



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: Christine Haider, Chair
North Bayside/East Flushing Zoning Committee
RE: BSA Cal. No. 724-56 BZ
Prela Service Station—42-42 Francis Lewis Blvd.
DATE: August 8, 2012

On August 8, 2012, the North Bayside/East Flushing Zoning Committee met to discuss the above-referenced BSA application. Present were Board Members, Christine Haider, Henry Euler, Frank Skala, Christina Scherer, Ocelia Claro, Jerry Iannece, Susan Macinick, Andy Rothman and community member, Dina Quandamatteo. Also present were Susan Seinfeld, District Manager, Mark Scott from the Borough President's office, Ivan Acosta from Senator Avella's office and the applicant's attorney, Michael Cosentino. There were no residents from the community in attendance.

Mr. Cosentino explained to the committee that the applicant seeks a ten year extension of the existing variance that expires in November, 2012. The station is a car repair shop only and is owned and operated by, Mr. Anthony Nicovic. It has been operating as a service station since 1956 and since 2004, only as a repair shop. They do not have tow trucks.

Discussion ensued about commercial trucks parked on the property belonging to Systematic Control and a landscaper. A black car, without license plates, was observed stored on the site. Mr. Cosentino said that the owner had service contracts with different companies to repair trucks and he will see that they were parked for repair only, no overnight storage. There was an objection to all the advertising signs for products along the sidewalk. It was pointed out that the landscaping could be better maintained and that the site has become very unkempt and should be cleaned. Members did look very favorably on the fact that the renewal application has been filed before its expiration.

A motion was made by Henry Euler and seconded by Jerry Iannece to recommend approval of a ten year variance with the following stipulations:

1. No vehicles or commercial vehicles to be parked on the site, unless they are waiting for service and;
2. No vehicles to be parked or repaired on the sidewalk and;
3. Remove accumulated debris around dumpster and;
4. Clean and maintain the station and all landscaping and;
5. Remove the advertising signs.

The committee agreed that all other conditions from the previous Resolution remain, such as:

1. Premises shall be maintained free of debris and graffiti;
2. Graffiti located on the premises shall be removed within 48 hours;
3. All automotive repair work shall be conducted entirely within the enclosed building;
4. No automatic car wash at the site;
5. Landscaping shall be installed and maintained as per BSA approved plans;
6. All fencing shall be 100 percent opaque;
7. All lighting shall be directed downwards and away from any adjacent residential uses;
8. No auto body or welding work will be conducted at the site;
9. That the above conditions and all conditions from prior resolutions shall appear on the certificate of occupancy;
10. This approval is limited to the relief granted by the Board in response to specifically cited and filed DOB/other jurisdiction objections(s) only;
11. The Department of Buildings must ensure compliance with all other applicable provisions of the Zoning Resolution, the Administrative Code and any other relevant laws under its jurisdiction irrespective of plan(s) and/or configurations(s) not related to the relief granted.

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

###