



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: Ocelia Claro, North Bayside Zoning Chair
DATE: November 11, 2020

On November 10, 2020, the North Bayside Zoning Committee held a Zoom teleconference meeting to discuss BSA Cal. No. 808-55 BZ, 35-04 Bell Blvd. and BSA Cal. No. 887-54 BZ, 218-01 Northern Blvd.

Present

Ocelia Claro, Committee Chair
Henry Euler, Committee Member, 3rd Vice Chair
Wendy Pelle-Beer
Christina Scherer, 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 representing the applicants.

The first application to be reviewed was Cal. No. 808-55BZ, 35-04 Bell Blvd., for an extension of term of 10 years. Ms. Foladare advised that this is an Amoco station operated by British Petroleum (BP). They have operated with a variance since 1956. The current extension expires in March 27, 2021. There is also a Dunkin' Donuts on site. Ms. Foladare reviewed the dimensions of the property and building. She also stated no changes are being proposed. Field testing for the lighting on the premises will be done as part of the new requirement with the NYC Board of Standards and Appeals (BSA).

Mrs. Claro stated that she walked around the site and noted sidewalk markings around the property. She remarked that the sidewalks need repair and inquired if that is why the markings were there. Ms. Foladare will inquire and advise CB11. Mrs. Claro also commented that the plans show an outdoor entrance to a bathroom at the southwest corner of the property where there is some shrubbery. She stated that there is some erosion, it looks unkempt and needs to be tidied up. Also, the masonry wall at the south side of the property needs repainting and repointing. Ms. Foladare will reach out to the operator. It was also noted that some work had previously been done; it was inquired if the tanks were replaced. Ms. Foladare said that work was signed off in 2019. Ms. Scherer stated it is a very busy station.

Mr. Euler made a motion to approve the application with all the conditions noted that need to be addressed. Ms. Scherer seconded the motion. All were in favor. The motion passed unanimously. Ms. Claro requested we get the information back before the December 7, 2020 Board meeting.

The second application discussed was Cal. No 887-54BZ, 218-01 Northern Blvd, also for an extension of term of 10 years. Ms. Foladare stated that although this is a BP station, it is operated by Gaseteria. Ms. Claro noted that the lessee is also the property owner. This station includes the operation of a 7-11 store. There are 8 parking spaces. Field lighting testing will also be conducted at this site. The gas station and 7-11 both operate 24 hours. No changes are being proposed.

Mrs. Claro also inspected this site and found no concerns. She added that the shrubbery and trees are quite nice. Ms. Scherer stated that it is clean and well-kept, and it is a well-run business. The only issue raised, by Ms. Scherer, was vehicles that exit the station eastbound onto Northern Blvd. This can be hazardous. Some drivers do this rather than exit on 219 Street where there is a traffic light.

Mr. Euler made a motion to approve the application for a period of 10 years. Ms. Scherer seconded the motion. All were in favor. The motion passed unanimously.

Respectfully submitted 11/12/2020