



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: Board Members  
FROM: Christine Haider & Ocelia Claro, Co-Chairs  
North Bayside/East Flushing Zoning Committee  
RE: BSA Cal. No. 724-56 BZ  
Prela Service Station—42-42 Francis Lewis Blvd.  
DATE: Sept 26, 2014

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On September 22, 2014, the North Bayside/East Flushing Zoning Committee met to discuss the above-referenced BSA application. Present were Board Members, Christine Haider, Board Chair, Ocelia Claro, Laura James, Eileen Miller, George Mihaltses, Henry Euler, Christina Scherer, Andy Rothman, Mohan Jethwani and Chris Petallides. Also present were Susan Seinfeld, District Manager, Michael Nacmias, the applicant's attorney, Anthony Nicovic, the owner, Michael Cosentino and Anthony Cosentino, the architect and expediter, respectively. There were no residents from the community in attendance.

Mr. Nacmias explained to the committee that the applicant seeks an amendment to extend to a ten year term the existing 5-year term variance granted in November, 2012. He explained that it is a hardship for a business to return in 5 years for a renewal, it entails a lot of money, time and paperwork. Applying for the amendment will allow the term renewal to be in 2022. If the term of the variance is extended all conditions of the existing variance remain.

Mr. Euler explained that the BSA granted a five year term due to complaints made by the Auburndale Improvement Association (AIA). The issues were that trucks parked overnight and there were signs posted around the perimeter. The conditions were not resolved when the BSA public hearing was held. Now, the AIA agrees that the owner has complied with the conditions but asked that they let the five year term continue. It was clarified that the Community Board recommended a ten year term when the variance was renewed in 2012.

Discussion ensued about a towing company that uses the Prela address. Mr. Nicovic said that the tow truck does not park on his property and that it tows for several locations. Ms. Haider noted that the Certificate of Occupancy was not updated and Mr. Cosentino explained that since they want to extend the term it made sense to wait because all variance information is placed on the C of O.

A motion was made by Henry Euler to approve the application as presented and motion was seconded by Chris Petallides.

The committee voted nine in favor and one opposed to recommend approval of the variance.