



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: Joe Sollano, Chair  
RE: Cal. No. 551-37 BZ  
233-02 Northern Blvd.  
Red's Auto Service  
DATE: November 19, 2012

On Thursday, November 15, 2012, the Douglaston Zoning Committee met to review the above-referenced application. Present were Joe Sollano, Chair, Laura James, 3<sup>rd</sup> Vice Board Chair, Susan Cerezo, Douglas Montgomery and Susan Seinfeld, District Manager. Eric Palatnik represented the property owner, Manocher Mehrfar.

Mr. Palatnik stated that Red's Auto Service leases the property and an extension of term of the existing variance, for 10 years, is being requested. The members discussed the sloppy and shabby condition of the property and the dirty conditions that existed on the park property behind the building, prior to this last variance. The last variance required the construction of a fence and since then, it is presumed that no debris is behind the fence. Joseph Sollano and Douglas Montgomery will go to inspect. It was also indicated that the fence is in poor repair.

The drawings submitted, indicated swinging gates on the east side fence and Joe Sollano wants to know if the gate still exists. The plans do not show the shed, which is used for tires, on the west side of the property. Susan Seinfeld said that she made a site visit and there is auto debris on the other side of the fence on the west side. There was discussion as to whether this was part of Mr. Mehrfar's property or all part of the mapped 233 Street. Mr. Palatnik will discuss all concerns with the owner and lessee and provide answers at the Public Hearing.

The Committee members agreed to the following conditions for the renewal of the variance:

- 1- That the term be limited to five years.
- 2- That the shed should be drawn on the plans.
- 3- That the plans should indicate correctly whether the swinging gates do currently exist.
- 4- That the property should be cleaned, including the debris on the west side of the fence, if it is part of the subject property.
- 5- That the fence should be repaired and maintained in good condition.