



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: Board Members
From: Little Neck Zoning Committee: Co-Chairs, Joan Garippa and Allan Palzer
Re: Cal. No. 67-91 BZ- Gulf Gas Station-260-09 Nassau Blvd.

On Wednesday, August 22, 2012 the Little Neck Zoning Committee met to discuss the above referenced application. Present from the Committee were: Joan Garippa and Allan Palzer, Co-Chairs, Laura James, Ed Doster, Chris Petallides, Mark Scott, from the Borough President's office and District Manager Susan Seinfeld. Josh Rinesmith of Sheldon Lobel P.C. represented the owners, Cumberland Farms, doing business as Gulf Gas Station.

The application filed with New York City Board of Standards and Appeals is to extend the term of the variance, which expired on March 17, 2012, for an additional ten years. A gas station has operated at this location since the 1940's and permits a Use Group 16 service station on a zoning lot split by R4/C1-2 and R1-2 zoning districts. The hours of operation of the repair shop are Monday through Saturday from 8 am to 6 pm. The shop is closed on Sunday. There is also a convenience store in the building. Mr. Rinesmith explained that the application is late because the archived folder was requested from BSA but it was not found and engineers had to survey the property and prepare all new plot diagrams.

Concerns raised by Committee members were that the operator of the station has not maintained the landscaped area, cut weeds or repaired the wall in the rear of the property. Mr. Rinesmith said he will ask that the work be done and have photos will be available prior to the public hearing in October. Additional questions were raised concerning the exact use of the storage shed on the property and how full service is provided to handicapped motorists since this is an all self- service pump station. Mr. Rinesmith stated that he will provide the answers on or before the public hearing.

A motion was made by Chris Petallides to recommend approval of the variance for a ten year term with conditions. Laura James seconded the motion and it passed unanimously.

The conditions are:

- 1-That the planted areas in the rear and at the corner of the property be properly landscaped and maintained free of debris.
- 2-That the retaining wall on the north end of the property must be repaired and maintained.
- 3-Directional lines into and out of the premises must be clearly indicated by painted arrows on the ground.

- 4-No parking is to be allowed on landscaped area in the rear of the property.
- 5-Service for the handicapped and/or for someone in need of help, is to be available indicated by signage.
- 6-Broken tiles on the floor of the store are to be replaced and the store maintained in good condition.
- 7-Usage of the storage trailer to be identified on the plans.