



The City of New York

Queens Community Board 11

Serving the Communities of Auburndale, Bayside, Douglaston, Hollis Hills
Little Neck and Oakland Gardens

Jerry Iannece Chairperson / **Susan Seinfeld** District Manager

COMMITTEE REPORT

To: All Board Members
From: Dennis Novick, Chair
Central/South Bayside Zoning Committee
Re: BSA. Cal. No. 68-91BZ, Gulf Service Station
223-15 Union Turnpike
Date: October 25, 2012

On October 24, 2012, the Central/South Bayside Zoning Committee met to discuss the above-referenced BSA application. Present at the meeting was Dennis Novick Committee Chair, Edith Basom, Jack Fried, Steve Behar, Zion Halili, Steve Pivawer, Sonya Fierro-Gladwin and, District Manager Susan Seinfeld, Elizabeth Bennett from Sheldon Lobel, P.C., represented the owner, Cumberland Farms.

Cumberland Farms, the owner of the Gulf Station, has applied to the BSA for an extension of term of 10 years to operate an automotive service station and amend the variance to legalize interior partition changes and permit repair services on Sundays from 8 am to 6 pm. Currently, the gas station is open 24/7 but the repair service station is open Monday through Saturday from 7am to 7pm. Contrary to the 2002 Resolution, they are operating the repair service on Sundays from 8 am to 6 pm. Additionally, Ms Bennett stated that the variance expired in May of 2012 but was delayed by the requirement requested of BSA that they obtain a DOB objection letter due to the changes requested.

The Chair stated that he was particularly bothered that the owners had failed to file to amend the variance when they wanted to add Sunday hours. Zion Halili said that in 2002, CB11 expressly did not want repair work done on Sunday. Review of the files showed that Sunday work was prohibited in all previous resolutions (1991 and 2002), and the owner had agreed to stop work on Sundays in 2002 but obviously did not.

Discussion ensued about Sunday operations. Jack Fried stated that the nature of business has changed and all the businesses in the commercial overlay surrounding the gas station are open on Sundays. There have been no complaints about the work being done on Sundays and no resident called in response to the mailing about this meeting. Therefore, it was suggested that CB11 consider allowing the Sunday operation of the auto repair service but with an amendment to the hours allowed. Ms. Bennett did state that the BSA is authorized to legalize the use that the operator violated.

Zion Halili made a motion to recommend approval of the renewal of the variance for a 10-year term for the operation of the Gulf Service Station with the following conditions in addition to those stated in the previous resolution:

- 1- That Sunday auto repair service be limited to the hours of 10 am to 4 pm
- 2- That the chain link fence, with privacy slats, be maintained in good condition.

The Committee voted unanimously in favor of the motion.