

COMMUNITY BOARD 11 QUEENS

COMMITTEE REPORT

TO: Board Members
FROM: Christine Haider, Chair
North Bayside/East Flushing Zoning Committee
RE: BSA Cal. No. 303-08 BZ
Getty Service Station—34-67 Francis Lewis Blvd.
DATE: February 2, 2009

On January 22, 2009 the North Bayside/East Flushing Zoning Committee met to discuss the above referenced BSA application. Present were Board Members, Christine Haider, Henry Euler, Frank Skala, Christina Scherer, Ocelia Claro, Sue Macinick and Andy Rothman. Also present were Susan Seinfeld, District Manager and the applicant's attorney, Carl Sulfaro. There were no residents from the community in attendance.

Mr. Sulfaro explained to the committee that the applicant seeks a ten year extension of the existing variance that expired in 2002. The owner realizes that the C of O and the variance lapsed in 2002 and inadvertently not renewed. The term would start at that time and therefore extend until 2012.

The station is a full service gas station and has been owned and operated by, Mr. Luciano Calandra, for many years. He resides on Jordan Street and is on the property during the day to supervise the business and care for the property. The facility has continuously been operated as a conventional service station since that time until present. The owner has leased the fuel dispensing operation to a small gas station operator while he concentrates on automotive repairs. The hours of operation for repairs are Monday to Saturday 8 AM to 6 PM and the dispensing of gas is 24 hours.

Prior to the expiration of the last issued Certificate of Occupancy, the owner made improvements to the property. The erection of a 24' by 42' metal canopy over the fuel dispensing area and new fuel storage tanks were installed. The applicant assured us that they have no further plans to do any further renovation to the property.

Upon my inspection on January 18, 2009 at approximately 7 PM, I found the gas station to be neat and well lit. However, I did observe three (3) white trucks parked on the northwest side of the property. They obviously were there for some time because their windows were covered with snow and some were covered in graffiti. On the side of the property that abuts Jordan Street I observed five (5) commercial vans parked on the property. The addresses and telephone numbers on these commercial vehicles go as far as New Jersey. One resident contacted the Community Board who also complained that vans are stored on the property. Mr. Sulfaro stated that he has spoken to the applicant about these vehicles and Mr. Calandra told him he has permits for these vehicles, but it has not been given to him. It is difficult for the committee to make a proper recommendation without seeing the parking permit. Mr. Sulfaro will speak again to the owner inform the Board of the results. The C of O clearly states that vehicles are only to be parked on the property if they are waiting for service. This is a clear violation that must be corrected. The last amendment, dated June 22, 1999, referred to permission for 6 parking spaces accessory for a livery business that operated on the second floor of the accessory building, such spaces are no longer required. The second floor is presently operated as an accounting office and no dedicated parking spaces are provided for this tenant.

The property has a covered dumpster at the south corner of the property that abuts Jordan Street. Auburndale Improvement Association would like that unsightly dumpster moved to the northwest side of the property facing Francis Lewis Blvd.

A motion was made by Frank Skala and seconded by Henry Euler to recommend approval of a ten year variance with the stipulation that

1. No vehicles, no commercial vehicles or "for sale" vehicles to be parked on the site, unless they are waiting for service and;
2. That the garbage dumpster be moved to the Francis Lewis Boulevard side of the property away from the residences.

The committee voted six in favor and one opposed to recommend approval of the variance.