



The City of New York

## Queens Community Board 11

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

**Christine L. Haider** Chairperson / **Susan Seinfeld** District Manager

### COMMITTEE REPORT

TO: All Board Members  
FROM: Joe Sollano, Chair  
RE: Cal. No. 334-78 – BZ  
233-20 No. Blvd.  
Cal. No. 551-37-BZ  
233-02 No. Blvd.  
DATE: June 1, 2016

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On Tuesday, May 31, 2016, the Douglaston Zoning Committee met again to review the above-referenced application. Present were Joe Sollano, Committee Chair, Roy Giusetti, Jyothi Sriram, Susan Cerezo, Steve Newman, Ocelia Claro, 2<sup>nd</sup> Vice Chair and Henry Euler. Also attending were Susan Seinfeld, District Manager, Michael Nacmias for Eric Palatnik, PC, and the owner Louis Wu.

Mr. Nacmias reviewed the BSA variance applications for the two properties with three businesses. Located at 233-20 Northern Blvd. is Auto Gallery, which is on a month to month lease and Douglaston Auto Care, which has a lease until 2018. Located at 233-02 Northern Blvd. is Red's Auto Repair which is also on a month to month lease and has been served with an eviction notice. It is expected that he will be closed by the end of the summer. Mr. Wu intends to operate the Auto Gallery location and will lease the Red's location.

Members were still concerned that nothing much has been done to clean the area. The cars are still parked on sidewalks. Mr. Wu said that he told the operator to remove the cars but some belong to East Hills Chevrolet. The attorney will ask DOT to place No Parking signs in places on the street to prevent parking by the parkland entrance.

Mr. Wu and Mr. Nacmias explained that once Red's Auto Repair is vacant he will be renovating and removing all debris and the fence behind the buildings will be fixed. When he receives BSA approval a new fence will be installed. The above ground waste oil container will be removed and replaced. The façade and windows will be renovated as indicated in the BSA application plans. The property will be repaved and sidewalks repaired.

There is an oil spill on Red's property and at first the engineer, employed by Mr. Wu, did not have total access due to cars and debris. There was a concern that there may be a spill under the Douglaston Car Care building. Mr. Wu stated that ten days ago access was available and all testing wells were installed pursuant to NYSDEC requirements. The monitoring of the wells will determine what remediation must be done.

Discussion ensued about the little progress that had been made to improve the properties since Mr. Wu purchased them last October and since the committee met last month, the likelihood of the BSA approving the application and the necessity of imposing conditions to the recommendation, the length of time it may still take to evict the operators and questions about the unknown extent of the contamination of the soil, the possible contamination at the Auto Gallery/ Douglaston Auto Care site and the affect on the parkland behind the property.

Ocelia Claro made a motion to approve the applications with the conditions stated for each one. Steve Newman seconded the motion.

BSA # 334-78 – BZ 233-20 Northern Blvd. Auto Gallery and Douglaston Auto Care

Conditions:

- 1- Remediate any contaminates found on the property
- 2- No parking permitted on sidewalks
- 3- No blocking of the park entrance on 234 Street
- 4- Replace and maintain fence in rear of property
- 5- Clean all debris and maintain the parkland free of debris
- 6- No sub-leasing by tenants

BSA # 551-37-BZ 233-02 No. Blvd., Red's Auto Repair

- 1- Remediate oil spill as documented by NYS DEC and any contaminates found during testing
- 2- Replace and maintain fence in rear of property
- 3- Remove trailers and tow business
- 4- Remove boat stored on property
- 5- Clean all debris and maintain the parkland free of debris
- 6- No sub-leasing by tenants

The Committee voted three in favor and four opposed, the motion did not pass.