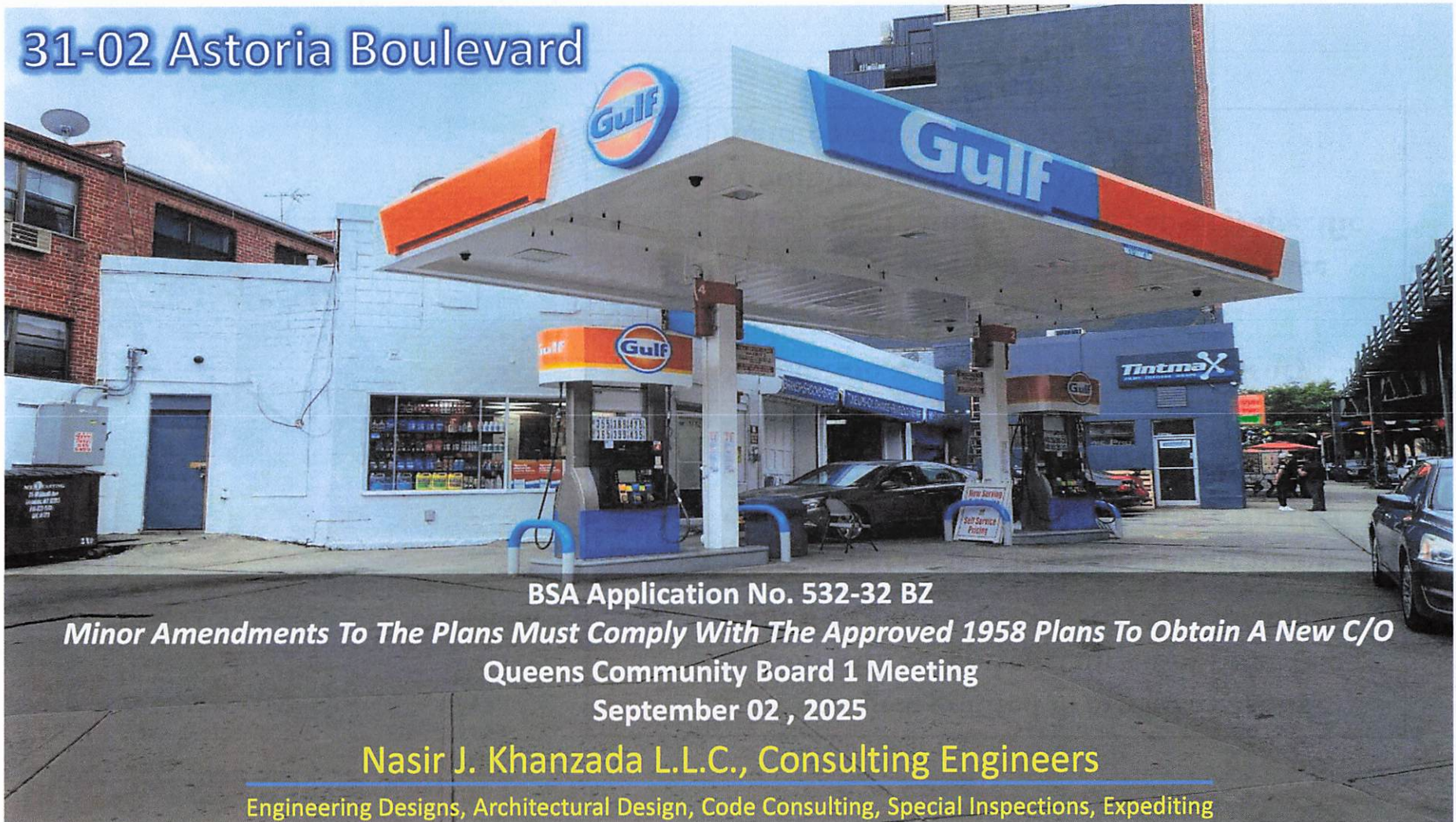


31-02 Astoria Boulevard



BSA Application No. 532-32 BZ

Minor Amendments To The Plans Must Comply With The Approved 1958 Plans To Obtain A New C/O

Queens Community Board 1 Meeting

September 02 , 2025

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

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

Historical Site Background



<u>1933:</u>	BSA Variance granted to extend a gasoline station with several specific conditions (e.g., building removals, accessory specifications).
<u>1938:</u>	Approval of revised plans, including pump reduction and mezzanine addition. Further extension of time granted; some curb-cut related conditions modified.
<u>1958:</u>	Resolution amended to permit accessory building enlargement.
<u>1994:</u>	Amended resolution to add a convenience store, metal canopy, and dispensers; specific conditions included lighting and maintenance. (It was never built)

Proposed changes



Project overview:

Minor Amendments To The Plans Must Comply With The Approved 1958 Plans To Obtain A New C/O

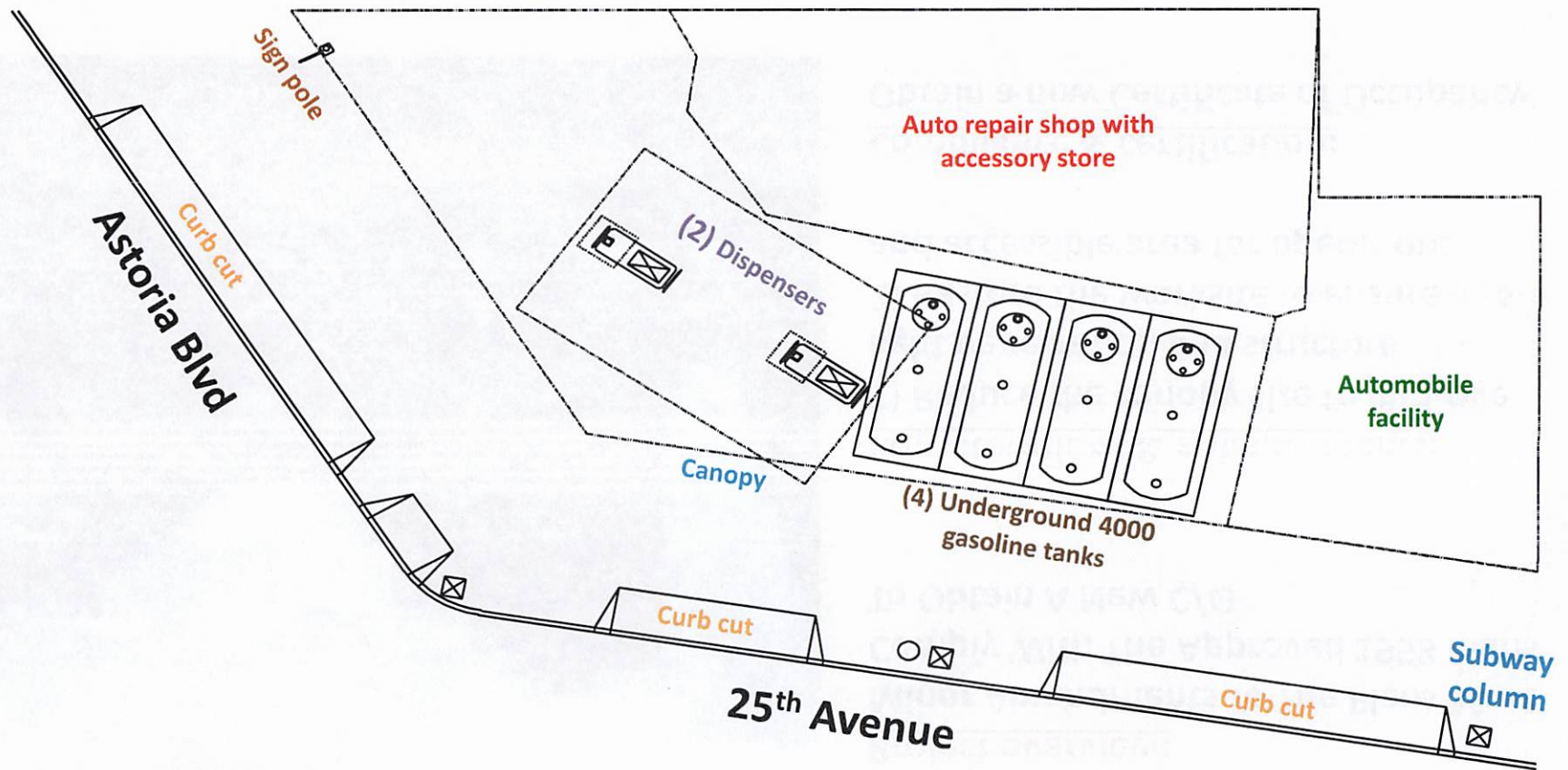
Key alterations & enhancements:

- 1) Reduce the canopy size to improve light penetration and structure
- 2) Restore the worksite to ensure a safe and accessible area for operations

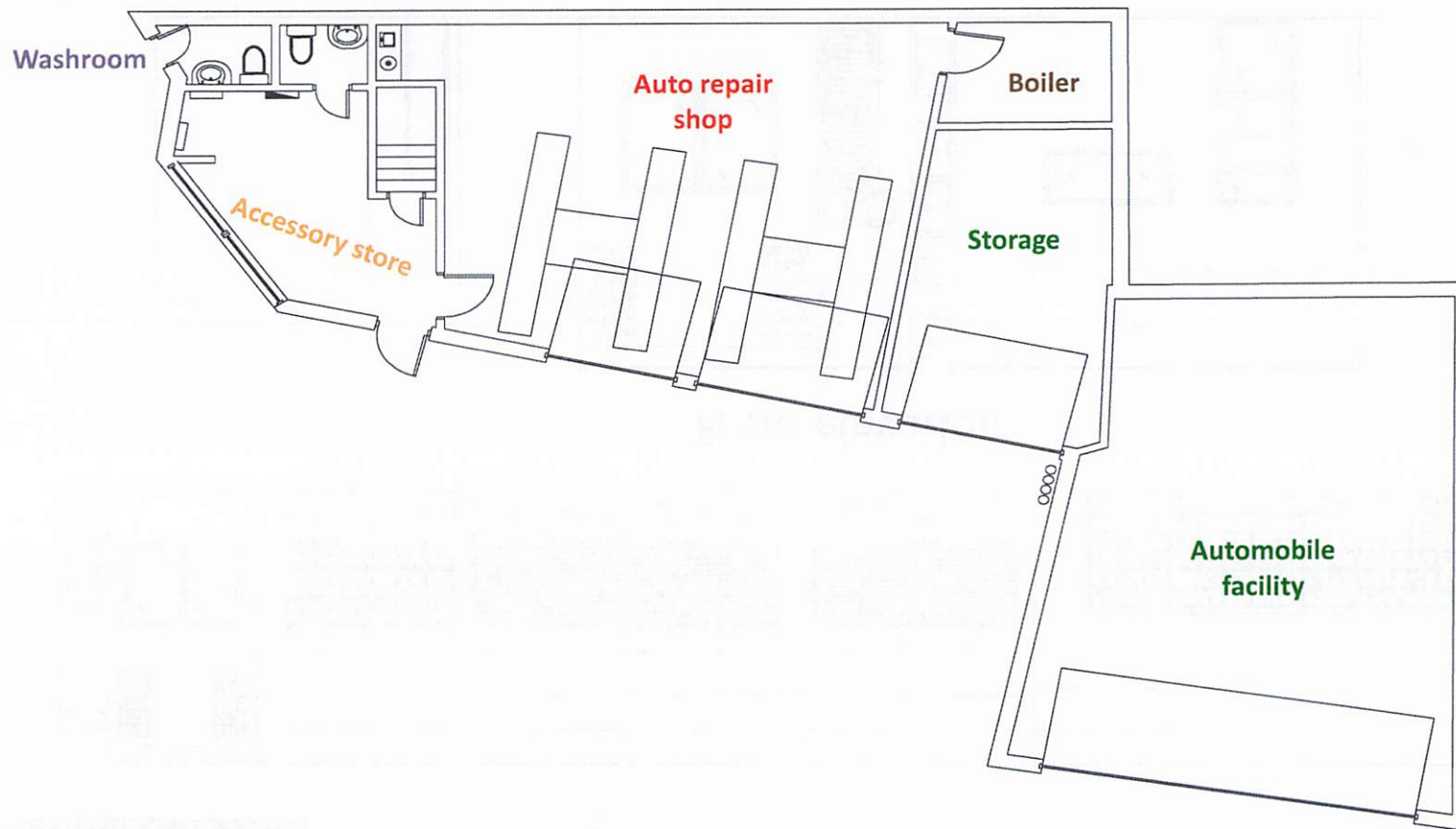
Compliance & certification:

Obtain a new Certificate of Occupancy

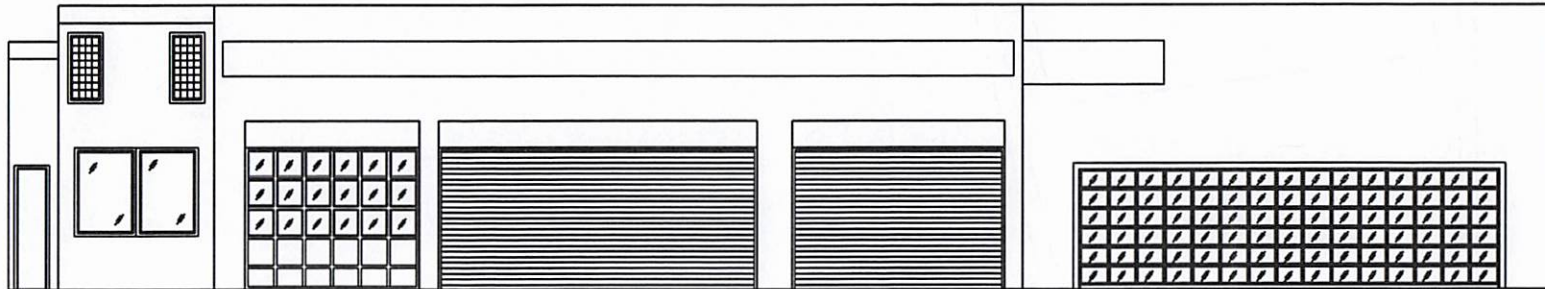
Existing Floor Conditions



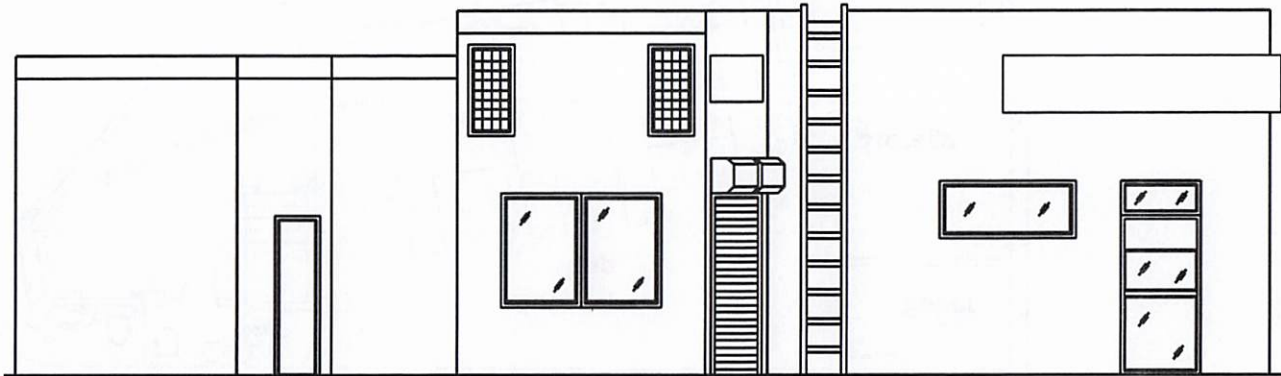
Existing Floor Plan



Existing Elevation

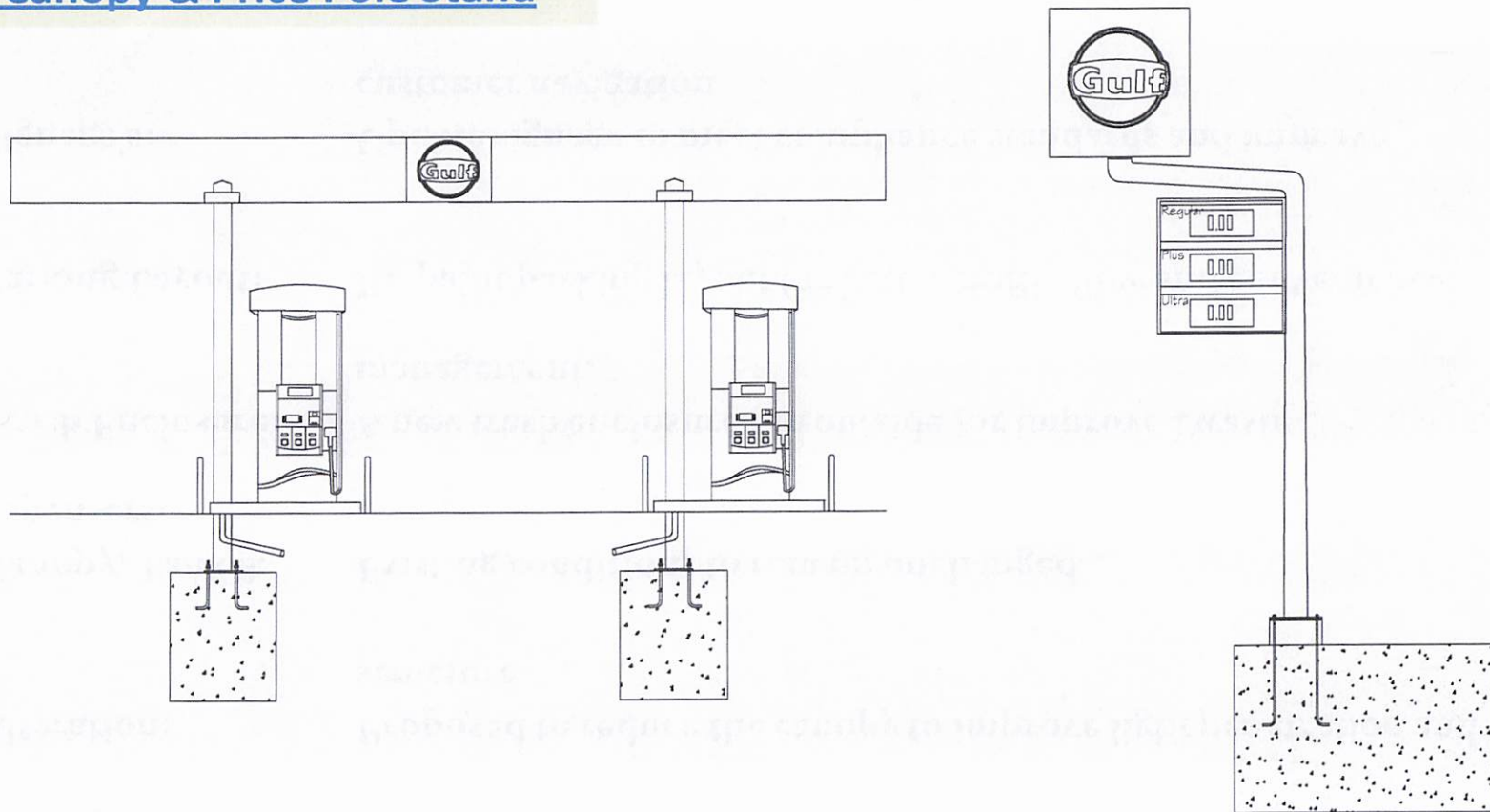


Front elevation



Side elevation

New Canopy & Price Pole Stand



Summary of proposed changes

• Alteration:	Proposed to reduce the canopy to improve light penetration and structure
• Canopy, Tank & Dispensers:	Existing conditions to remain unchanged.
• Trash Enclosure:	A new trash enclosure bin outside for improved waste management.
• Parking Layout:	Re-paint parking layout for better traffic flow and convenience.
• Signage's:	Update signage to meet compliance standards and improve customer navigation

USER4



USER4

31-02 Astoria Blvd 02-04-2025.pdf

09/15/25 12:50 PM

Xerox® AltaLink® C8045 MFP