterated that nothing has been filed yet; this is all preliminary. Mr. Euler stated that with a rezoning, many types of businesses could open as-of-right. Mr. Euler pointed out the importance of New York City purchasing the lots adjacent to parkland.

Mr. Dadras does not think the Community Board should suggest what they should do. CB 11 should instead ask what zone is going to the proposed and what the impact on the surrounding area will be. He also feels it should be as low-scale as possible; perhaps a C1 classification.

Mr. Montgomery said that this stretch of Northern Blvd. certainly needs to be improved. Mrs. Guidice asked if there was any environmental organization that CB 11 can reach out to. She and Ms. Cerezo both said CB 11 needs to know what they are planning to do with the property. Mrs. Guidice suggested they be asked back so that the Board hears their proposal in detail. Ms. Scherer asked if the two properties could be combined. Mr. Montgomery said yes and, depending on the zoning, it could potentially be a massive structure. In addition, if this property is to be rezoned, all properties involved should be required to do a land contamination study, especially given that they have all in the past been involved with uses that could lead to contamination as the restaurant found out when they bought the adjoining garage for their intended expansion.

Mr. Marziliano suggested sending a request in writing regarding the following:

- CB11 is potentially open to rezoning this strip of Northern Blvd. and would like to see more properties involved
- CB11 would like to see the lowest commercial density possible
- provide full details of the bulk of all properties involved
- provide the proposed usage of this property in particular

The Committee Members agreed. Mr. Montgomery will express these sentiments to Mr. Rothkrug.

Respectfully submitted 12/22/2020