



Chairperson, Martha Taylor

*The City of New York  
Borough of Queens*

**Community Board 8**

197-15 Hillside Avenue  
Hollis, NY 11423-2126  
Telephone: (718) 264-7895  
Fax: (718) 264-7910  
Qn08@cb.nyc.gov  
www.nyc.gov/queenscb8



District Manager, Marie Adam-Ovide

**PUBLIC HEARING:**

**BSA Cal. No. 194-97-BZ  
84-12 164th Street  
Fresh Meadows, NY 11366**

**DATE:**

**Monday, April 9, 2018**

**PLACE:**

**Young Israel of Jamaica Estates  
83-10 188<sup>th</sup> Street  
Jamaica Estates, NY 11432**

**ATTENDANCE:**

**Steven Konigsberg, Zoning Committee Chair  
Allen Eisenstein, Board Member  
Kevin Forrestal, Board Member  
James Gallagher Jr., Board Member  
Jesse Rosenbaum, Board Member**

**Others in attendance:**

**Jose Lopez – Department of Parks & Recreation  
Fayanne Betan – Sheldon Lobel, P.C.  
Stephen Everett – Queens Department of City Planning  
Marie Adam Ovide, CB 8 District Manager  
Jatnna Reyes, CB8 Staff Member**

**Purpose of Public Hearing**

This application is filed pursuant to Section 72-01 and 72-22 of the Zoning Resolution to request (i) an extension of term of the previously granted special permit under BSA Calendar No.194-97-BZ to permit the continued operation of an automotive service repair station at the premises, (ii) an extension of time to obtain a certificate of occupancy, and (iii) a waiver of the Board’s Rules of Practice and Procedure to allow the filing of the application after the permitted filing period.

---

Zoning Chairperson Steven Konigsberg called this Public Hearing to order at 8:05 p.m. He introduced the Board Members present and explained the rules governing the Hearing. There were 5 Board Members present; therefore, there was not a quorum. A vote will be taken by the full Board at the Community Board Meeting on April 18, 2018 at the Hillcrest Jewish Center, located at 183-02 Union Turnpike at 7:30 p.m.

**Public Participation**

There was no public participation for this application.

***Zoning Chairperson Steven Konigsberg introduced Fayanne Betan from the office of Sheldon Lobel, P.C. representing the applicant of the above premises.***

**Presentation by Ms. Favanne Betan representing the applicant Quick Stop Auto Repair Inc.**

This is an application for an extension of term of a previously granted variance, originally granted in 2009 for the first time. It is a Use Group 16 Automotive Repair establishment known as Quick Stop Auto Repair Inc. This application seeks an extension of term which expired in 2017. This establishment has a long BSA history and it has been under the BSA's jurisdiction since 1953. The application does not seek any amendments or modifications of the variance, simply to continue the use as it currently exists. The BSA approved plans in 2009. This is a one story building with three (3) bay garages, an office and a bathroom. On-site parking for vehicles is also available. The site operation of the service station includes minor auto repair maintenance, inspections, oil changes and brake work. There is no painting, welding or body work done at this location. The business operates Monday through Saturday from 7:00 a.m. to 6:00 p.m. The premises is closed on Sundays. She mentioned that they have not received any complaints from the neighbors regarding this establishment.

*Zoning Chairperson Konigsberg opened the floor for questions from the Board Members.*

**Questions by the Board Members:**

**Jesse Rosenbaum:**

**Do you store any vehicles? Any Livery, Taxi or Limousine vehicles there?**

**Answer:** *[Niall Donnely] – No.*

**Steven Konigsberg –**

**Are there vehicles stored occasionally for repair purposes inside?**

**Answer:** *[Niall Donnely] – Yes.*

*Mr. Konigsberg asked for a motion for the approval of the extension of term for this establishment.*

*Kevin Forrestal made a motion to approve BSA Cal. No. 194-97-BZ, 84-12 164<sup>th</sup> Street, the extension of term of the previously granted special permit for the continued operation of an automotive service repair station at the premises and an extension of time to obtain a certificate of occupancy, and a waiver of the Board's Rules of Practice and Procedure to allow the filing of the application after the permitted filing period, seconded by James Gallagher Jr.*

**Vote:**

5 in favor                      0 opposed              0 abstained

**Board Members who voted in favor:** Allen Eisenstein, Kevin Forrestal, James Gallagher, Jr., Steven Konigsberg and Jesse Rosenbaum.

**Board Members who voted against:** None

**The motion was passed unanimously**

**Adjournment**

This Public Hearing adjourned at 8:08 p.m.

*Respectfully submitted  
Jatnna Reyes, CB8 Staff  
April 17, 2018*