



The City of New York

## Queens Community Board 11

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

**Eileen Miller** Chairperson / **Joseph Marziliano** District Manager

### COMMITTEE REPORT

TO: All Board Members  
FROM: Ocelia Claro, Committee Chair  
RE: BSA Cal. No. 751-78-BZ  
200-15 Northern Blvd., Bayside, NY

DATE: May 6, 2019

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On Thursday, May 2, 2019, the North Bayside Zoning Committee met to discuss BSA Cal. No. 751-78-BZ, Genesis Auto and Tire Repair. Present at the meeting were Ocelia Claro, Committee Chair, Christine Haider, 1<sup>st</sup> Vice Chair, Henry Euler, 3<sup>rd</sup> Vice Chair, Committee Members Carmen Collado, Mohan Jethwani, Christina Scherer and CB11 Staff Christina Coutinho, Community Associate. Also present, representing the applicant, Attorney, Todd Dale

Mr. Dale stated that this application is to extend the term of a previously-grant application permitting in a C2-2 (R3-2) zoning district the change in use of an existing automotive service station with accessory uses into an automobile repair establishment. The subject site is located at the northwest corner of the intersection of Northern Blvd. and 201 Street. The subject lot is the only lot on the block, with the site bounded by Northern Blvd, 43 Avenue and 201 Street. The premises are currently developed with a one-story building containing an automobile repair establishment.

Mr. Dale added that in 1952, the BSA, under Cal. No. 22-52-BZ, originally granted an application permitting, in a business-use district, the change in occupancy from sale and display of more than five motor vehicles to permit the erection and maintenance of a gasoline service station. In 1979, under current Cal No. 751-78-BZ, the BSA granted an application to permit the change in use to an automobile repair and muffler installation establishment. This term was extended multiple times, with the most recent in 2014, with a term expiring January 23, 2019. Mr. Dale stated that the application was filed within the permitted 30 days of expiration. There are no proposed changes to the site. In 2014, the applicant filed five years late and did receive a waiver fee.

Henry Euler presented current photos of the site showing an unlabeled vehicle parked on the sidewalk, four clothing donation bins, and a dumpster that is overflowing with garbage.

The Committee discussed the removal of the clothing bins, have the car removed from sidewalk and if the dumpster pickup could be increased. Ms. Claro stated that the tire racks were removed but the tires are still there. Mr. Euler stated that the tires are placed inside each night. He also suggested landscaping along the solid wall of the site. Mr. Dale stated that usually landscaping acts as a buffer when there is no wall.

The Committee spoke regarding hours of operation discussed in 2014, stating that several businesses now close early. They suggested closing at 8:00 pm, Monday through Friday. Mr. Dale said the applicant originally requested closing at 10:00 pm. He would recommend the hours continue with the previous grant of 8:00 am – 9:00 pm, Monday through Friday and 8:00 am – 6:00 pm on Saturday.

A motion was made by Mr. Euler to approve the application with the following conditions – all four clothing bins should be removed from the site, no vehicles parked on sidewalk, the site should remain clean and free of debris, free of graffiti, any lighting is directed away from the residences, increase the size of dumpster or enclose dumpster site and all prior conditions remain with a ten-year term. The motion was seconded by Christina Scherer. The vote passed unanimously.

*Respectfully submitted May 6, 2019.*