



COMMUNITY BOARD 11

*Serving Communities of Auburndale, Bayside, Douglaston,
Hollis Hills, Little Neck & Oakland Gardens*

46-21 Little Neck Parkway, Little Neck, NY, 11362

Tel (718) 225-1054 Fax (718) 225-4514

email: QN11@cb.nyc.gov

Website: nyc.gov/queenscb11

*Jerry Iannece
Chair*

*Susan Seinfeld
District Manager*

COMMITTEE REPORT

TO: Board Members
FROM: Christine Haider, Chair
RE: North Bayside/East Flushing Zoning Committee
BSA Cal. No. 926-86-BZ
217-07 Northern Blvd. / BMW of Bayside
DATE: November 24, 2010

On November 15, 2010 the North Bayside/East Flushing Zoning Committee met to discuss the above referenced BSA Special Order Calendar application. Present were Board Members, Christine Haider, Chair, Henry Euler, Andy Rothman, Rose Bruno, and community representatives Ocelia Claro and Dina Quandamatteo. Also present were Susan Seinfeld, District Manager, the applicant's representative Elizabeth Safian from the law firm of Sheldon Lobel, and Mark Scott, Borough President's office. Two residents also attended.

Ms. Safian explained to the committee that the applicant, Manes Bayside Realty, LLC has applied to BSA to extend the term of the variance granted previously five years ago and expired on November 4th. The variance is for the sale and servicing of automobiles. The lease of the site was Luxury Cars of Bayside doing business as BMW of Bayside. The lease extends through February, 2013 but they temporarily vacated the location in February of this year. They intend to return to the location within the year.

Discussion ensued regarding the problems with the business when occupied by BMW. The residents, attending the meeting, who live on 218 Street brought up many problems they had with BMW. The workers drove the cars being serviced at excessive speeds around the neighborhood, prepped the cars in the street spilling oil and garbage, made excessive noise and barbequed on the property which the residents considered unsafe due to the proximity to flammable materials. Additionally, tow trucks arriving during nighttime hours were very disruptive. The neighbors expressed disappointment in the return of BMW because of all these issues with the business.

After the discussion, a motion was made by Henry Euler and seconded by Ocelia Claro to recommend approval of the application with the following conditions:

- 1- That all cars being serviced, before and after, must be parked on-site only, and that all work be performed on site and not in the public streets,
- 2- That fencing must be repaired and maintained (including graffiti removal) as well as landscaping be maintained,
- 3- That the chain link fence have "grass" slats,
- 4- That after-hour tow trucks turn off engines and flashing lights when on the property,
- 5- That the hours of operation, as in the prior resolution, be 8am - 7pm on Mondays – Thursdays , 8am-6pm on Fridays, 8am -1pm for service and 8 am-3pm for parts on Saturdays, and closed on Sundays,
- 6- That workers not be allowed to barbeque on premises, that they must clean up trash and be respectful of area residents by not playing excessively loud music.

The committee voted four in favor, two opposed to recommend approval of the application.