



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. 716-82-BZ
Helms Bros.-207-22 Northern Blvd.
DATE: January 22, 2016

On January 20, 2016, 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, 1st Vice Chair, Laura James 2nd Vice Chair, Eileen Miller, 3rd Vice Chair, Henry Euler, Christina Scherer, Mary Donahue and George Mihaltses. Also present were Susan Seinfeld, District Manager, Adam Rothkrug, the applicant's attorney and Jeong-Ah Choi from the Borough President's office.

The application is filed to extend the term of a variance and to amend the grant to permit a change in use from an auto repair shop with sales to an automobile sale showroom. The variance was renewed in 2009 and is expires on November 3, 2018. The site is owned by Helms Bros. who plan to use this showroom for the sale of Volvos. There will be no repairs or auto prep at this site. The application proposes to use the rear for accessory parking for employees and visitors.

Discussion ensued. Concerns were raised about the cars that double park and block the sidewalk at the other Helms facilities, the use of 45 Road entrance and that lights in the lot be directed away from the homeowners. Mr. Rothkrug has to clarify the hours although he presumed that they would be 9am-7pm.

Henry Euler made a motion, seconded by Christina Scherer, to recommend approval of the BSA application with the following conditions:

- That there be no road tests on 45 Road,
- That the gate be locked at night,
- That all lights in the parking lot be directed away from residences.

The motion passed with 7 members voting to approve and one voting against.