



The City of New York

Queens Community Board 11

Serving the Communities of Auburndale, Bayside, Douglaston, Hollis Hills
Little Neck and Oakland Gardens

Paul DiBenedetto Chairperson / **Joseph Marziliano** District Manager

To: All Board Members

From: Eileen Miller, Central/South Bayside Zoning Committee Chair

Date: January 17, 2025

Re: 223-15 Union Turnpike
BSA. Cal. No. 68-91BZ

Committee Members

Eileen Miller, Committee Chair

Paul DiBenedetto, Board Chair

Henry Euler, 2nd Vice Chair*

Steve Pivawer*

John Sullivan

Jack Fried

Kenneth O'Keefe

George Hadjiconstantinou

CB11 Staff

Joseph Marziliano, District Manager

Guests

Nasir Khanzada, President, NJK Consulting

Zaman Shanto, Associate, NJK Consulting

*Via Zoom

Mrs. Miller started the meeting by stating the Committee is here to review an application to the NYC Board of Standards and Appeals (BSA) for 223-15 Union Turnpike. She also had everyone introduce themselves. Mr. Marziliano gave the floor to Mr. Khanzada to review the slide presentation.

Mr. Khanzada explained that this application seeks to reinstate the term of variance for a period of 10 years and request approval to amend the plans by vertically enlarging the accessory building by adding a second floor for office use.

Mr. Khanzada reviewed the history of this variance. He also stated that in addition to the new second floor, they need to legalize the installation of an emergency generator. The existing building's size is 3,672.5 s.f. The proposed addition is 1,816.7 s.f., increasing the building size by 49.46%. The maximum allowable is 50%. The building has not changed in size since 1950. The four existing automotive repair bays and existing mini-market and Dunkin' Donuts will remain. There will be no new signage. The parking layout will be redesigned for better traffic flow.

Mr. DiBenedetto asked about the balcony. It will be left open and used as an entrance for second floor offices. Mr. Fried asked if they will be using all the office space or renting it out. Mr. Khanzada said the owner has eight or nine gas stations. These offices will be used by employees of this station and others he owns. Mr. Fried commented that the air pump is sometimes blocked by vehicles. It needs to always be clear. Mr. Fried also suggested that the appearance of the corner of the property at Union Turnpike and Springfield Blvd. to improve the aesthetics for the neighborhood. Mr. DiBenedetto agreed that should be done. Mrs. Miller asked how many parking spaces there are. Mr. Khanzada said there will be 13 parking spaces. Mrs. Miller also questioned the generator. Mr. Khanzada stated that after Superstorm Sandy, it was federally mandated to have one. The process of obtaining permits, including the need to go through the Dept. of Buildings and the Community Board, was discussed. The station will remain open during construction.

Mr. Hadjiconstantinou made a motion to approve this application with the conditions that the southeast corner of the property be improved with plantings and beautification and no parking signs are posted by the air pump. Mr. Fried seconded the motion. A vote was taken by a show of hands. All were in favor. The motion passed unanimously.

This item will be voted on at the full Board meeting on Monday, February 3, 2025.

Respectfully submitted January 17, 2025