

Community Board 1, Queens – Board Meeting Minutes

December 14, 2021

Meeting opens with Chairperson, Marie Torniali at 6:30 p.m.

PUBLIC HEARING ITEM:

Board of Standards and Appeals

BSA Cal. No. 2021-63 BZ 46-06 Ditmars Boulevard, Queens

Block: 768; Lot: 45

Special Permit application for the operation and maintenance of an existing gasoline service station in an R4/C2-2 zoning district and conversion of an auto repair shop into a convenience store. (*Presentation Attached*)

Presentation made by Diwakar Gupta and question answered by both Diwakar Gupta and Nancy Lee Paul on behalf of Nasir Khanzada LLC, Consulting Engineers – They would like to maintain this existing Gas Station. They would like to convert the Auto Repair Shop into a Convenient Store, install a new canopy, get a new Certificate of Occupancy and they would also like to change the parking and curb cut layout. The Gas Station was developed in 1958 and issued a Certificate of Occupancy in 1959.

Q &A with the Board Members/Comments by Residents

Elizabeth Erion – There were some things the applicant did not touch on which were raised at the Committee Meeting. There was a request as to why they did not extend the canopy that usually stretches from the pump area to the building and the representative said the distance is a bit too much and might require additional structural support but they will speak with the owner and see what can be done. We were concerned about the light shining into the adjacent building, the Pistilli Building apartments and the single-family homes on the other side of Ditmars. We were told there would be a Lumen spread plan presented to BSA. There was a request for a charging station which is not on the plan now but could be sometime in the future. There was a question about paying attention to the traffic circulation with respect to pedestrian safety because there will be more traffic coming in and out of the convenient store and parking on the site. It became one of the conditions, a recommendation. That concludes the comments from the meeting.

Amin Mehedi – Why is electric station not included now?

Nancy Lee Paul – The problem now is that the technology right now does not allow for a quick charging station, it is not practical next to a convenient store, the cars would be parked for a really long time. If it was a restaurant it would make sense. Logically next to the Cube store on 46th Street it would make sense if it was economically feasible but right now it does not work.

Daniel Aliberti – What are the hours of the convenient store and the hours of the gas station?

Diwakar Gupta – Both the gas station and convenient store are open 24 hours a day, 7 days.

Dominic Stiller – Happy to hear about the Lumen spread plan, so many bright lights shining in neighbors' windows, it should bring that question to other submissions if possible. Why four curb cuts and not just two, there is so much crossing of pedestrians and traffic. I know DOT has limitations of the distance of curb cuts from the corner, are you complying with that or the one on Ditmars is too close. I am surprised to see construction starting at 6 a.m. You commented about the road not being blocked, did not comment about the sidewalks being blocked during construction. Do you have a plan for pedestrian management?

Nancy Lee Paul – The curb cuts are per BSA however they are larger than allowed so they are reducing them. Circulation wise, trying to have trucks in and out and pedestrians and access to the store it is actual helpful to have more than two curb cuts. The fencing is typically 3 feet under the sidewalk once the equipment is inside the fence there should be no problem with the pedestrians.

Thomas Ryan – Concerned about waste management, are you going to do any remediations? The whole property is completely enclosed with the exception of landscaping to mitigate rain waters from going into the streets.

Nancy Lee Paul - They will be required to put dry wells for the canopy, it will mitigate some of the issue. They are not required for the rest of the site because they are not doing any excavation.

Thomas Ryan – The garage area?

Nancy Lee Paul - The garage, it does not come up, they are not redoing the tanks, it is not an issue, there are no pits.

Diwakar Gupta - If there is no excavation involved then you are required to do an environmental site assessment, there is no contamination risk.

Thomas Ryan – The drainage, could you include some drainage grates for the rainwater

Nancy Lee Paul - It would require re-grating the whole site, it is quite an expense.

Mitch Waxman – HVAC equipment on the roofs usually runs 24, 7. There is sensitivity in the neighborhood to standing noise. Is there anything in your design to ameliorate the presence of noise in a residential neighborhood?

Nancy Lee Paul – We can locate the HVAC system towards the front, the middle of the site and also propose to put sound baffling around the unit as well.

Diana Limongi – Will the bathrooms be available 24 hours, 7 days a week?

Nancy Lee Paul - It will be available to the public. Theoretically, yes, fully accessible.

The Chairperson, Marie Torniali – Thank you for the presentation, this will be voted on during the business session. The Chair then welcomed Council Member Tiffany Cabán to CB1.

Council Member, Tiffany Cabán – Happy Holidays and good evening, Community Board #1! I am excited to be attending my first Community Board meeting as CD22's newly elected Council Member. It is an honor to be here.

Office Updates & Events:

- I was sworn into office two weeks ago on December 1st. Immediately after being sworn in, I signed on to co-sponsor 20 pieces of legislation to improve the lives of New Yorkers across the five boroughs.
- Some of the bills include:
 - #Intro2173 which would ban solitary confinement in city jails. #HALTsolitary
 - #Intro2197 which would prevent city-owned land from being sold to for-profit developers
 - #Intro2317 which would ban natural gas in new buildings and gut renovations. #GasFreeNYC
 - #Intro2374 which would mandate smaller class sizes in New York City schools.
 - #Intro1926 which would extend paid sick leave to misclassified gig workers.
- I also had the privilege to cast my first votes in office last week.
- I am particularly proud of my 'Yes' vote for the landmark legislation "Our City Our Vote." It is passing expanded voting rights to eligible non-citizen New Yorkers in local elections and strengthened our city's democracy for years to come.
- I am also excited to announce the return of participatory budgeting.
- Our office has allocated \$1M that can be used for physical infrastructure projects that benefit the public, cost at least \$50K, and have a lifespan of at least 5 years.
- We are also allocating \$50K in discretionary expense funding for PB. This can go to programs such as community classes, gardens, equipment to maintain parks, art supplies for public art projects. These must be a minimum of \$5K and go to orgs approved to receive city funding.
- Until the end of the year, our office is collecting ideas for projects to fund across the district.
 - You can submit your ideas here (*drop link in the Chat*) - <https://t.co/YlwVzeYGFC>
- Please sign up for my office's official District 22 neighbors mailing list, to stay in touch about local events and initiatives (*drop link in the Chat*) - <https://forms.gle/d7sorm3TR9WDaRiy5>
- While our district office is still under construction and we have not had a chance to officially open as of yet, if you need assistance, please call 212-788-6963, or email district22@council.nyc.gov. (*drop in the Chat*)

There is a lot to accomplish and I look forward to working with Community Board 1.

BUSINESS SESSION:

Adoption November 2021 Minutes

Motioned by Thomas Ryan; Seconded by Gerald Caliendo

Chair Report:

I know the Committees have not been meeting, they will start to meet on their scheduled dates/times, they are listed in the website. We will start again in January. I thank all the Committee Chairs for your patience. It does not look like we will meet in person in January, but we will meet by Zoom. We also have elections next month, more information on that to follow in the next couple of weeks.

District Manager Report:

At the Queens Borough Cabinet, the DSNY reported on winter preparation. The discussion was snow removal set up. Snow training was done 6-8 weeks prior to snow season in order to vet any issues with snow route prior to any snow fall. They examined any possible obstructions, new bike routes or outdoor dining structures that might have a problem. Everything was vetted and found to be fine, any minor issues were corrected. DSNY spoke about clearing protected bike lanes using smaller vehicles. Using seasonal employees to address overpasses, pedestrian crosswalks and other areas. The primary melting location for Western Queens is located within CB2 Queens. In our district we have a secondary Melter location at 19th Avenue should we have excessive snow, in excess of 12 inches of snow. Also discussed with QBP Donovan Richards were the attention required for NYCHAs Astoria Houses, Ravenswood, Woodside Houses and Queensbridge during snow season. Aside, collection services will be around the clock so staff can be ready for any unforeseen snow events. Thank you all for your service. I want to wish you all a Happy, Healthy Holiday Season, blessings to all.

Committee Reports:

Dino Panagoulas, Consumer Affairs Committee - This month we did not have a Consumer Affairs Committee meeting, we did have a number of renewals that had come up. Florence sent them to everyone. We did not have any issues with these businesses in the past and as such we did not request that they come in for any meetings, a number of them signed the standard stipulations, with that, I move to approve all of the businesses that are currently on this spreadsheet.

Seconded by Antonella Di Saverio

Chair, Marie Torniali – Does anyone oppose (hearing none), the Motion carries.

Antonella De Saverio, Environmental/Sanitation Committee – Some of you may have noticed a different taste, odor and maybe more sediment in our tap water, it is result of a 15-week repair process. The water was coming from the Catskill Aqueduct System, it is now coming from the Croton Aqueduct. As a result, they had to repair the piping, the valves and the leaks, that is what is causing the change in the water. Florence is waiting to hear back when the project is completed and I will report it at the next Board meeting, the next Environmental/Sanitation Committee meeting is on February 8.

Judy Trilivas, Health & Human Services Committee – On December 2nd the Health & Human Services Committee had a meeting to discuss the impact on the quality of life in the Dutch Kills community due to the increased use of hotels as temporary shelters to house the homeless, there were many community members at the prior Board Meeting that were very concerned, needed to have a voice. We invited members of the community, members were able to speak out and ask questions. We had Chae No, Queens Community Liaison from the NYC Department of Health & Mental Hygiene along with Amanda Nasner, Queens Director for Department of Homeless Services. Many were surprised to know that there has been an increase of mental health services being brought out to many of these areas that have housed the homeless people especially during the pandemic, but unfortunately, Dutch Kills was not identified at that time. The Board Members and the Community did stress to Chae that we need to have those services in our Dutch Kills community, and we did ask for an update with the change in the administration. He said he could not do anything now, but we are hoping that he comes back to us in January and I think we will stress with him that we need an update on what they are doing now to help this community.

Elizabeth Erion, Land Use & Zoning Committee - I gave you that small brief review of what happened, and we did bring up some of the topics that were brought up by other board members. There was a motion made to recommend conditional approval of the application with a few conditions. First, that the lighting is directed away from the surrounding residential buildings. The planting areas should be maintained. They should examine extending the canopy for the customers, weather protection and to review the on-site traffic flow to assure pedestrian safety from cars backing out of the parking and repair area. That was the recommendation that we were going to make to the Community Board.

Motioned by Gerald Caliendo; Seconded by Amin Mehedi

Roll call vote by Amy Hau.

Yes: 31; No: 0

Chair, Marie Torniali - Motion carries.

Old/New Business:

The Chair, Marie Torniali – As Judy stated, the Health Committee met with DHS and Department of Health and members of the Committee as well as residents of Dutch Kills, as Judy mentioned the surprise to us was that Department of Health and Mental Hygiene had not been providing services to Dutch Kills. As she stated, when we get to the new administration, we will ensure that Dutch Kills and the Queensbridge communities are not forgotten. One is, what is occurring today with all the problems that emanate from the homeless facilities, both in Dutch Kills and Queensbridge.

If nobody has an objection, we will be writing a letter to the new administration, (because there are several and not only the Mayor, but also we will have a new Council Member and we also have all the local Elected Officials) regarding the quality of life that has been caused to be degraded in the Dutch Kills and Queensbridge area due to the homeless facilities. We will ask that the various operators provide operating procedures to the Board so that they can be held accountable, whether they are providing programs and resources to their residents. DHS should also be held accountable. We understand that a lot of these homeless shelters or hotels will be moving most of these people out. It was only because of COVID-19 that they are there.

Chair, Marie Torniali - I think the immediate problem is to hold DHS and the providers of these facilities accountable by asking our elected officials to ask these providers for their operating procedures and what resources they provide and to follow up to make sure that this is in fact, provided. There was another issue about the HONDA Program which is being flushed out. I know that Dutch Kills wanted a resolution sent to the Elected Officials, that part of the problem is going to go to the Housing Committee in January, where maybe there will be more information on this HONDA Program. They will address the fact that Dutch Kills is overburdened and the HONDA Program, we will not know whether it will apply to Dutch Kills or whether it will even come into being. At this point, there is no information, it is very sketchy, but I think the primary concern is to fix what is broken today in Dutch Kills and Queensbridge, because the operators of these facilities are not held accountable.

Judy Trilivas - I just want to add one thing: Marie I do think that we should ask for the timeline when we ask them in that letter, because they did commit to saying that as new shelters are opening, permanent shelters, the hotels will be closing and they did give us a list.

Chair, Marie Torniali - According to them, they were moving everybody out except the permanent shelter of Pam's Place, which also we have to stay on top of that one as well, because that is creating havoc in the Dutch Kills and Queensbridge areas as well. It is going to be a two-step process, one a letter from the Community brought to the elected officials and the new administration, because we do not know who will be running DHS, never mind you know their philosophy or how they are going to address all the issues, and there are many. Unless anybody has an objection on this board, we will write a letter to the elected officials regarding our concerns of the current state of the homeless facilities and their impact on the community. Anybody object?

District Manager, Florence Koulouris - Can you repeat that before we go to questions, what the letter is going to be one more time, please.

Chair, Marie Torniali – They are basically addressing the conditions that are impacting the Dutch Kills and Queensbridge residents right now, with the current chaos that is being caused by the facilities are not being held accountable, for we do not even know what programs or what their modus operandi is. We have no way of knowing that they are following their own procedures.

Dominic Stiller - I just think that it is important for the for we residents of Dutch Kills that the City is informed, that we would like an analysis to prove that we are overburdened so you are greatly talking about the quality of the existing shelters, you can hit 808 homeless services beds within 0.7 mile walk along 39th and 40th Avenue, and I would hope that the letter could include some type of acknowledgement that we are numerically overburdened or some type of inclusion of that fact, that any new program is limited.

Chair, Maire Torniali - I agree, and the Housing Committee is going to take that up in January.

Dominic Stiller - Can you send the letters out for review prior to sending it?

Chair, Marie Torniali - For you Dominic, absolutely. Does anybody have an objection? We have to know what the procedure is. We know what we are fighting about because that is what we will do. Anybody else have a question?

ELECTED OFFICIALS/REPRESENTATIVES – Announcements:

Daniel Bonthius, Office of Congresswoman Alexandria Ocasio-Cortez:

Good evening, Community Board 1. My name is Daniel Bonthius and I am Deputy District Director of Operations at the Office of Representative Ocasio-Cortez. I am glad to be back with you after returning from my parental leave.

- The House has extended the final legislative session of the year into this week to work to increase the debt limit to avoid a potential default. The vote on the BBB will likely be between Christmas and New Year's. We welcome legislative questions and comments here: <https://ocasio-cortez.house.gov/contact>.

- The Congresswoman will be hosting a virtual Youth Town Hall on Friday, December 17 at 1:00 pm. This program will be geared towards middle school, high school and college students. The Congresswoman will discuss the various programs and opportunities offered by our office as well as how we are working towards a safe and dignified future for our youth. She will also be taking questions from the audience. Register here: https://us02web.zoom.us/webinar/register/WN_6qa63fG0RdeG3IV9BsP-Bw

- FEMA has extended the deadline to file a claim until January 4th, they will accept appeals until 60 days after you receive a denial. Disaster Legal Services are Now Available. A toll-free legal assistance hotline is available to those affected by the severe storms and flooding caused by Hurricane Ida. You may call (888) 399-5459 or nysba.org/Ida

- Our office is hiring interns for the Spring 2022 session in our Jackson Heights district office. Interns will work with staff to serve the constituents of New York's 14th Congressional district. Interns are compensated at a rate of \$15/hour. Interested applicants should apply now. Spanish language skills are highly preferred.

Internship Application: <https://ocasio-cortez.house.gov/services/internships>

I will also add important links to the Chat. Thank you.

James Mongeluzo, Office of Comptroller Scott Stringer:

New York by the Numbers - Monthly Economic and Fiscal Outlook by NYC Comptroller Scott M. Stringer

- Despite worries of yet another COVID wave, New York City's economy continues to recover across most metrics.
- Employment, Tourism, and Public Transit Ridership is bouncing back

<https://comptroller.nyc.gov/newsroom/new-york-by-the-numbers-monthly-economic-and-fiscal-outlook-no-60-december-6th-2021/>

New York City Comptroller Stringer Releases Fiscal Year 2021 Popular Annual Financial Report

- The New York City economy began the fiscal year still reeling from the dramatic recession brought about by the COVID-19 pandemic. Private employment stood at 3.36 million in July 2020, and the unemployment rate was 18.5 percent
- In Fiscal Year 2021, tax revenues were approximately \$69.7 billion, an increase of over \$6 billion from Fiscal Year 2020.

<https://comptroller.nyc.gov/newsroom/new-york-city-comptroller-stringer-releases-fiscal-year-2021-popular-annual-financial-report/>

Comptroller Stringer: Cost of Incarceration per Person in New York City Skyrockets to All-Time High

- The City now spends \$556,539 to incarcerate one person for a full year, or \$1,525 per day – nearly quadrupling since FY 2011.
- As identified in previous analyses by the Comptroller's Office, rates of violent incidents continue to rise despite a 15% decline in the average daily population, the absolute number of fight and assault infractions rose slightly from 11,191 in FY 2020 to 11,214 in FY 2021.

<https://comptroller.nyc.gov/newsroom/comptroller-stringer-cost-of-incarceration-per-person-in-new-york-city-skyrockets-to-all-time-high-2/>

Comptroller Stringer Analysis: Residents Returning to New York City after Out-Migration Tripled During Pandemic

- Net residential out-migration from NYC tripled during 2020, with residents in the wealthiest 10 percent of city neighborhoods 4.6 times more likely to leave
- Since July 2021, the city has gained an estimated 6,332 permanent movers, indicating a gradual return to New York City

And lastly, if you need me for anything again, it is James Mongeluzo. You can just call me directly on my cell phone. It is a government cell phone, you can text it, you can call it I will get back to you as soon as I can you can reach me at: 646-689-6509. I am going to put that into the Chat as well and I will put my email there and last thing you know: Comptroller Stringer just wants to let everyone know that it is been a great pleasure of his to be the City Comptroller for almost eight years now, and he just wishes

everyone a happy holiday season. Merry Christmas, Happy New Year. Thanks again and reach out if you need anything.

Mary Jobaida, Office of State Senator Jessica Ramos:

- Team Ramos is hosting a toy giveaway this Saturday at Bravo's Restaurant and I am going to share the registration information on the Chat and our office is also looking for community volunteers. If anyone is interested, we request you to please fill out the form I am going to share on the Chat.
- We wish you all a great holiday season

Chair, Marie Torniali - Thank you, same to you.

PUBLIC SESSION:

Gloria Maloney (Constituent) - I just want to thank you for giving us all the attention that you are for the problem with the homeless. I want to bring to your attention that when we were on with Amanda last week, she said we are going to have a CAB meeting. She said in December and now it is the middle of December and for all intents and purposes it is almost the end of December, because the holidays are coming up. I hope she was not just pulling our leg and I hope we are going to have a CAB meeting very soon at Pam's Place, because we have had a lot of issues with them. Last week when we had a funeral mass and one of the homeless went up to the driver of the hearst and started arguing with him in front of St. Patrick's Church and cursing and screaming. I had to go into the shelter and get the two people from behind the desk, and they came running out, thank God, and they took care of her and got her back in the shelter. But this should not have to happen, especially to somebody who is trying to bury their loved one. I do not know if anybody else has noticed the amount of traffic that is going through Astoria lately and I do not know if, since the city likes to spend money, maybe they could do a traffic study in Astoria, because any street you go down almost any time of day there is awful traffic backed up. Thank you so much, have a good holiday and a Merry Christmas to everyone.

Chair, Marie Torniali - Thank you, Gloria and we will follow up with DHS regarding that CAB Meeting.

Alex (Constituent) - There are all these outdoor restaurant structures that are collecting garbage, Ditmars is filled with rats. Besides the homeless, Dutch, Kills and Queens bridge and all this stuff, we have delivery drivers that are out of control. We have the police that are not confiscating the bikes. The other day a delivery driver hit a car; the delivery bike was illegal, and the Police let him go. What is being done about all this driving on sidewalks, that is a quality of life issue and the majority of the constituents are concerned about it. We have to start punishing these businesses that have delivery drivers that are disregarding traffic lights and hitting people and just cursing at us. It is like gangs of them on 30th Avenue, you cannot even park. There are too many outdoor structures that they do not use. Why does the Community Board not address these issues? I am tired of wanting to release the criminals and that the criminals have more rights. The Community Board has to start addressing some of these issues or I am going to get on the Community Board. Thank you.

Matthew Anderson (Constituent) - I wanted to talk quickly about something that came up with Dutch Kills because, I recognize the issues with that particular area being overburdened and how they are handled, I just want to make sure that we are just not simply treating it as a NIMBY-ism thing. It is important that we have places for the homeless, especially with the increased rate of permanent disability, that is occurring due to COVID-19 and the losses of jobs and many homeless people are mentally disabled or otherwise unable to hold down proper jobs because of things like trauma. I wanted to make sure that we keep in mind that these sorts of programs are important. We do not want any one community being overly burdened with them and we should be trying to work in a systematic way so that also that it is evenly distributed between communities. Regarding the bikes on sidewalks, as a cyclist myself, it is a substantial issue, maybe part of how it could be addressed, is more encouragement of bike lanes and I am not saying that the complaint is illegitimate. I am just saying that we need to make sure that it is just not something that is opposed in general, but that we push for even distribution.

Anne-Marie Foster, President and CEO of Phoenix Houses of New York and Long Island - Thank you for the opportunity to speak today. I have been with the organization for years. It is been a lot of transition and I know that we are not new to the Community. Our property is on Vernon Boulevard, and we provide residential and outpatient drug and alcohol treatment. I would like to continue to attend these meetings to be able to share updates. We are proud to share that we have worked with the State Department of Dormitory Authority and that we have the opportunity to receive a refinancing loan that will allow us to update the property in terms of doing some brick work, roofing work and some renovations internally, and we wanted to bring that to the Community Board's attention. We also wanted to share that we are hiring and we have quite a few opportunities listed on our website from meeting drivers in our programs that will help our residents go to their appointments, to nursing, RNs and LPNs, as well as social workers and individuals who work in the maintenance department. We would love to be able to hire from our community, I can share that information with your office. That probably can go out

on a list serve. We see that over a hundred thousand lives across this country and in particular in our city over 2000, we are here to help loved ones and individuals who need recovery services. We have a dynamic program, wonderful facility and just wanted to be of service to the Community, and let you know that we are here. Thank you.

Chair, Marie Torniali - Thank you. Is there anyone else who wishes to speak? Thank you all for all you do for the Community Board all year long and wish you a happy, healthy holiday and a great new year, we will see you back in January.

The Chairperson, Marie Torniali asked for a Motion to Adjourn

Motioned by Thomas Ryan; Seconded by Elizabeth Erion

Meeting Adjourned: 7:50 p.m.

COMMUNITY BOARD 1, Queens

DATE 12-14-2021

ATTENDANCE FULL BOARD MEETING

Community Board Member	Yes	No	Abs.	Community Board Member	Yes	No	Abs.
Helene Abiola	✓			Cristina Lastres		✓	
Rose Anne Alafogiannis		✓		Diana Limongi	✓		
George Alexiou			E	Chelsea Lopez	✓		
Daniel Aliberti	✓			Hannah Lupien	✓		
Avninder Aujla			E	Jeffrey Martin	✓		
Louise Bordley		✓		Amin Mehedi	✓		
Shoma Brahmanandam	✓			Antonio Meloni		✓	
Ann Bruno	✓			Doreen Mohammed	✓		
Gerald Caliendo	✓			Eric Mouchette			E
Irak Dahir Cehonski	✓			Stella Nicolaou	✓		
Jean Marie D'Alleva	✓			Mary O'Hara		✓	
Antonella Di Saverio	✓			Dino Panagoulas	✓		
Katie Ellman		✓		Juliet Payabyab	✓		
Elizabeth Erion	✓			RoseMarie Poveromo		✓	
Mackenzi Farquer	✓			Yawne Robinson		✓	
Dean Feratovic		✓		Brian Romero		✓	
Shahenaz Hamde	✓			Thomas Ryan	✓		
Evie Hantzopoulos			E	Dominic Stiller	✓		
Amy Hau	✓			Andre Stith		✓	
Helen Ho		✓		Marie Torniali	✓		
Vanessa Jones-Hall			E	Rod Townsend	✓		
Richard Khuzami	✓			Judy Trilivas	✓		
Nancy Konipol	✓			Kathleen Warnock	✓		
Amr Kotb	✓			Mitchell Waxman	✓		
Jerry Kril	✓			Rosemary Yelton	✓		

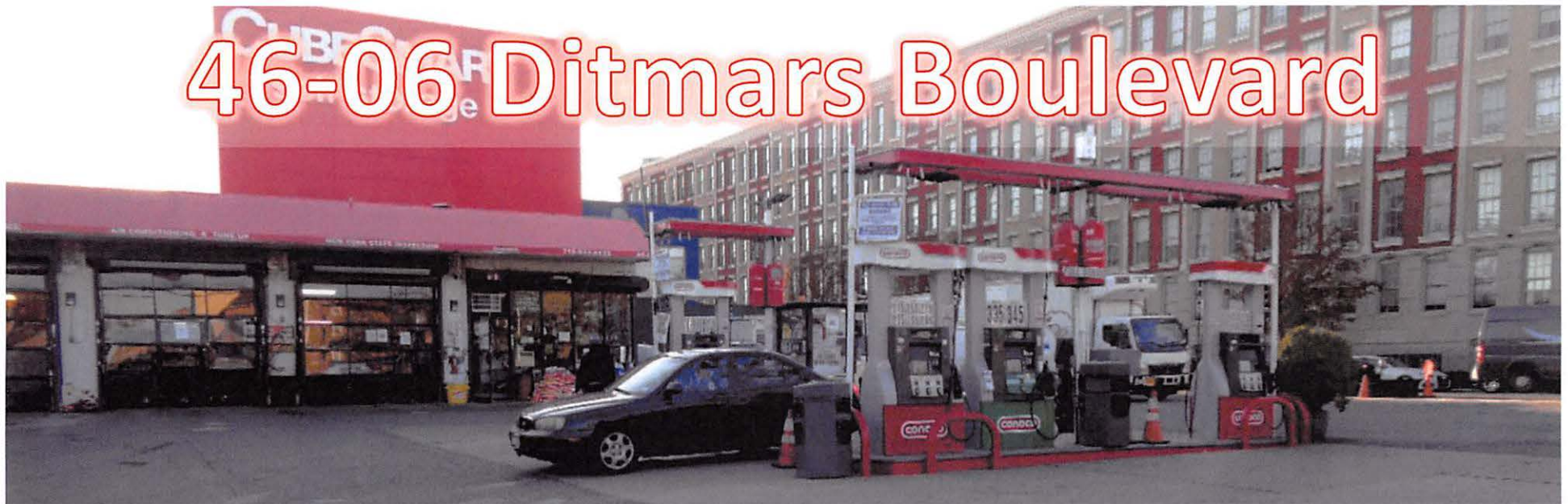
Number Board Members Present 33

Present 33

Absent 12

Excused 5

46-06 Ditmars Boulevard



BSA Application No. 2021-63 BZ

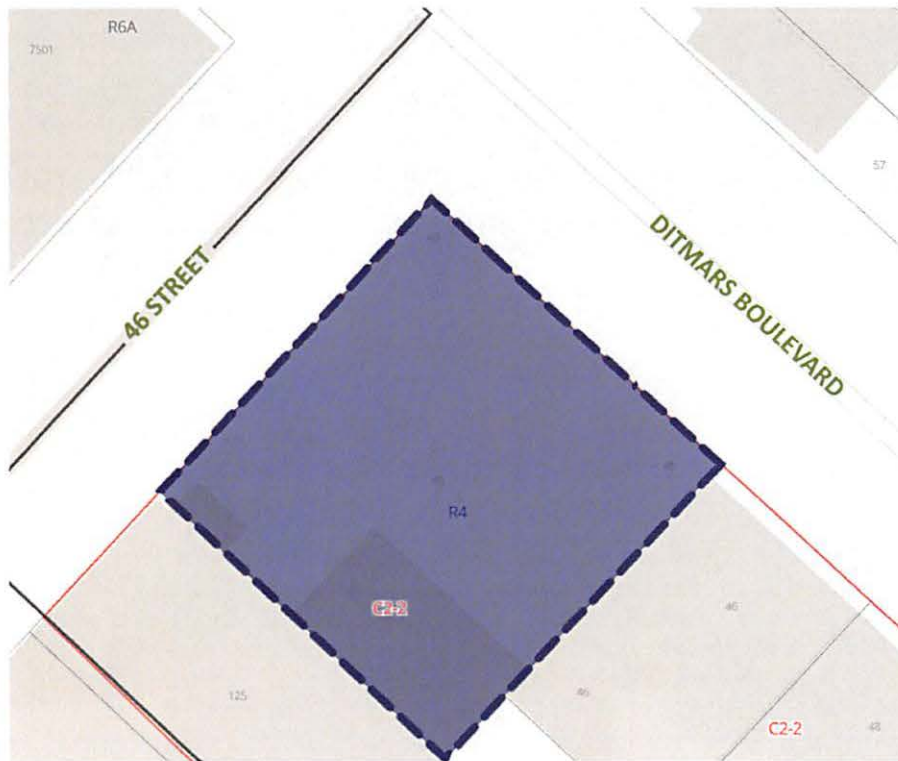
Maintain existing gasoline service station, convert auto repair shop into convenience store, install new canopy, and obtain new Certificate of Occupancy

**Queens Community Board 1 – Land Use and Zoning Committee Meeting
December 1, 2021**

Nasir J. Khanzada L.L.C., Consulting Engineers

Engineering Designs, Architectural Design, Code Consulting, Special Inspections, Expediting

History



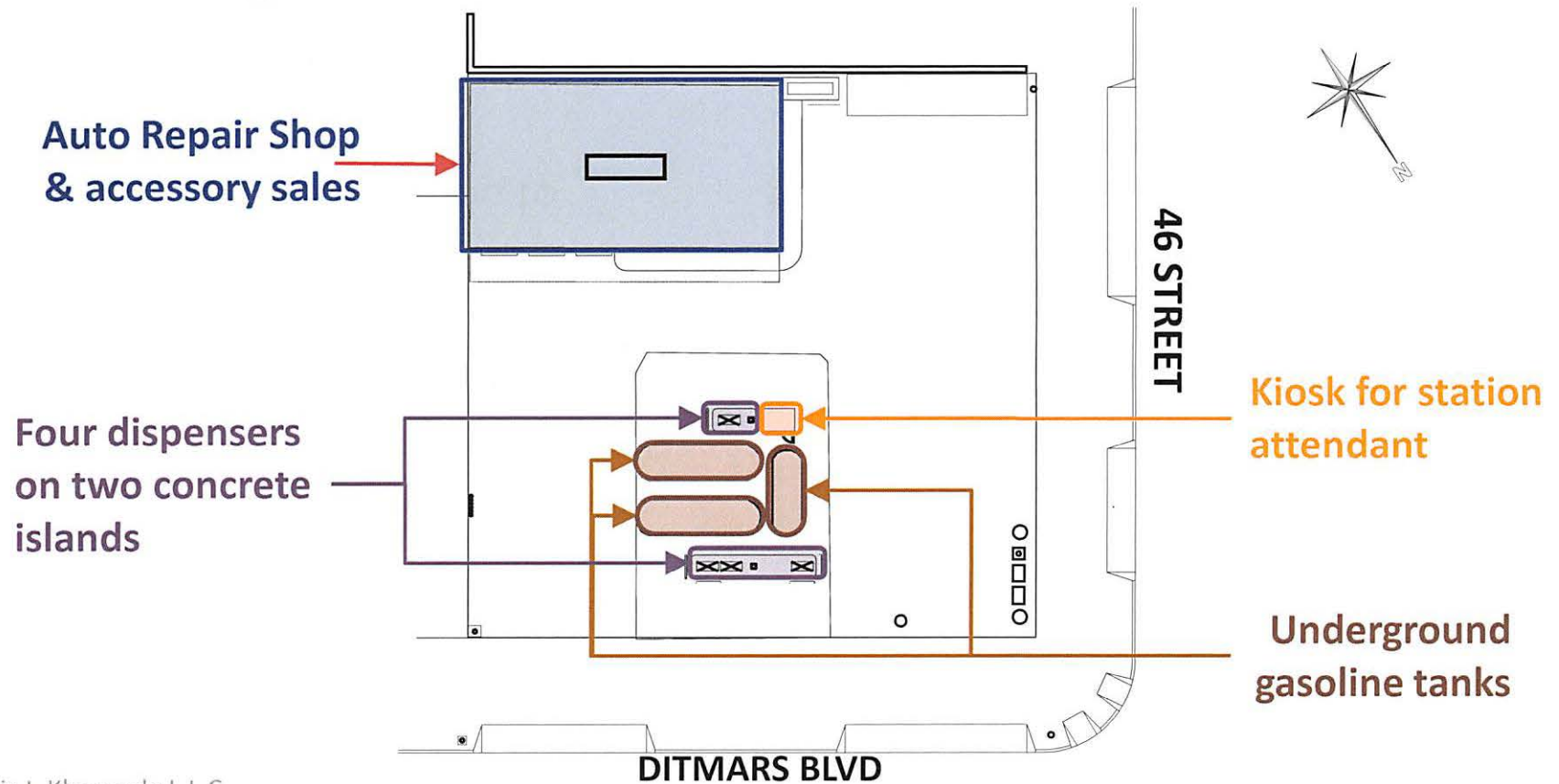
- 1958** Site lawfully developed as gas station with auto repair shop
- 1959** DOB issues Certificate of Occupancy
- 1961** Zoning Resolution classifies area as residential district, existing gas station is grandfathered in

Proposed changes

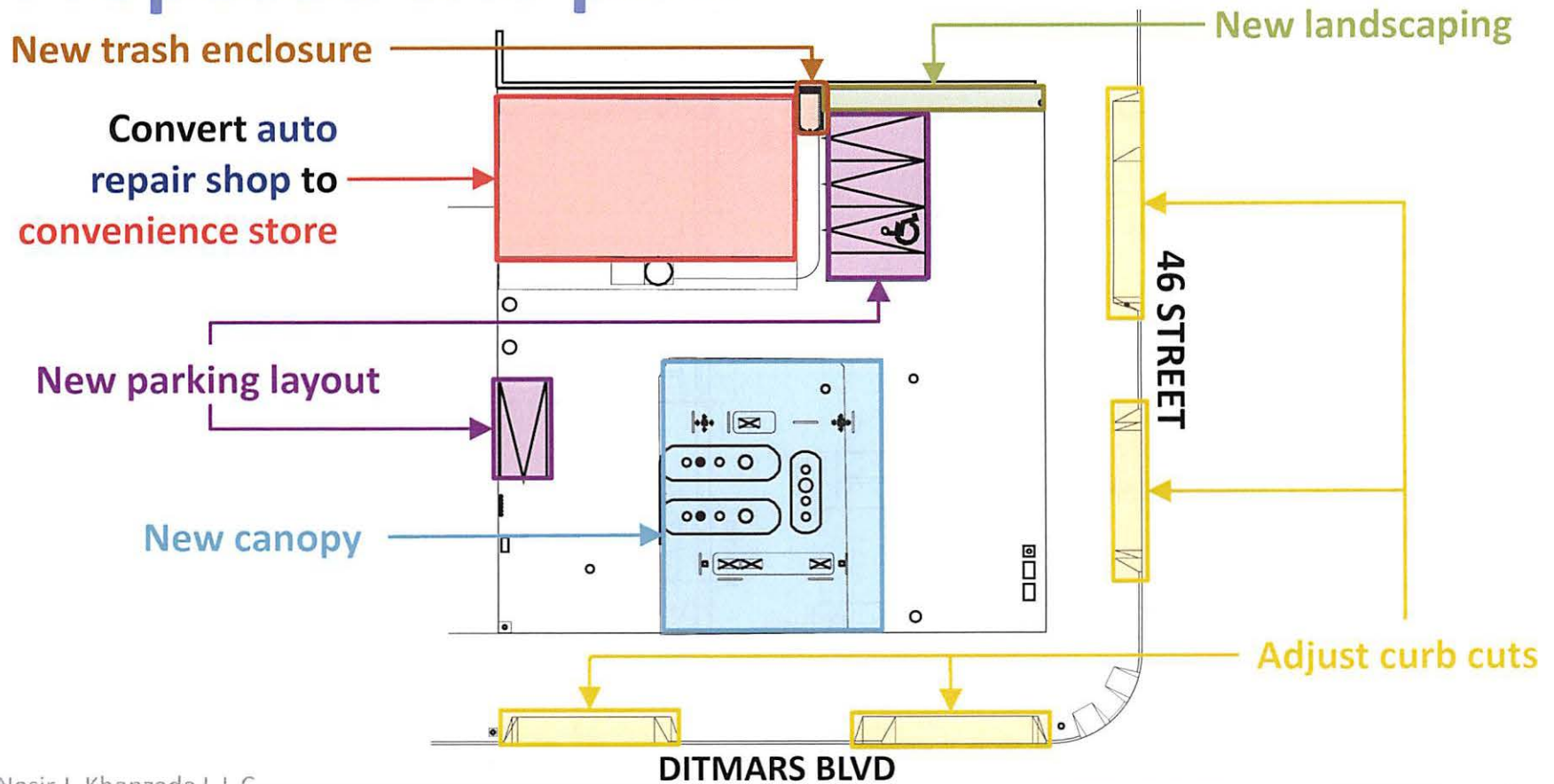


- Convert auto repair shop to convenience store
- Remove station attendant kiosk
- Install new canopy
- New parking and curb cut layout, landscaping and trash enclosure
- New Certificate of Occupancy

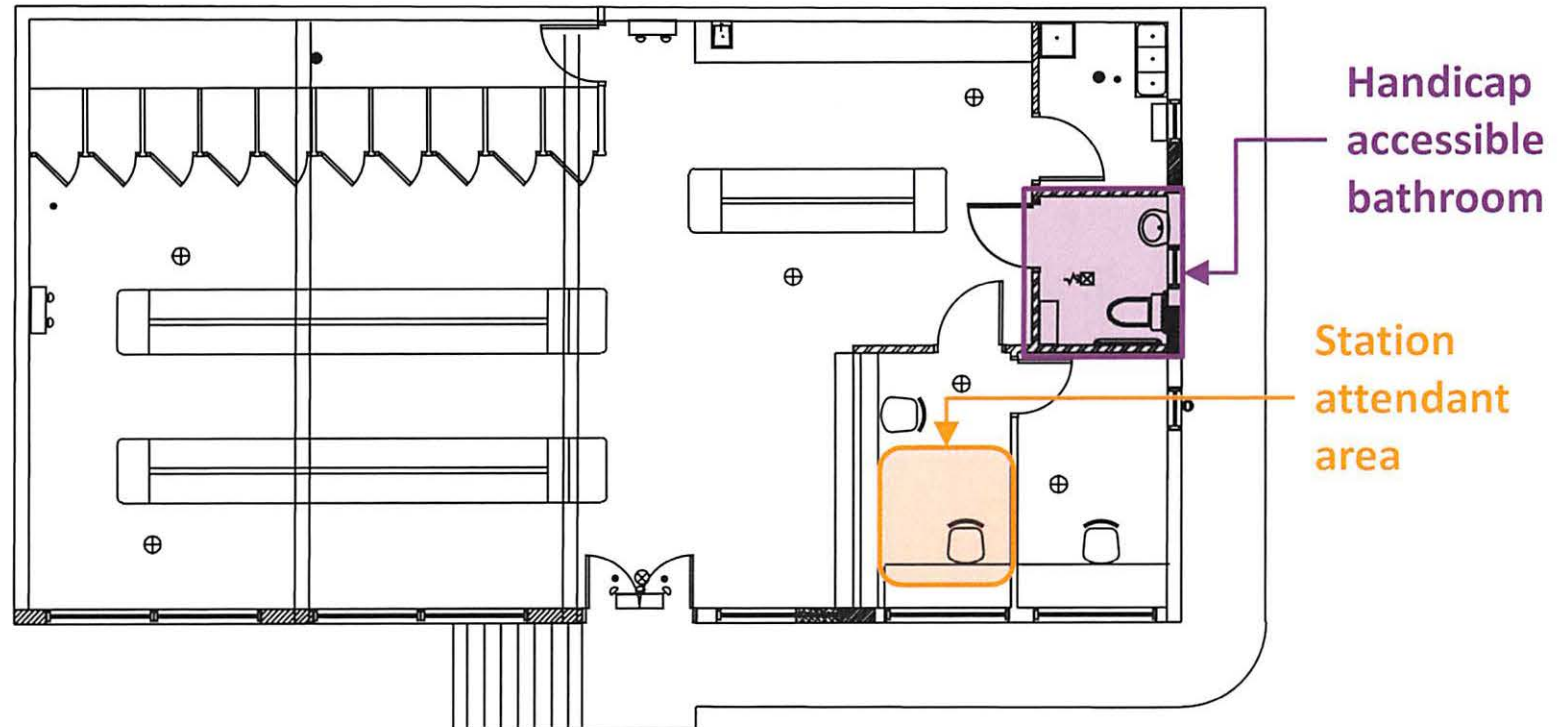
Existing conditions



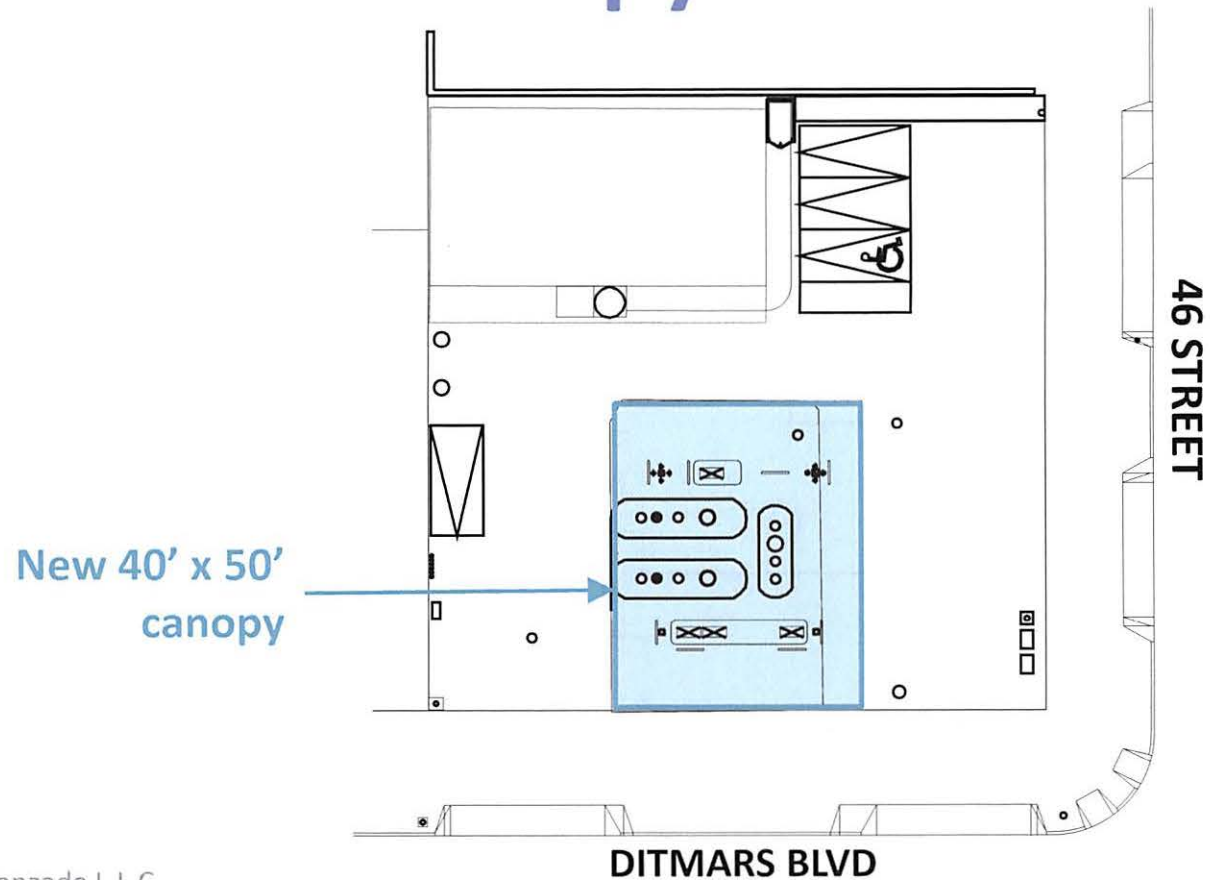
Proposed site plan



Convert auto repair to convenience store



Install new canopy



New site layout

New planting strip

- Arborvitae trees

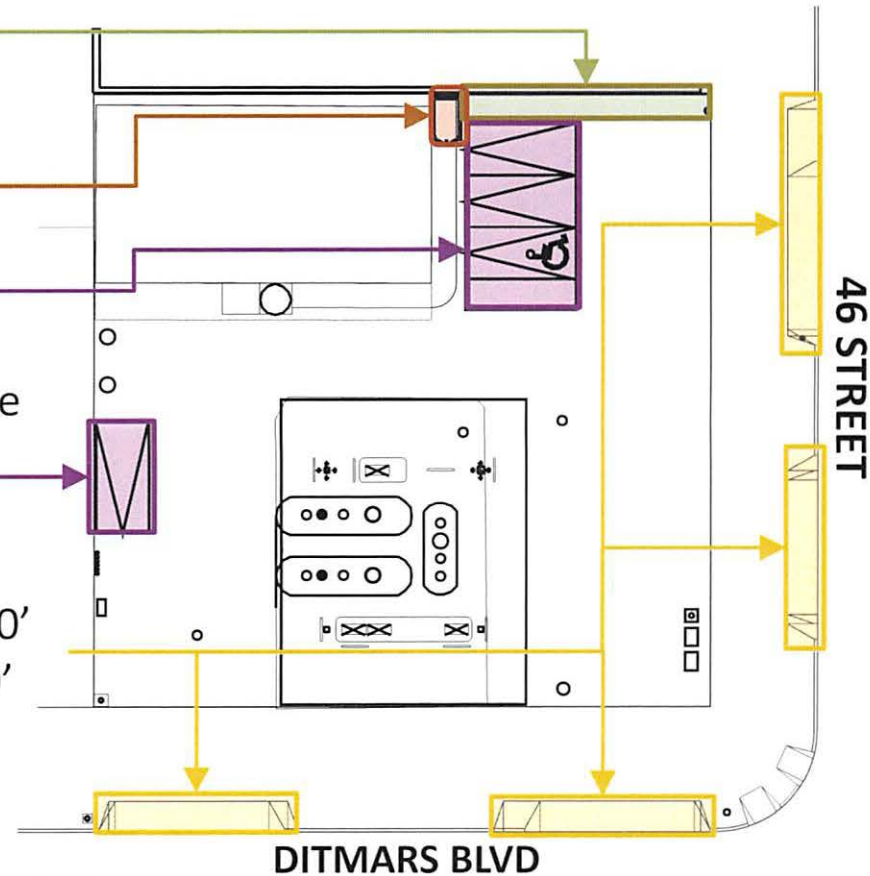
New trash enclosure

New parking layout

- Four parking spaces
- One handicap-accessible space

Adjust curb cuts

- Reduce 3 curb cuts to 30'
- Enlarge 1 curb cut to 30'
- Align with new parking

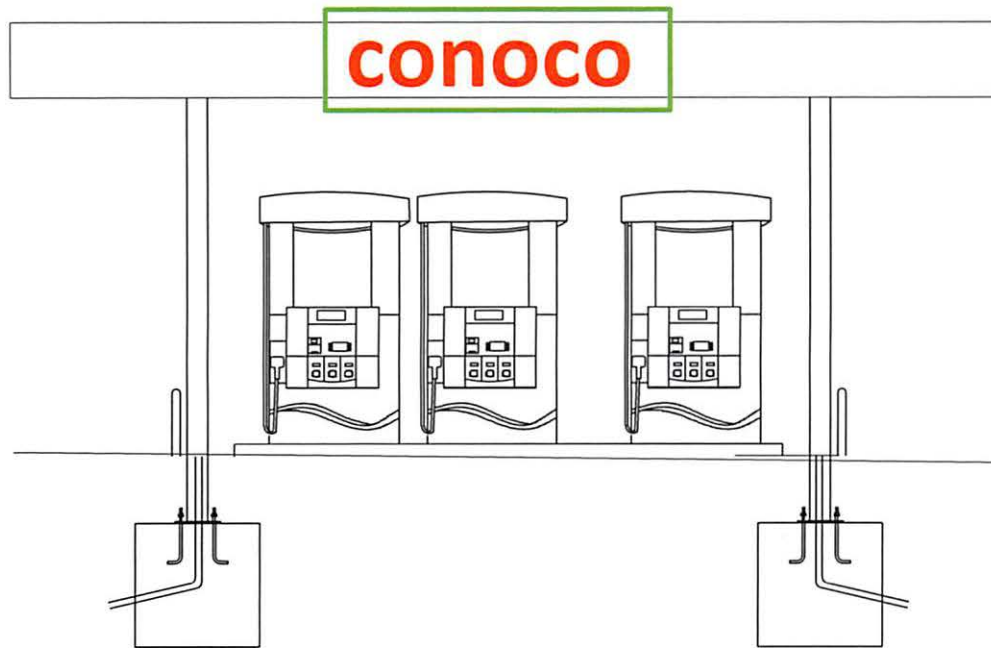


Revised signage

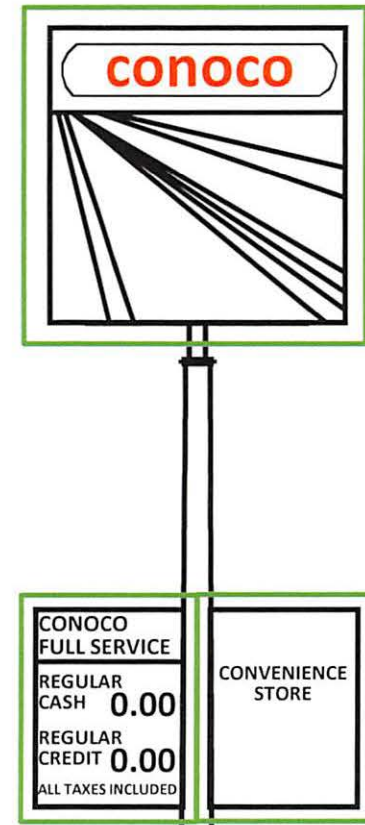


One **new** illuminated and two **new** non-illuminated store signs

Revised signage



Two **new** illuminated canopy signs
facing Ditmars Blvd and 46th St



Existing pole sign

Impact of construction on community

- Gas station will be closed for approximately 6 months
- Neighbors will be notified 10 days prior to the start of construction via certified mail
- No roads will be blocked during construction
- Construction will not take place before 6 AM, after 7 PM, or on weekends
- After construction is complete, community members will benefit from new convenience store, with a handicap-accessible bathroom and handicap-accessible parking

Summary of proposed changes

- Convert auto repair shop to convenience store
- Remove kiosk for station attendant
- Install new canopy
- New landscaping plan with new planting bed and trash enclosure
- New parking layout and realignment of curb cuts
- New canopy signs and new store signs
- New Certificate of Occupancy