

VASSALOTTI
ASSOCIATES
ARCHITECTS, L. L. P.

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COMMUNITY BOARD

June 23, 2016

Mr. Patrick A. O'Brien
Community Board 2
43-22 50th Street
Woodside, NY 11377

RE: BSA Cal. 789-45-BZ
56-02/20 Broadway
Queens, NY
Block: 1195 Lot: 44
VAA #15-0042

Dear Mr. O'Brien;

We have made an application to the Board of Standards and Appeals to Extend the Term of Variance for an additional term of ten (10) years.

Attached for your use are the following documents:

1. A copy of the SOC application and supporting documents.
2. Statement of Facts.
3. A copy of the present Certificate of Occupancy.
4. A copy of the present, proposed and conditions as approved by the BSA plans.
5. Site photos

If you have any questions, please do not hesitate to call.

Very truly yours,

VASSALOTTI ASSOCIATES ARCHITECTS, LLP



Adam DiGirolamo

BSA Cal. 789-45-BZ - 56-02/20 Broadway - Block-1195 - Lot-44 -
VAA #15-0042

cc: Hon. Melinda Katz, Borough President
Jimmy Van Bramer, City Council Member
Christopher Holme, City Planning Commissioner
John Young, City Planning Commissioner

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250 Broadway, 29th Floor
 New York, NY 10007
 212-386-0009 - Phone
 646-500-6271 - Fax
 www.nyc.gov/bsa

SPECIAL ORDER CALENDAR (SOC)
 Application Form

BSA APPLICATION NO. 789-45-BZ

Section A Applicant/ Owner	Vassalotti Associates Architects, L.L.P.	Woodside 56, L.L.C.
	<i>NAME OF APPLICANT</i>	<i>OWNER OF RECORD</i>
	66 Powerhouse Road, Suite 402	55 Jeffrey Place
	<i>ADDRESS</i>	<i>ADDRESS</i>
	Roslyn Heights N.Y. 11577	Manhasset Hills N.Y. 11030
	<i>CITY STATE ZIP</i>	<i>CITY STATE ZIP</i>
	516 326-5353	LEEMILT'S PETROLEUM, INC.
	<i>AREA CODE TELEPHONE</i>	<i>LESSEE / CONTRACT VENDEE</i>
516 326-5355		
<i>AREA CODE FAX</i>	<i>ADDRESS</i>	
Architects@vassalotti.com		
<i>EMAIL</i>	<i>CITY STATE ZIP</i>	

Section B Site Data	56-02/20 Broadway	
	<i>STREET ADDRESS (INCLUDE ANY A/K/A)</i>	<i>ZIP CODE</i>
	South side of street between 57th and 56th Streets	
	<i>DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS</i>	
	1195 44 Queens 26	
	<i>BLOCK LOT(S) BOROUGH COMMUNITY DISTRICT</i>	<i>LANDMARK/HISTORIC DISTRICT</i>
Jimmy Van Bramer	M1-1 & R5	9d
<i>CITY COUNCILMEMBER</i>	<i>ZONING DISTRICT</i>	<i>ZONING MAP NUMBER</i>
	<i>(include special zoning district, if any)</i>	

Section C Description	(LEGALIZATION <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> IN PART)
	PROPOSED TO REOPEN AND EXTEND THE TERM OF VARIANCE FOR AN ADDITIONAL TEN (10) YEARS, FOR AN EXISTING GASOLINE SERVICE STATION.

Section D Actions	APPLICATION IS HEREBY MADE TO:
	1. <input checked="" type="checkbox"/> Waive of the Rules of Practice and Procedure (Explain in your statement)
	2. <input type="checkbox"/> Extension of Time to:
	<input type="checkbox"/> Complete construction <input type="checkbox"/> Obtain a Certificate of Occupancy Expiration Date: _____
	3. <input type="checkbox"/> Amendment to Previous Board Approval
	4. <input checked="" type="checkbox"/> Extension of Term of the:
<input checked="" type="checkbox"/> Variance <input type="checkbox"/> Special Permit For a term of <u>10</u> years Expiration Date: <u>7/13/2016</u>	
5. <input checked="" type="checkbox"/> Other (Explain in your statement)	
Authorizing Section(s) of the Zoning Resolution:	
<input checked="" type="checkbox"/> § 11-411 <input type="checkbox"/> § 11-412 <input type="checkbox"/> § 11-413 <input type="checkbox"/> §§ 72-01 and 72-22 <input type="checkbox"/> § 73-11 <input type="checkbox"/> Other _____	

VASSALOTTI ASSOCIATES

ARCHITECTS, L. L. P.

November 12, 2015

RE: **Automotive Service Station**

56-02/20 Broadway

Queens, N.Y.

Block: 1195 Lot: 44 BZ:789-45-BZ

Additional BSA History:

July 16, 1946: In a Business Use district, the erection and maintenance of a gasoline service station, lubritorium and auto laundry for a term of years.

- **February 4, 1947:** Extension of Term to complete construction.
- **February 25, 1948:** Extension of Term to complete construction.
- **February 23, 1949:** Extension of Term to complete construction.
- **May 15, 1956:** Term of Variance Extended for ten (10) years to expire 5/15/1966
- **May 17, 1956:** Reopen to consider an Extension of Term to complete construction.
- **July 12, 1966:** Term of Variance Extended for ten (10) years to expire 7/12/1976 and further amend the resolution to include minor auto repairs with hand tools only, storage and sales of auto accessories and the parking of cars awaiting service.
- **July 13, 1976:** Term of Variance Extended for ten (10) years to expire 7/13/86
- **March 10, 1987:** Term of Variance Extended for ten (10) years to expire 7/13/96
- **May 27, 1998:** Term of Variance Extended for ten (10) years to expire 7/13/2006 and further amend to resolution to permit the installation of a metal canopy over two new concrete pump islands.
- **January 11, 2000:** Extended of Time to obtain a Certificate of Occupancy
- **January 10, 2012:** Term of Variance Extended for ten (10) years to expire 7/13/2016



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New York, NY 10007
212-386-0009 - Phone
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AFFIDAVIT OF OWNERSHIP AND AUTHORIZATION

Affidavit of Ownership

Neil Tannor, _____, being duly sworn, deposes and says that (s)he resides at 40 Willets Pond Path, in the City of Roslyn, in the County of Nassau, in the State of New York; that Woodside 56, L.L.C. is the owner in fee of all that certain lot, piece or parcel of land located in the Borough of Queens, in the City of New York and known and designated as Block 1195, Lot(s) 44, Street and House Number 56-02/20 Broadway; and that the statement of facts in the annexed application are true.

Check one of the following conditions:

- Sole property owner of zoning lot
- Cooperative Building
- Condominium Building
- Zoning lot contains more than one tax lot and property owner

Owner's Authorization

The owner identified above hereby authorizes Vassalotti Associates Architects, L.L.C. to make the annexed application in her/his behalf.

Signature of Owner

Print Name

Neil Tannor

Print Title

Member

Sworn to before me this 31st day

Of May 2 016

Revised March 8, 2012

SANAM ALI SHAN
No. 01SH0152426
Notary Public, State of New York
Qualified in Nassau County
My Commission Expires 09/11/2018

Certificate of Occupancy

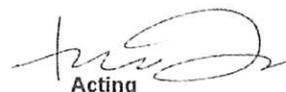
CO Number: 420372340F

This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. *This document or a copy shall be available for inspection at the building at all reasonable times.*

A.	Borough: Queens	Block Number: 01195	Certificate Type: Final
	Address: 56-02 BROADWAY	Lot Number(s): 44	Effective Date: 02/21/2014
	Building Identification Number (BIN): 4027297		Expiration Date: 07/13/2016
	Building Type: Altered		
This building is subject to this Building Code: 1968 Code			
<i>For zoning lot metes & bounds, please see BISWeb.</i>			
B.	Construction classification: 1-E	(1968 Code designation)	
	Building Occupancy Group classification: M	(2008 Code)	
	Multiple Dwelling Law Classification: None		
	No. of stories: 1	Height in feet: 14	No. of dwelling units: 0
C.	Fire Protection Equipment: None associated with this filing.		
D.	Type and number of open spaces: Parking spaces (5), Parking (765 square feet)		
E.	This Certificate is issued with the following legal limitations: Board of Standards and Appeals - Recording Info: 789-45 BZ		
Borough Comments: None			



Borough Commissioner



Acting

Commissioner

Certificate of Occupancy

CO Number: 420372340F

Permissible Use and Occupancy						
All Building Code occupancy group designations below are 2008 designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
OS P			M		16B	PARKING FOR 5 CARS
001	001 60	OG	M		16B	AUTOMOTIVE SERVICE STATION, LUBRITORIUM, MINOR AUTO REPAIRS WITH HAND TOOLS ONLY, AUTO LAUNDRY, OFFICE, STORAGE & SALES OF AUTO ACCESSORIES.
<p>ON CONDITION THAT ALL SIGNAGE ON THE SITE SHALL COMPLY WITH CI DISTRICT REGULATIONS: THAT THE SITE SHALL BE MAINTAINED FREE OF DEBRIS AND GRAFFITI: THAT THERE SHALL BE NO PARKING OF VEHICLES ON THE SIDEWALK AND ALL ON-SITE PARKING SHALL BE IN ACCORDANCE WITH THE BSA APPROVED PLANS; THAT THE ABOVE CONDITIONS SHALL BE REFLECTED ON THE CERTIFICATE OF OCCUPANCY : THAT A NEW CERTIFICATE OF OCCUPANCY SHALL BE OBTAINED BY 01/10/2013: THAT ALL CONDITIO NS FROM PRIOR RESOLUTIONS NOT SPECIFICALLY WAIVED BY THE BOARD REMAIN IN EFFECT: AND THAT THE DEPARTMENT OF BUILDINGS MUST ENSURE COMPLIANCE WITH ALL OTHER APPLICABLE PROVISIONS OF THE ZONING RESOLUTION, THE ADMINISTRATIVE CODE AND ANY OTHER RELEVANT LAWS UNDER ITS JURISDICTION IRRESPECTIVE OF PLANS AND/OR CONFIGURATIONS NOT RELATED TO THE RELIEF OF TH E GRANTED BSA APPROVAL CAL# 789-45-BZ SET TO EXPIRE 07/13/2016</p>						
END OF SECTION						



Borough Commissioner



Acting

Commissioner

END OF DOCUMENT



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BSA Cal. No.: 789-45-BZ

Street Address: 56-02/20 BROADWAY

Block: 1195 Lot(s): 44

Borough: QUEENS

CERTIFICATION OF INSPECTION & COMPLIANCE

ADAM DIGIROLAMO, R.A.

_____ hereby states that I personally inspected the
 (*Applicant, Agent, Registered Architect or Registered Engineer*)

premises and surrounding area on 5-16-16. In addition, I have
 (*Date of most recent inspection*)
 researched all relevant BSA records related to the premises, including BSA-approved plans and resolutions.

Each non-compliance with the terms, conditions and/or plans of the effective prior BSA grant is explained in detail below. The specific date or time frame on which compliance will be restored, where possible to ascertain, is listed.

[Note: A request to eliminate any prior condition must be part of the relief sought in the application; such request should not be made on this form]

I confirm that the premises is developed and operates in accordance with the currently effective BSA-approved plans and resolution, submitted with this application.

The following deviation(s) from the currently effective BSA-approved plans and/or resolution exist on the site:

Area(s) of non-compliance	Date(s) to achieve compliance.
Note: Proposed Metal Canopy over the pump islands, approved on resolution dated May 27, 1998, was not installed.	



(Handwritten Signature)

Applicant/Agent Signature
 (*Registered Architect/Engineer Seal as Appropriate*)

Conditions of Prior BSA Grants

BSA Cal. No. 789-45-BZ
 Premises: 56-02/20 Broadway
 Queens, New York

On July 16, 1946, under BSA Cal. 789-45-BZ, the Board granted a variance to permit:
 IN A BUSINESS USE DISTRICT, THE ERECTION AND MAINTENANCE OF A
 GASOLINE SERVICE STATION, LUBRITORIUM AND AUTO LAUNDRY FOR A
 TERM OF YEARS.

BOARD CONDITION	COMPLIANCE?	ANTICIPATED COMPLIANCE DATE
The site shall be maintained free of debris and graffiti	YES	N/A
No parking of cars on the sidewalk or in such a way as to obstruct pedestrian or vehicular traffic	YES	N/A
All on-site parking shall be in accordance with the BSA approved plans	YES	N/A
All signage on the site shall comply with C1 district regulations	YES	N/A
Landscaping shall be maintained and replaced when necessary	YES	N/A
Fence shall be repaired and maintained in good working order at all times.	YES	N/A
Dumpster be located on the premises and covered at all times	YES	N/A

EPDSCO, Inc.
55 Watermill Lane, Suite 200, Great Neck, NY 11021, Tel: 718.343.0026 Fax: 516.487.2439

Statement of Facts (BSA Cal. No. 789-4BZ)

This is an application made to the Board of Standards and Appeals pursuant to Section 11-411 of the Zoning Resolution, for an extension of term of a variance and to obtain a new Certificate of Occupancy for an existing gasoline station and repair facility, which variance expires in July 2016. The site, which has been occupied by a gasoline service station for over sixty (60) years, is currently occupied by a Citgo station.

The station, which is located on the south side of Broadway, between 56th Street and 57th Street, in the Woodside section of the Borough of Queens, consists of an irregularly shaped triangular parcel, with 203 ft. of frontage along Broadway, at a depth of 48 ft. along 56th Street, and 15.66 ft. along 57th Street, a total lot area of 6,659 sq. ft. The premises, zoned M1-1 and R5, is developed with a one-story, 1,490 sq. ft. lubritorium building, which includes two (2) repair bays, and five (5) parking spaces for cars awaiting service. Gasoline sales are provided via two pump islands.

The records show that on February 4, 1947, the Board of Standards and Appeals, acting under Cal. No. 789-45BZ, granted under Section 7f of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, and auto laundry.

On May 15, 1956, the Board granted under Section 7, subdivision f for a term of ten years.

On July 12, 1966, the Board granted a new term of ten years, in addition to amending the resolution to include minor auto repairs with hand tools only, storage and sales of auto accessories and the parking of cars awaiting service.

On July 13, 1976, the Board granted a new term of ten years, on condition that sidewalks in front of the premises on 56th Street and 57th Street shall be paved for their full width in compliance with the specifications of the Department of Highways.

On March 10, 1987, the Board granted a new term of ten years, on condition that the landscaping shall be maintained and replaced when necessary, that the fence shall be repaired and maintained in good order at all times; that the dumpster be located on the premises and covered at all times; that the station be maintained clean and free of debris at all times; and that there be no parking of vehicles on the sidewalk or in such a manner as to obstruct pedestrian or vehicular traffic.

On May 27, 1998, the Board granted a new term of ten years, which included an amendment for the installation of a metal canopy over two new concrete pump islands. Conditions included that the wooden fence along the southerly lot line shall be installed and adequately maintained; that the planting area along the 57th street side of the property be restored and maintained in accordance with the BSA approved plans; that the fencing surrounding the planted area shall be removed; that the dumpster shall be located in accordance with the BSA approved plans; that the business signs shall be in accordance with BSA approved plans; that all lighting shall be directed down and away from the residential properties; that the canopy lighting shall not exceed the BSA approved drawings; that the parking shall be for cars awaiting service; that the premises shall be maintained graffiti free and in substantial compliance with the proposed conditions.

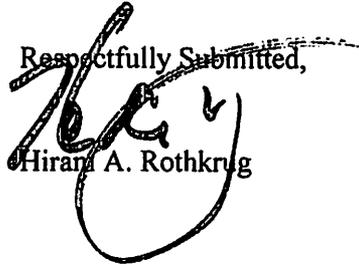
**Statement of Facts
(continued)**

On January 10, 2012, the Board reopened and amended the resolution “to extend the term for ten years from July 13, 2006”, on condition that the station be maintained clean and free of debris and graffiti; and that there be no parking of vehicles on the sidewalk or in such a manner as to obstruct pedestrian or vehicular traffic.

It must be noted that in 1998, the Board approved the installation of a canopy at the site, however and for unknown reasons, a canopy was never installed at the site. In all other aspects, no changes to the site and site operations are proposed. The existing and proposed hours of operation are as follows:

Gas Sales 24/7

Repair 8AM-6PM, Mon-Sat, Closed on Sunday.

Respectfully Submitted,

Hiram A. Rothkrug