



The City of New York

Queens Community Board 11

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

Paul DiBenedetto Chairperson / **Joseph Marziliano** District Manager

To: All Board Members

From: Jena Lanzetta, Committee Chair

Date: July 26, 2023

Re: 217-07 Northern Blvd.
BSA Cal. No. 926-86BZ

42-42 Francis Lewis Blvd.
BSA Cal. No. 724-56BZ

CB 11 Members

Jena Lanzetta, Committee Chair
Paul DiBenedetto, Board Chair
Henry Euler, 2nd Vice Chair
Mohan Jethwani, Committee Member
Michelle Fields, Committee Member
Karen Mazza, Committee Member
Joan Garippa, non-committee Board Member
Tim Hao, non-committee Board Member

CB11 Staff

Joseph Marziliano, District Manager

Guests

William Gati, representing 42-42 Francis Lewis Blvd.
Jocelyn Sarmiento, representing 42-42 Francis Lewis Blvd.
Steven Diaz, representing 42-42 Francis Lewis Blvd.
Susana Rios, representing 42-42 Francis Lewis Blvd.
Miljan Tomic, owner, 42-42 Francis Lewis Blvd.
Melissa Tomic, owner, 42-42 Francis Lewis Blvd.
Gerald Caliendo, representing 217-07 Northern Blvd.
Sandy Anagnostou, representing 217-07 Northern Blvd.
Tony Valentino, owner, 217-07 Northern Blvd.
Evelyn Mallo, representing CM Paladino

On Monday, July 24, 2023, the CB11 North Bayside/East Flushing Zoning Committee met to discuss the above-referenced applications to the NYC Board of Standards and Appeals (BSA).

Mr. Marziliano called the meeting to order and introduced the architect for 42-42 Francis Lewis Blvd. Mr. Gati explained that the application is for an extension of term. The owner of the

property has ample room to park the vehicles waiting for service on his lot and ample parking in general. He also stated that the property is kept neat and clean. There have been no changes to the building since their previous application. There are three bays, an office and a bathroom. There are no proposed changes to the operation.

Mr. Euler questioned the outdoor car lift. He stated that previous requirements of this variance listed that there was to be no outdoor lift. Mr. Gati said it is moveable and they will put it indoors. Mrs. Garippa asked about an electrical box on the property. The owner said it will be used for a new sign they will be installing. Mrs. Garippa also asked what will be done with the holes around the property. She stated that they are dangerous and should be repaired. She also inquired if the trash enclosure has been fixed. The owner said it will be rebuilt. Mr. DiBenedetto said CB11 is not trying to nitpick but is concerned with the aesthetics for the surrounding neighbors. Mrs. Garippa suggested that they add more stanchions to the front of the property to deter people from parking on the sidewalk.

Mr. Euler made a motion to recommend approval of this application with the conditions that the outdoor lift is permanently removed, there is no parking on the sidewalk and all conditions stipulated in previous variances carry over to this one. Mr. Jethwani seconded the motion. There was no discussion on the motion. By a show of hands, all were in favor. The motion passed. The CB11 public hearing for this item is scheduled for Tuesday, September 5, 2023.

Ms. Anagnostou introduced the next application which was for 217-07 Northern Blvd. Ms. Anagnostou stated that this variance dates back to 1962. This property encompasses the entire block front of the north side of Northern Blvd. between 217 and 218 Streets. It is located partially in an R6B zoning district with a C2-2 overlay; there is an R3X zoning district north of the property. This application is for the extension of term of the variance that expired in November of 2020. (That is the date it will be extended from.) This is a refiling. The application from March of 2022 was dismissed as the previous representative did not follow through. The owner, Mr. Valentino, explained some the delays due to the Covid-19 shutdown.

Ms. Anagnostou screen-shared photos of the site and nearby commercial properties. The only changes are for the existing signage to say "Infiniti" (it was previously "BMW") and a couple of very minor interior modifications. Mr. Caliendo stated there is an existing buffer zone at the rear of the property, so residents do not hear any noise. All lighting is pointed away from adjacent properties. Mr. Jethwani asked how many cars on parked on their property. Mr. Valentino said they park some used cars and some cars awaiting service on the property. (Ms. Anagnostou said they can store 82 vehicles.) Mr. Valentino purchased a 25-acre property in Glen Cove where they store new vehicles until they are sold. Mr. DiBenedetto noted that there have been no complaints regarding this property for several years. Mrs. Garippa said the sidewalks around the property are in bad shape and the dumpsters in the rear are not enclosed. She also said there is an area of asphalt that is broken up inside the lot. Mr. Valentino said NYS DEC has been doing work there periodically. If they give him permission to close it up, he will. Mrs. Garippa also said that the bushes need to be trimmed. Mr. Caliendo replied that all these issues will be rectified.

Mr. Euler made a motion to recommend approval of this application to include all the conditions mentioned be corrected. Karen Mazza seconded the motion. There was no discussion on the motion. By a show of hands, all were in favor. The motion passed unanimously. The CB11 public hearing is scheduled for Tuesday, September 5, 2023.

Respectfully submitted 7-27-2023