



The City of New York

## Queens Community Board 11

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

**Michael Budabin, Chair / Joseph Marziliano, District Manager**

TO: All Board Members  
FROM: Christine Haider, East Flushing Zoning Chair  
DATE: November 10, 2020

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On November 9, 2020, the East Flushing Zoning Committee held a Zoom teleconference meeting to discuss BSA Cal. 227-10 BZ, 204-12 Northern Blvd.

### **Present**

Christine Haider, Committee Chair, 1<sup>st</sup> Vice Chair  
Henry Euler, Committee Member, 3<sup>rd</sup> Vice Chair  
Ocelia Claro  
Mary Donahue, Committee Member  
Christina Scherer, Committee Member  
Sam Wong, Committee Member

### **CB11 Staff**

Joseph Marziliano, District Manager  
Jane Bentivenga, Community Coordinator  
Christina Coutinho, Community Associate

### **Other**

Elyse Foladare from the office of Eric Palatnik represented the applicant, British Petroleum (BP).

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Mrs. Haider called the meeting to order. Ms. Foladare screen-shared a copy of the plans and reviewed them.

Mrs. Donahue asked where the used oil would be stored and inquired about shrubbery that will be on the site. Ms. Foladare said the oil waste will be at the rear of the property on the east; she also stated there will be plantings on all sides of the site including 19 Japanese Yews and 19 Winter Creepers which repel rodents. Mr. Euler commented that the site is well maintained. Ms. Foladare added that it will be maintained exactly as it is now. Mrs. Haider inquired about the on-site lighting; she wanted to make sure it will not shine toward any surrounding residences. Ms. Foladare stated that there is a new lighting protocol requirement from the NYC Board of Standards and Appeals (BSA). They will be field testing to ensure it does not shine onto any adjacent residential properties. Mrs. Claro reported that she recently visited the site and thinks it looks fine. Mr. Euler added that there have not been any complaints from his civic association, Auburndale Improvement. However, Mr. Euler requested that two commercial signs advertising cigarettes be removed.

Ms. Scherer commented that there is a “do-it-yourself” car wash on the site that was never there before. Brief discussion ensued regarding this topic. Mrs. Haider added that where it is located on the property could be a problem creating traffic on Northern Blvd. and creating water run-off in the street. Ms. Scherer added she is not sure there is a drain at this location. She suggested that BP relocate the car wash. Ms. Foladare will speak with BP about the issues raised about the car wash.

Mrs. Haider asked Ms. Foladare to confirm what the request to BSA is. Ms. Foladare stated they are requesting a 10-year extension. The variance expired in September of 2020.

Mr. Euler made a motion to approve this application with a ten year term and the conditions that the cigarette advertising signs are removed and further information regarding the car wash is provided. Mrs. Haider seconded the motion. All were in favor. The motion passed unanimously.

*Respectfully submitted 11/10/2020*