

# ***COMMUNITY BOARD 11 QUEENS***

## **COMMITTEE REPORT**

TO: Board Members  
FROM: Christine Haider, Chair  
North Bayside/East Flushing Zoning Committee  
RE: BSA Cal. No. 240-55-BZ  
Helms Bros. SAAB/VW Service Station-207-22 Northern Blvd.  
DATE: October 14, 2009

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On October 14, 2009 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, Sue Macinick, Ed Braunstein, Laura James, Andy Rothman, Ocelia Claro, Rose Bruno, Mohan Jethwani, Laura James (3<sup>rd</sup> Vice Chair), and Dina Quandamatteo, community representative. Also present were Susan Seinfeld, District Manager, Mark Scott, from the Queens Borough President's, the applicant's representative, Susan Cochran and the attorney, Joseph Morsellino. There was one resident from the community, Mandingo Tshaka in attendance. Two Urban Planning students from Queens College also attended.

Mr. Morsellino explained to the committee that the applicant has applied under the Special Order Calendar seeking an extension of term of the variance for fifteen years with the continued use of the property as a new car prep facility under the terms of the 1956 Resolution. The current variance expired on November 3, 2008. Because of the expiration they applied under the Special Order Calendar and paid an additional fee. In 1999 the variance was limited to general auto repair.

The hours of operation are 8 AM to 6 PM, Monday through Friday, for car preparations (polishing, etc.). The showroom is open on Saturday and the facility is closed on Sunday. No repairs are done on the premises.

Mr. Tshaka complained about the existence of all the automobile repair shops and dealers along Northern Blvd. from Francis Lewis Blvd. to Oceania Street and that the property facing 45 Road is zoned residential. Mr. Morsellino pointed out that the 1955 variance permitted the use of the property to 45 Road provided that the curb cut was removed and a fence was installed with webbing. The use was grandfathered when the Zoning Resolution was written in 1961. Ms. Cochran stated that she has worked diligently with the community since Helms Bros. has been on the site to insure that there were minimal impacts on the homeowners

on 45 Road. The District Manager said that the office had not received any complaints regarding this business.

After further discussion of the above matters, a motion was made by Mohan Jethwani and seconded by Ocelia Claro to recommend approval of extension of the variance for a ten year term with the continuance of the past conditions:

The committee voted nine in favor, two opposed to recommend approval of the application.