



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: Little Neck Zoning Committee:
Joan Garippa and Allan Palzer, Co-Chairs
Re: Cal. No. 67-91 BZ- Gulf Gas Station-260-09 Nassau Blvd.
Date: November 12, 2015

On Monday, November 9, 2015, the Little Neck Zoning Committee met to discuss the above-referenced application. Present from the Committee were: Joan Garippa and Allan Palzer, Co-Chairs, Chris Petallides, Christine L. Haider, Board Chair, Ocelia Claro, 2nd Vice-Chair, Eileen Miller, 3rd Vice-Chair, Ed Doster, Community Member and District Manager Susan Seinfeld. Michael Nacmias, of Eric Palatnik, P.C., represented the applicant, BSM Management, LLC.

The application filed with New York City Board of Standards and Appeals is to amend the variance, which was granted for a ten-year term in 2012. This application seeks to amend the variance in order to demolish the existing 2,500 sq. ft. auto repair facility and replace it with an 1,800 sq. ft. convenience store, Bolla Market. The gas station will install six new gas pumps with two underground storage tanks. There will be six parking spots including one ADA compliant space. A new retaining wall will be built along the eastern side by the Little Neck Care Center. New planters will be placed around the perimeter of the property. One of the three existing curb cuts on Little Neck Parkway will be eliminated and the driveways realigned.

Members noted the following:

- 1- The Statement of Facts does not include information about the gas pumps and tank replacements.
- 2- The ADA parking space is far from the entry door of the store and should be the closest space.
- 3- Architectural drawings show signs for an Exxon Station but it is currently a Gulf Station.

Ms. Haider also wanted to insure that attendants are available to pump gas for those who require assistance. This was discussed in 2012 when the renewal of the variance was before the Board.

Mr. Nacmias stated that he will provide the answers to all concerns/questions raised by the Committee on or before the public hearing.

A motion was made by Chris Petallides to recommend approval of the application with the following conditions:

- 1- That the handicap parking spot be moved to the spot in front of the door of the market,
- 2- That the change of the gas pumps and tanks be added to the Statement of Facts.
- 3- That a “help” button on the gas pumps be maintained, to ensure that service is provided to handicapped drivers.
- 4- Confirmation as to whether it is to be a Gulf or an Exxon Station.

Eileen Miller seconded the motion. Six members voted to approve and one voted against the application.