



Jerry Iannece
Chair

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

Susan Seinfeld
District Manager

COMMITTEE REPORT

TO: Board Members
FROM: Christine Haider, Chair
North Bayside/East Flushing Zoning Committee
RE: BSA Cal. No. 227-10 BZ (212-51BZ)
204-12 Northern Blvd. / Getty Gas Station
DATE: February 3, 2011

On January 20, 2011 the North Bayside/East Flushing Zoning Committee met to discuss the above referenced BSA application. Present were Board Members, Christine Haider, Chair, Henry Euler, Tom Meara and Frank Skala, Susan Seinfeld, District Manager, and the applicant's representative, Eric Palatnik. Three community residents attended.

Mr. Palatnik explained to the committee that the applicant, Power Test Realty Co. has applied to BSA to reopen and extend the term of the variance previously granted, in 1992, which expired on October 11, 2000. A gas station has operated on the site since 1951. He said that the lease of the station did not seem to be aware of the variance until Power Test Realty took notice following letters from the Community Board to the owner, the Dept. of Buildings and the BSA. Mr. Palatnik explained that he knew that the gas station had to stop the truck storage and clean up the site.

Discussion ensued regarding if, and when, the gas tanks were replaced. Residents complained about the storage of tires by the wall abutting their homes, engines running, storage of trucks on premises, which is a violation of the previous BSA Resolution. Mr. Palatnik assured us that he has spoken to the owner regarding these violations and the condition of the station. He also gave residents his contact information, if they see problems with the site. Mr. Palatnik will get back to us regarding the replacement of the tanks. One of the residents mentioned there were violations regarding soil testing by the DEC. The committee asked if he could get that information to the board office for the committee's review. Susan also will check to see if she can find a record of these violations.

It was suggested that we approve the variance with a short term (3 years) with conditions. However, most of the committee did not think that was a good idea.

After the discussion, a motion was made by Frank Skala and seconded by Henry Euler to recommend approval of the application as presented.

The committee voted unanimously in opposition to the application as presented.

Note: The Board office did check with NYS Dept. of Environmental Conservation's list of gas stations with spill problems, this station was not listed as one of them. Mr. Palatnik emailed the Board office on January 24, 2011 with the tank test information as requested by the committee. Mr. Palatnik stated: "that the review of the information will reveal that the gas station is operating in compliance with all governing regulations and has passed all inspections." Mr. Palatnik also spoke to the Chair and advised her that the tanks were replaced and tested. The testing is conducted every four years, the last one was in 2008.