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BOARD OF STANDARDS AND APPEALS

MEETING OF: April 27, 2026
CALENDAR NO.: 84-08-BZ
PREMISES: 67-20 Main Street, Queens
Block 6486, Lot 38

ACTION OF BOARD — Application granted on condition.

THE VOTE —
Affirmative: Chair Chanda, Commissioner Ottley-Brown, and
Commissioner Yoon.....3
Negative:.....0
Absent: Vice-Chair Scibetta and Commissioner Sheta.....2

THE RESOLUTION —

I. The Request

This is an application for an extension of time to obtain a certificate of occupancy, which expired on January 22, 2026, for a variance granted pursuant to Z.R. § 72-21, that permitted the proposed erection of a canopy.

A public hearing was held on this application on April 13, 2026, after due notice by publication in *The City Record*, and then to decision on April 27, 2026.

II. Location

The Premises are located on the west side of Main Street, between 68th Road and 68th Avenue, located partially within an R3-2 zoning district and partially within an R4 (C1-2) zoning district, in Queens. With approximately 227 feet of frontage on Main Street, a side lot line of 108 feet, a rear lot line of 251 feet, and 12,130 square feet of lot area, the Premises are occupied by a gasoline service station, accessory auto repair with accessory convenience store.

III. Board History

The Board has exercised jurisdiction over the Premises since October 26, 1948, when, under BSA Cal. No. 410-48-BZ, the Board granted a variance, for a term of ten years, to expire on October 26, 1948, to permit, in a local retail use district, the erection and maintenance of a gasoline service, lubritorium, auto laundry, motor vehicle repair shop, sale of auto accessories and office, as proposed and as indicated on the BSA-approved

plans, on condition that in all other respects, the building and Premises comply with all laws, rules and regulations applicable thereto; there be constructed along the cemetery line in place of the present wire fence or in addition thereto, a masonry wall not less than 6 feet in height constructed of face brick on both sides and properly coped, the brick to agree with the brick to be used as proposed in the accessory building; a similar wall be constructed along the interior lot line to the south except that such wall may be reduced to a height of four feet within 10 feet of the building; planting be maintained as proposed, protected by proper curbs; curb cuts be restricted to those as indicated, namely, three, 30-foot curb cuts to Main Street; signs be restricted to a permanent sign attached to the façade of the accessory building and to the illuminated globes of the pumps excluding all roof signs and all temporary signs but permitting the erection within the building line of one post standard for supporting a sign which may be illuminated advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not over 4 feet; the accessory building be arranged as proposed and restricted to the use shown, minor repairs to be by hand tools only; proper sidewalk and curbing be constructed along the front of the Premises to the satisfaction of the borough president; such portable fire-fighting appliances be maintained as the fire commissioner direct; the boiler or heater room be separated from the balance of the building by fireproof construction, except the ceiling may be fire-retarded, and entered only from the exterior; all permits be obtained and all work completed within one year, by October 26, 1949.

On February 8, 1949, under BSA Cal. No. 410-48-BZ, the Board amended the resolution to permit, pending acceptance by the City of New York of the deed to the land to be donated by this owner for the widening of Main Street, the area for proposed street widening may be permitted to be traversed to reach the gasoline station, on condition that in all other respects, the building and occupancy comply with all applicable laws, rules, regulations, and requirements be complied with.

On October 28, 2008, under the subject calendar number, pursuant to Z.R. § 11-411, the Board reinstated the variance for a term of ten years, to expire on October 28, 2018, and, pursuant to Z.R. § 11-412, permitted the legalization of changes in the site plan of a UG 16 gasoline service station with accessory automotive uses, in a R4 (C1-2) zoning district, on condition that any and all work substantially conform to the BSA-approved plans; the permit be for a term of ten years, to expire on October 28, 2018; the lot be kept free of graffiti, dirt and debris; the above conditions be listed on the certificate of occupancy; a new certificate of occupancy be obtained by April 28, 2009; all conditions from prior resolutions not specifically waived by the Board remain in effect; the approval be limited to the relief granted by the Board in response to specifically cited and filed DOB/other jurisdiction objection(s) only; the approved plans be considered approved only for the portions related to the specific relief granted; the Department of Buildings 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)/configuration(s) not related to the relief granted.

Most recently, on January 22, 2024, under the subject calendar number, the Board waived its Rules of Practice and Procedures and amended the resolution to extend the term of the variance for ten years from the date of expiration of the prior grant, to expire on October 28, 2028, and permit the erection of a canopy, on condition that all work and site conditions conform to BSA-approved plans; the term of the grant be for ten years, to expire on October 28, 2028; the lot be kept free of graffiti, dirt and debris; the exterior of the building be repainted as soon as possible; the above conditions appear on the certificate of occupancy; a certificate of occupancy, also indicating the approval and calendar number, be obtained within two years, by January 22, 2026; the approval is limited to the relief granted by the Board in response to objections cited and filed by the Department of Buildings; the approved plans be considered approved only for the portions related to the specific relief granted; and the Department of Buildings ensure compliance with all other applicable provisions of the Zoning Resolution, the Administrative Code and any other relevant laws under its jurisdiction irrespective of plans or configurations not related to the relief granted.

IV. Proposal

The time to obtain a certificate of occupancy having expired, the applicant now seeks an extension. The applicant seeks this two- year extension of time to obtain the certificate of occupancy because it is in the bidding process for the installation of its canopy which needs to be reflected on the certificate of occupancy and expects construction to start in the Summer of 2026. The applicant represents that the Premises continue to operate as a gasoline service station, accessory auto repair, and snack shop and states that the hours of operation are as follows: gasoline service station and convenience store - 24 hours per day, 7 days per week and the accessory auto repair - Sunday – Friday 8:00 a.m. – 5:30 p.m., closed on Saturdays. Finally, the applicant maintains that the site complies with all other applicable conditions of prior resolutions, except for the certificate of occupancy.

V. Board Review

At hearing, the Board raised concerns over the condition of the exterior of the building. In response, the applicant clarified that they intended to apply a new coat of paint and other minor repairs during the installation of the canopy, which it expects to begin in the Summer of 2026.

VI. Decision

Based upon its review of the record, the Board has determined that a two-year extension of time is appropriate with certain conditions as set forth below.

Therefore, it is Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution, dated October 28, 1948, as amended through January 22, 2024, so that as amended this portion of the resolution shall read: “to extend the time to obtain a certificate of occupancy for two years, to expire on January 22, 2028, *on condition*:

THAT the term of the grant be for ten years, to expire on October 28, 2028;

THAT the Premises shall be maintained free and clear of debris and graffiti at all times, other than the wall artwork;

THAT the lot shall be kept free of graffiti, dirt and debris;

THAT the exterior of the building shall be repainted as soon as possible;

THAT the above conditions shall appear on the certificate of occupancy;

THAT a certificate of occupancy, also indicating this approval and calendar number ('BSA Cal. No. 84-08-BZ'), shall be obtained within two years, by January 22, 2028;

THAT this approval is limited to the relief granted by the Board in response to objections cited and filed by the Department of Buildings;

THAT the approved plans shall be considered approved only for the portions related to the specific relief granted;

THAT 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 plans or configurations not related to the relief granted.”

Adopted by the Board of Standards and Appeals, April 27, 2026.

CERTIFICATION

This copy of the resolution
dated April 27, 2026
is hereby filed by the
Board of Standards and Appeals
on May 18, 2026.

Carlo Costanza
Executive Director