



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. 95-90 BZ
CVS - 242-24 Northern Blvd.
DATE: August 15, 2012

On Tuesday, August 14, 2012, the Douglaston Zoning Committee met to review the above referenced application. Present were Joe Sollano, Chair, Roy Giusetti, Douglas Montgomery, Jyothi Sriram, Susan Seinfeld, District Manager, and Mark Scott, Queens Borough President's office. The applicant's representative, Steven Sinacori attended. No members of the community attended.

Mr. Sinacori stated that in 1992, a variance was granted for a commercial building in an R1-2 zone. The variance expired in January, 2012. He started working on the application as soon as Ms. Seinfeld reminded him that the variance was expiring. CVS is asking for another 20 year term.

There have been complaints, in the past, about early morning garbage collection. Since this happened more often when a new manager was on-site, Joe Sollano asked that any new manager be given a copy of the Resolution. He also stated that the new carting company has been compliant. In 2003, there was a BSA compliance case which changed CVS's handling of this problem. Douglas Montgomery asked that CVS maintain the greenery at the corner of the property. It was pointed out that this is City property but CVS has maintained it. Mr. Sinacori suggested that we write to CVS asking that they make this a regular part of the maintenance of their property.

The committee unanimously agreed to recommend approval of the application with the current conditions and, in addition, that store managers be trained in the requirements of the variance and in inclement weather that chains be used to close the entryway if the gates are frozen. The current conditions are:

- 1- Street trees and landscaping in accordance with BSA approved plans.
- 2- That the premises shall remain graffiti-free.
- 3- That the HVAC unit shall be located in the center of the roof in accordance with the plans.
- 4- That the parking lot shall be locked after hours.
- 5- That a No Left Turn sign shall be posted at the curb cut on Northern Blvd.
- 6- That signs shall comply with the BSA approved plans.
- 7- That the trash enclosure shall be roofed and enclosed and located in accordance to plans.
- 8- That garbage shall be stored within the enclosure and deliveries and garbage pick-up shall not take place before 7 am and no later than 9 pm, and if dumpster is used, it shall have a rubber lid.