



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 Chairperson / Joseph Marziliano District Manager

TO: All Board Members

**FROM: Ocelia Claro, North Bayside
Zoning Committee Chair**

DATE: August 12, 2020

**RE: BSA Cal. No. 374-71BZ
205-11 Northern Blvd.
Star Toyota**

On Wednesday, August 12, 2020, a meeting of the CB11 North Bayside Zoning Committee was convened. The meeting was conducted via Zoom teleconference. Present during the meeting were Ocelia Claro, Committee Chair, Michael Budabin, Board Chair, Henry Euler, 3rd Vice Chair, Board Members Christina Scherer and Mohan Jethwani. CB11 District Manager, Joseph Marziliano and staff members Christina Coutinho and Jane Bentivenga were also in attendance. The meeting was also attended by residents Jane Capozzi and Jerri Chau. Todd Dale represented the owner of Star Toyota.

The meeting commenced with Mrs. Claro stating that this was an informal meeting and no vote would be taken. She introduced Mr. Dale and asked him to review the preliminary plans for the site.

Mr. Dale said the current variance granted by the NYC Board of Standards and Appeals is good through July of 2021. The Certificate of Occupancy has been updated and is current. An extension of term will be required to be filed whether they perform any changes or not. He stated they are proposing an amendment to the variance which would be an enlargement of the building on the first floor that will reduce the frontage on Northern Blvd., which will result in a single row of vehicles for outdoor display and add a second floor.

Mr. Dale shared his screen showing the initial, proposed plans. They would maintain the parking area, with a slight enlargement of the building in the rear area. There would be a reduction in the vehicles parked in the front and more vehicles displayed inside. The second story addition would be partial with a large area open to the ceiling; it would basically be a mezzanine with staff offices. The new proposed height would be 28 ft. high. The current building is 49 ft. deep.

New HVAC equipment would be installed on the roof. They are planning to improve the dumpster area and have a customer lounge. It is a better, more modern design. It is possible they may add a parapet which could provide additional physical screening from the HVAC units on the roof (they will be screened regardless). Proposed additional height is approximately eight feet going toward Northern Blvd. The second floor would make the building 28 feet high without a parapet. A possible parapet would add an additional two feet. It is also possible to move one of the two HVAC units from the 205 Street side of the building more toward the middle closer to Northern Blvd. where the other one is now located.

Mr. Euler had the following comments and questions:

- the zoning designation needs to be corrected from C2-4 to C2-2.
- does the addition of 10 offices mean the business is going to be hiring more employees?
- how will the existing parking area be affected by the size of the proposed building?
- will the second-floor offices have windows?

Mr. Dale stated the zoning designation will be corrected. He does not think they are intending to hire additional staff; they need the additional space for the current operation. He will confirm that. The parking would still be mandated for use as outlined in the variance. It is for customers and employees. Currently, it is for 16 spaces and there are no proposed changes. The rear elevation has no windows. All windows will be facing Northern Blvd.

Mrs. Claro asked if the area in the rear will stay one story. Mr. Dale said it will. She also commented that they will be using the maximum 1.0 FAR "to the inch". Mr. Dale agreed and said there is no plan or intent to go larger. Mrs. Claro raised the issue of open Dept. of Buildings violations. Mr. Dale stated that there are two old C of O complaints and a sign complaint; both which should have been corrected once the current C of O was issued. He will check on that. Ms. Claro asked how long construction is anticipated to take and if they will close during construction. Mr. Dale said approximately six to nine months once the variance is granted. He will have to inquire if they plan to operate during construction. Mrs. Claro expressed her concern for the residents with construction and business taking place simultaneously.

At this point, Mrs. Claro asked the two residents in attendance how the operation has been. Mrs. Chau said they continue to have issues with vehicles blocking the sidewalk, vehicles parked in the "no stopping" zone in front of the building on Northern Blvd., vehicles speeding through the neighborhood and, oftentimes, the property is not kept clean and clear of debris. Mrs. Chau also questioned the height of the smaller building in the rear of the property near the parking lot. Mr. Euler added that the rendering is misleading. Mr. Dale stated this is not the final design.

Ms. Scherer commented that the enlargement of the building will force the vehicles outside even closer to Northern Blvd. Mrs. Claro said that the drawings show a reconfiguration of the rear of the building with a lounge for customers and a lounge for administration. Mr. Dale assured everyone this area will be one floor. There will be stairs constructed to the mezzanine area as additional means of egress. These areas will need to be up to two floors. Mrs. Chau questioned why this must be in the rear of the building. She commented that it could be part of the main building. Mr. Dale will ask the architect about that design. Mrs. Claro questioned the number of vehicles being displayed. The drawings show more than the variance allows. Mr. Dale stated he will have to confirm the zoning calculations for the accessory parking. Mr. Euler inquired if the owners would reconsider remodeling as a one-story building. Mr. Dale will ask; however, less space inside would require more vehicles being displayed outside. Mr. Euler then asked if the owners have considered moving to another site. They seem to be outgrowing the site with their increasing business which imposes on the neighboring areas. Mr. Dale did not believe so.

Mr. Marziliano remarked that the residents may see a larger building acceptable if the business is self-contained. He asked if the owner would be willing to sign a stipulation that they won't go beyond what will be allowed by their granted variance. Mr. Dale believes they would agree; again, he will have to check with the owners. Mr. Dale stated these issues are why he wanted to have a preliminary meeting before the application is filed; he would be glad to have another meeting prior to the actual filing. Mr. Marziliano thanked him for doing so.

Ms. Scherer asked if 14 salesrooms are required. Mr. Dale will find out. Mrs. Claro asked if a building with no outdoor display of vehicles would be considered. Mr. Dale said he would suggest a half second floor and a half mezzanine to the owners that would shift toward the Clearview Expressway.

Mr. Chau added that enforcement always seems to be the issue. Mrs. Claro agreed and stated that things are always much better at the site when a variance renewal is coming due.

Mr. Budabin thanked Mr. Dale. He echoed that enforcement is going to be most important. He agreed that the stipulation would be a great idea. He hopes that the business will implement suggestions for being good neighbors now and not only when the variance is expiring.

Mrs. Claro thanked everyone for attending the meeting. Mr. Euler thanked the residents for their feedback.

The meeting ended at 8:30 p.m.

Respectfully submitted 8/14/2020