

To: Richard Bentley
President, Great Council of Manhasset Civic Associations
From: Richard Tortora
Vice President, Bayview Civic Association
Re: Objection to Conditional Use Variance at 15 Colonial Parkway
Date: September 15, 2022

The residents of Colonial Parkway, with the support of the Bayview Civic Association, seek the support of the Greater Council as we object to an application for a "Conditional Use" variance to open a "deli" at 15 Colonial Parkway in Manhasset. The proposed "deli" is not a Conditional Use permitted under Section 70-126 F of the Town Code/Zoning Code which states: "Retail grocery, retail food use or other store primarily selling food items packaged in units of more than one portion for consumption primarily off the premises." The plans for the proposed deli submitted by the applicant show a six-burner stove, oven, fryer, prep sink and three-compartment sink with grease intercept which reveals that the operators plan to cook and serve food on-site. The plans also show the installation of two, three panel sliding doors onto Colonial Parkway which suggest on-site dining. The existing building has one center, hinged door and two elevated windows.

Statements made in the "Conclusions" section of the Mulryan Engineering, P.C. Traffic Engineering Report (the "Report") prepared in connection with the variance application are incorrect and/or misleading.

1. The Report states that "the site is fully developed with a commercial building with 5 retail businesses." It fails to state that 4 of the 5 businesses front around the corner from the proposed Colonial Parkway site on Plandome Road, the commercial strip in Manhasset. The site of the proposed "deli" stands alone on Colonial Parkway, a dead-end, residential street with 28 homes.
2. The parking and traffic study cited in the Report was conducted on March 3 and 6, 2021, in the middle of the pandemic. It in no way provides insights on typical parking and traffic in the area. The study must be redone.
3. The Report states that the new deli "is not anticipated to generate a significant number of new vehicle trips into or out of the general area", based on a useless study done in the middle of the pandemic.
4. The Report states that the proposed deli "will replace an existing retail store which has been in operation for numerous years". Over the past ten years, this site has been used as a college prep center and "M&A Advisory". Neither were retail stores.
5. The Report says, "The site is however located across the street from two municipal lots". In actuality, the larger of the two parking lots is located across the street, around the corner and down the block from the site. The vast majority of the spots in the smaller lot across the street are monthly, permit spaces.
6. The Report goes on to say the "deli" will "rely on customers that are driving past the site". These customers will need to park. All of Colonial Parkway is a "No Standing" zone with no on-street parking permitted. The parking lot immediately adjoining the proposed site is "restricted to employee parking, truck deliveries and the dropping off of handicapped patients." Daily truck deliveries to the "deli" will result in significant additional traffic.
7. "Deli" customers and delivery trucks entering Colonial Parkway, a dead-end, residential street, will have to make illegal u- turns to exit the block, generating "a significant number of new vehicle trips into or out of the general area" and congestion, contrary to the Report.

For all of the reasons cited above, the residents of Colonial Parkway and the Bayview Civic Association oppose this change in Conditional Use variance and respectfully request the support of the Greater Council in our efforts.