



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: Joan Garippa, Little Neck Zoning Committee Chair

Date: January 30, 2025

Re: BSA Cal. No. 499-29BZ
248-70 Horace Harding Expressway.

Committee Members

Joan Garippa

Henry Euler, 2nd Vice Chair*

Laura James

Non-Committee Board Members

Ralph Ruiz*

CB11 Staff

Joseph Marziliano, District Manager

Jane Bentivenga, Community Coordinator*

Christina Coutinho, Community Associate*

*Via Zoom

Guests

Hiram Rothkrug, Vassalotti Associates, applicant's representative

On Wednesday, January 29, 2025, the CB11 Little Neck Zoning Committee met to discuss an application to the NYC Board of Standards and Appeals (BSA) for the above-referenced location. Mrs. Garippa called the meeting to order and gave the floor to Mr. Rothkrug to present the application.

Mr. Rothkrug stated the gas station, in operation for 70 years, is seeking a 10-year extension of term. The station is a full-service gas station with a 3-bay auto repair, 4 gas pumps and a kiosk building. No changes to the station are proposed. Mr. Rothkrug confirmed that the owner is the same and outlined the previous conditions agreed upon, including no parking on sidewalks, maintaining landscaping and fencing, compliance with the underlying C-1 zoning district signage requirement, providing concrete bumpers and having an attendant available from 7 a.m. to 7 p.m. The current term expires in March 2026. All conditions will remain the same and are to be shown on the C of O.

Mrs. Garippa inquired about the need for a new C of O. Mr. Rothkrug said that a new one is issued when the term of variance is extended even though there are no changes being made.

Ms. James asked for a confirmation that his application is only for an extension of term. Mr. Rothkrug confirmed it. Mrs. Garippa asked if any committee members had any objections. There were none.

Mr. Rothkrug stated that this application is scheduled for a public hearing at BSA the second week of February. He also advised that even if BSA closes the hearing, they will wait for the recommendation from CB11 to make their determination.

Mr. Euler made a motion to recommend this renewal application for a period of 10 years to include all the conditions stipulated in the existing variance. Ms. James seconded the motion. All were in favor. The motion passed.

This item is scheduled for a public hearing and vote at CB11's March 3, 2025 full Board Meeting.

Respectfully submitted January 30, 2025