



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: Board Members
FROM: Douglas Montgomery, Chair
Douglaston Zoning Committee
RE: BSA Cal. No. 551-37 BZ - 233-02 Northern Blvd.
BSA Cal. No. 334-78 BZ - 233-20 Northern Blvd
DATE: January 22, 2020

On January 21, 2020 at 7:30 pm, the Douglaston Zoning Committee met regarding the above referenced applications with the Board of Standards and Appeals. In attendance were Committee Chair, Douglas Montgomery, Board Chair, Eileen Miller, First Vice Chair, Christine Haider, Committee Members, Roy Giusetti, Rosemarie Guidice, Bernard Haber, Laura James, Community Resident, Ed Doster, CB11 Community Associate, Christina Coutinho and Tom McGlinchey representing APEC and Friends of Alley Park. Also present was Elyse Foladare, the attorney representing the applicant.

Mr. Montgomery opened the meeting by reading a letter submitted by Henry Euler, who was unable to attend tonight's meeting. Mr. Euler stated in his letter that he has driven by the site several times during the last few weeks and has noticed several white trucks parked facing out by the sidewalk towards Northern Blvd. He also mentioned that this case was brought before the BSA in 2018 and the Commissioner gave the applicant one year to abide by the conditions requested. Mr. Euler stated that he thinks most, if not all, of the conditions have been remediated.

Ms. Foladare stated that both applications have approved plans by the Dept. of Buildings. There are two applications with two separate business entities. BSA 334-78 BZ is to extend the term of the variance for 10-years with amendments for display and sales of automobiles and parts, office space and transmission repair with two bays. BSA 551-37 BZ is to extend the term of the variance for 10-years with an amendment of adding a showroom with a 12.3x12 ft. repair area. She stated that because of the history of the site, the applicant, agreed to correct the conditions that were suggested in 2018 and reapply when completed. Conditions have been met including a Phase One Environmental Study.

Ms. James stated that there is no parking from 4:00 pm to 7:00 pm in front of the establishments. She stated that customers of the businesses disregard the street signs causing traffic to backup on eastbound Northern Blvd. She suggested that the applicant post signs stating the parking rules for their customers to see.

Tom McGlinchey stated that there is an alleyway between the two buildings which is unclear as to whom it belongs to. Ms. Foladare stated that the alleyway is not owned by the applicant, therefore, no action can be taken. Mr. Montgomery and Ms. Foladare said they would try and get additional information regarding the alleyway.

A motion was made to approve the applications with the following conditions: signs posted in the businesses explaining the street parking rules, no parking on sidewalks and all prior conditions remain. A vote was taken which passed unanimously.

The Committee Meeting adjourned at 8:05 p.m.