

82-11 Queens Boulevard



**GAS
SALE**

QUALITY GASOLINE C-STORE

COFFEE SODA MILK

CANDY ICE CREAM WATER

SELF SERVICE

**SNACK & SHOP
ATM
INSIDE**

BSA Application No. 2019-299 BZ

Reduce size of auto repair shop, convert into convenience store, and install five new dispensers

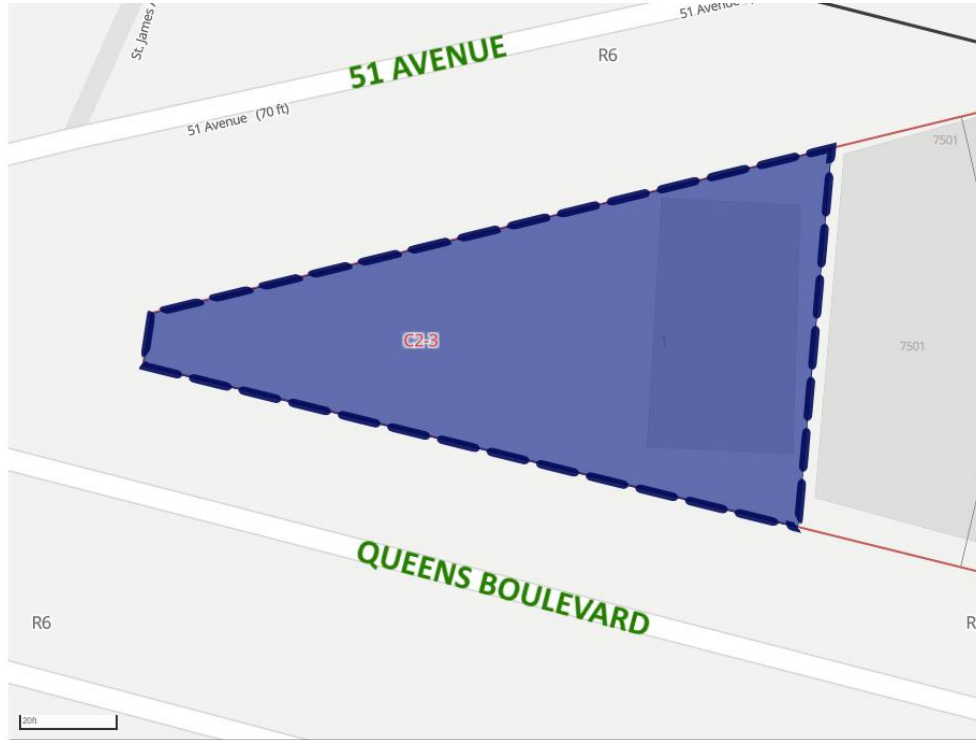
Queens Community Board 4 ULURP/Zoning Meeting

November 29, 2020

Nasir J. Khanzada L.L.C., Consulting Engineers

Engineering Designs, Architectural Design, Code Consulting, Special Inspections, Expediting

History



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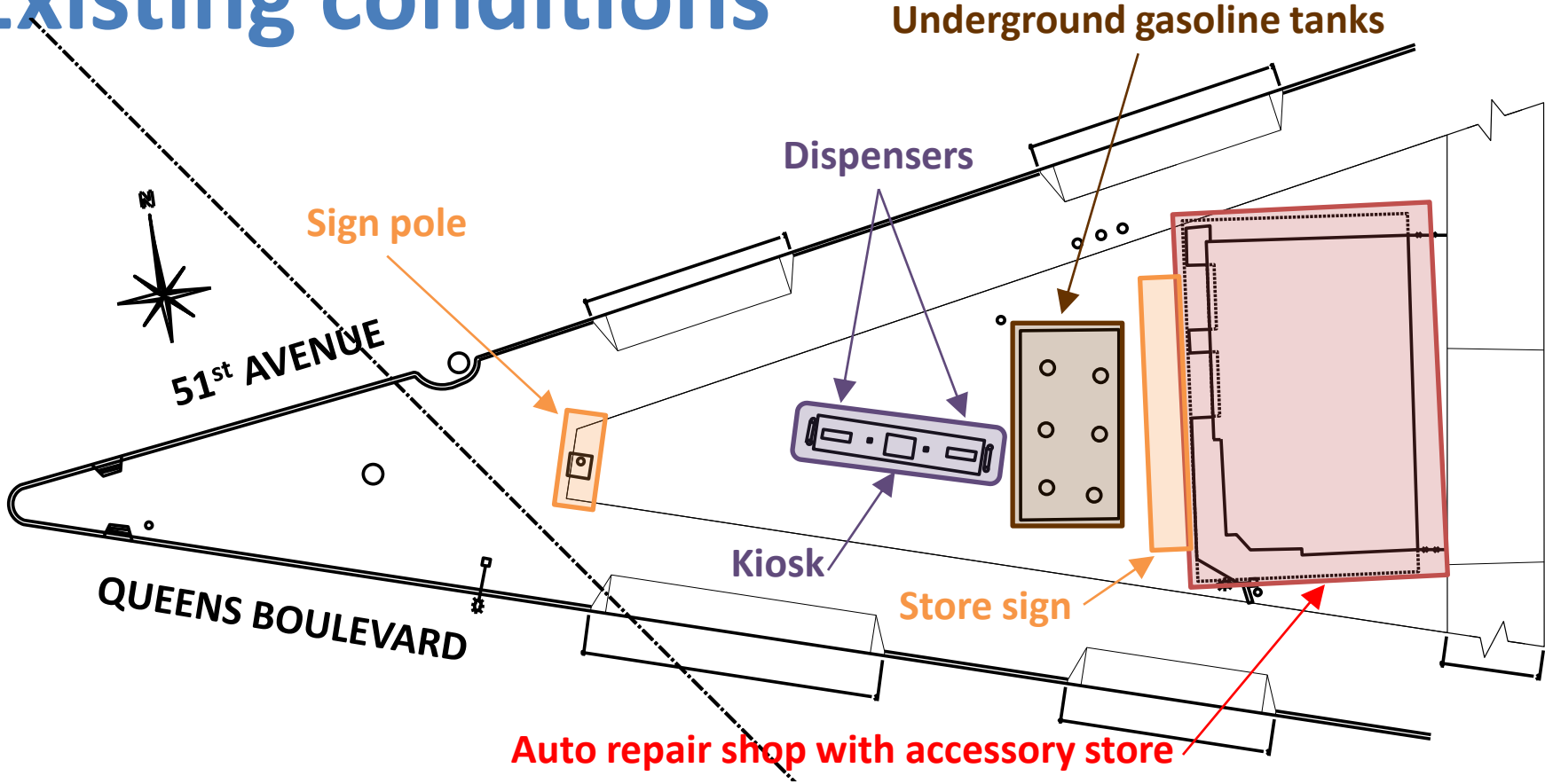
- 1921** Gas station opens with FDNY permits
- 1929** Board of Standards and Appeals (BSA) denies gas station permit
- 1947** BSA approves rebuilding gas station with auto repair shop
- 1988** BSA approves 10-year extension, but new Certificate of Occupancy is never obtained
- 2021** BSA reinstates permit under Cal. No. 2019-299-BZ, approves conversion of auto repair shop into convenience store and three new dispensers

Proposed changes

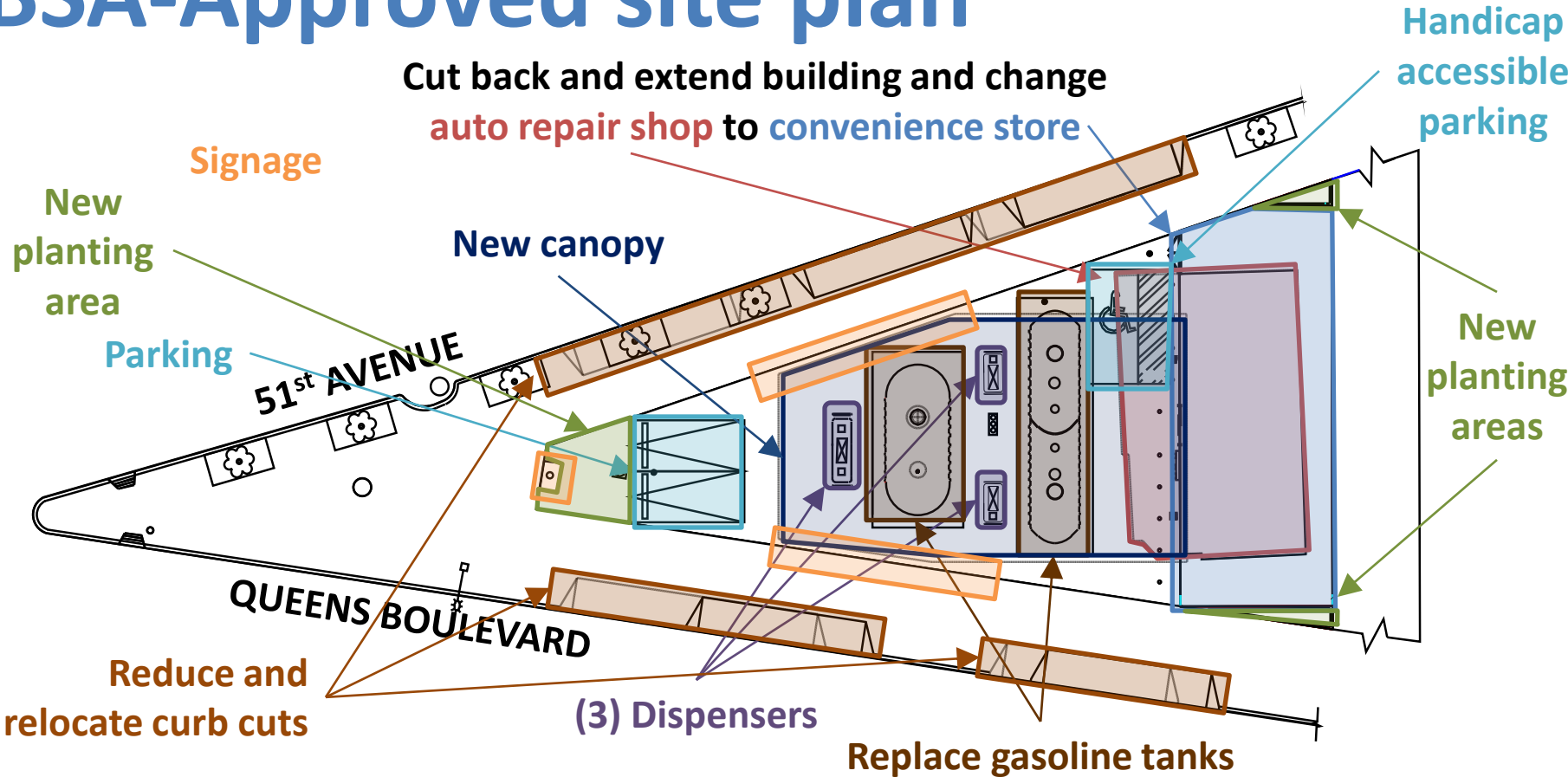


- Cut back auto repair shop and convert into convenience store **without enlargement**
- Replace dispensers with **five** new dispensers
- Replace gas tanks (previously approved)
- Install new canopy (previously approved)
- Change signage (previously approved)
- New landscaping (previously approved)
- Reduce curb cuts (previously approved)

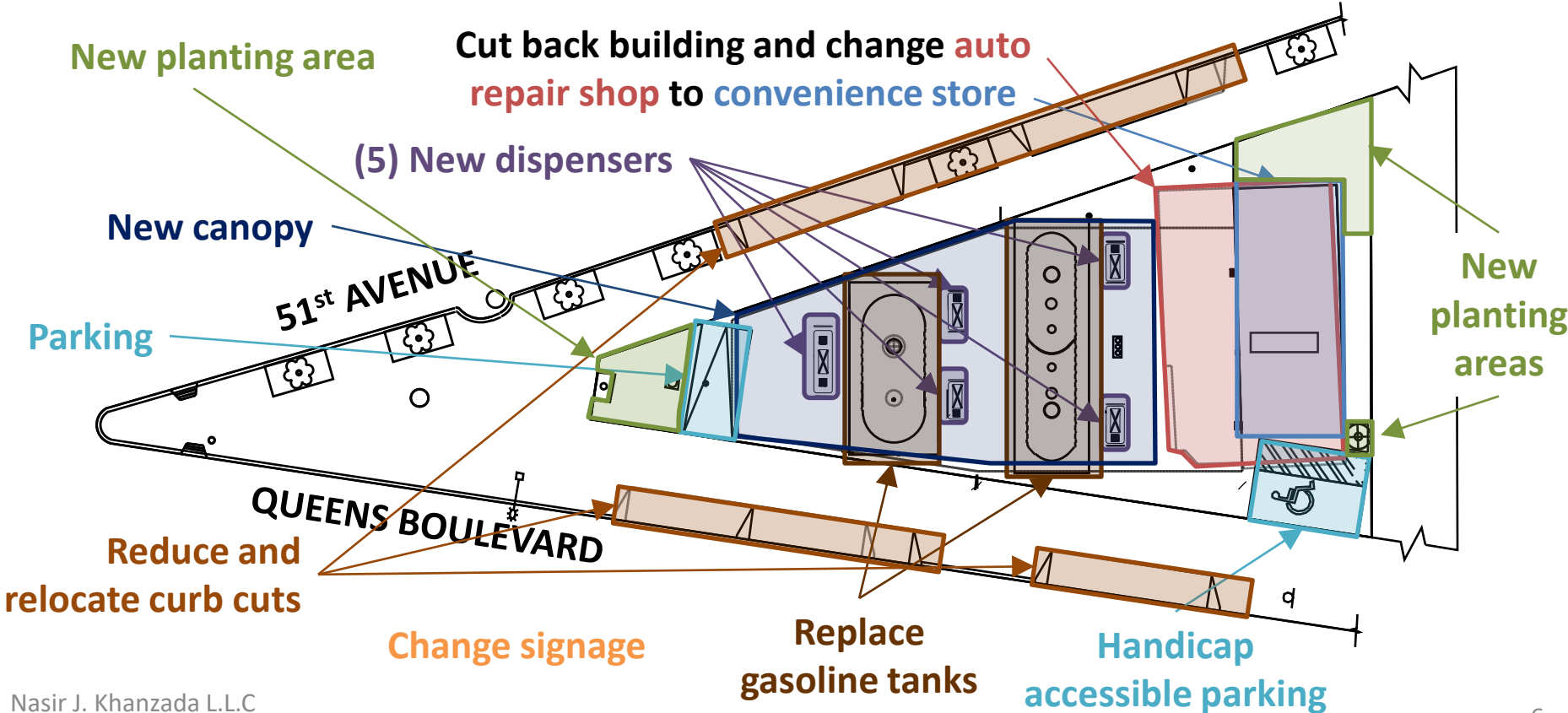
Existing conditions



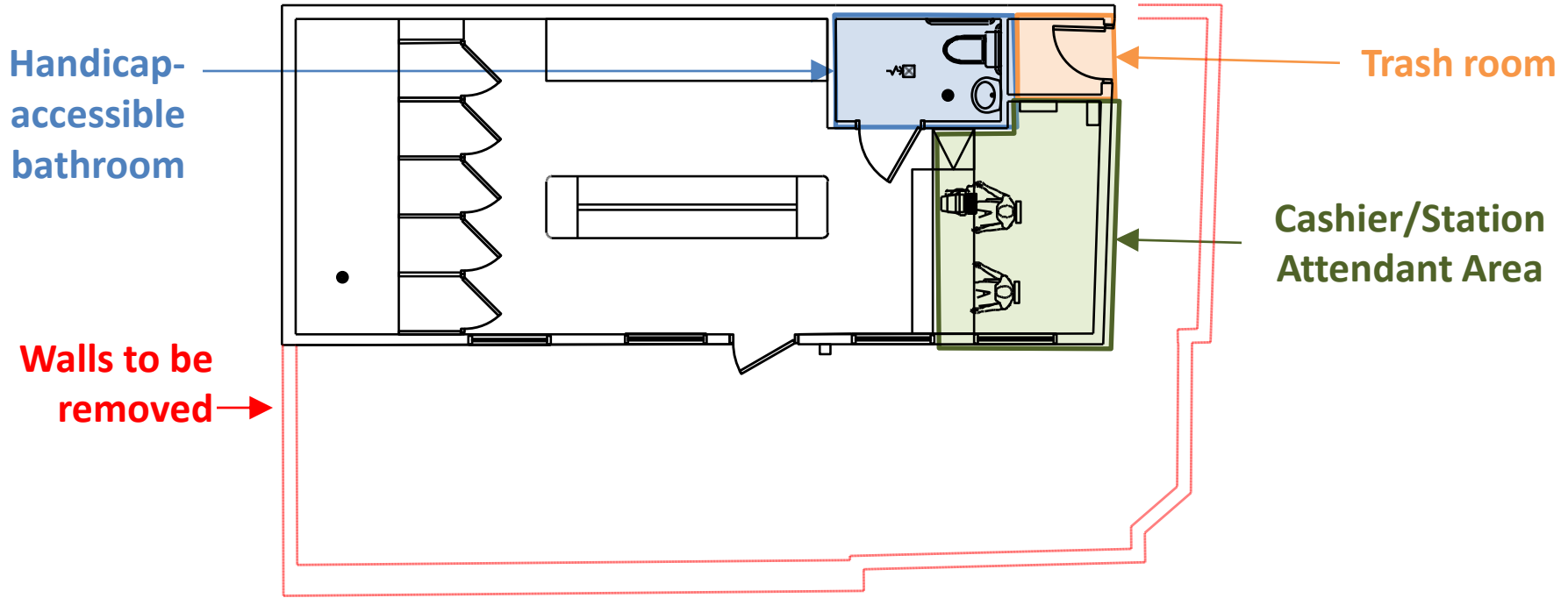
BSA-Approved site plan



Proposed site plan



Convert auto repair shop to convenience store

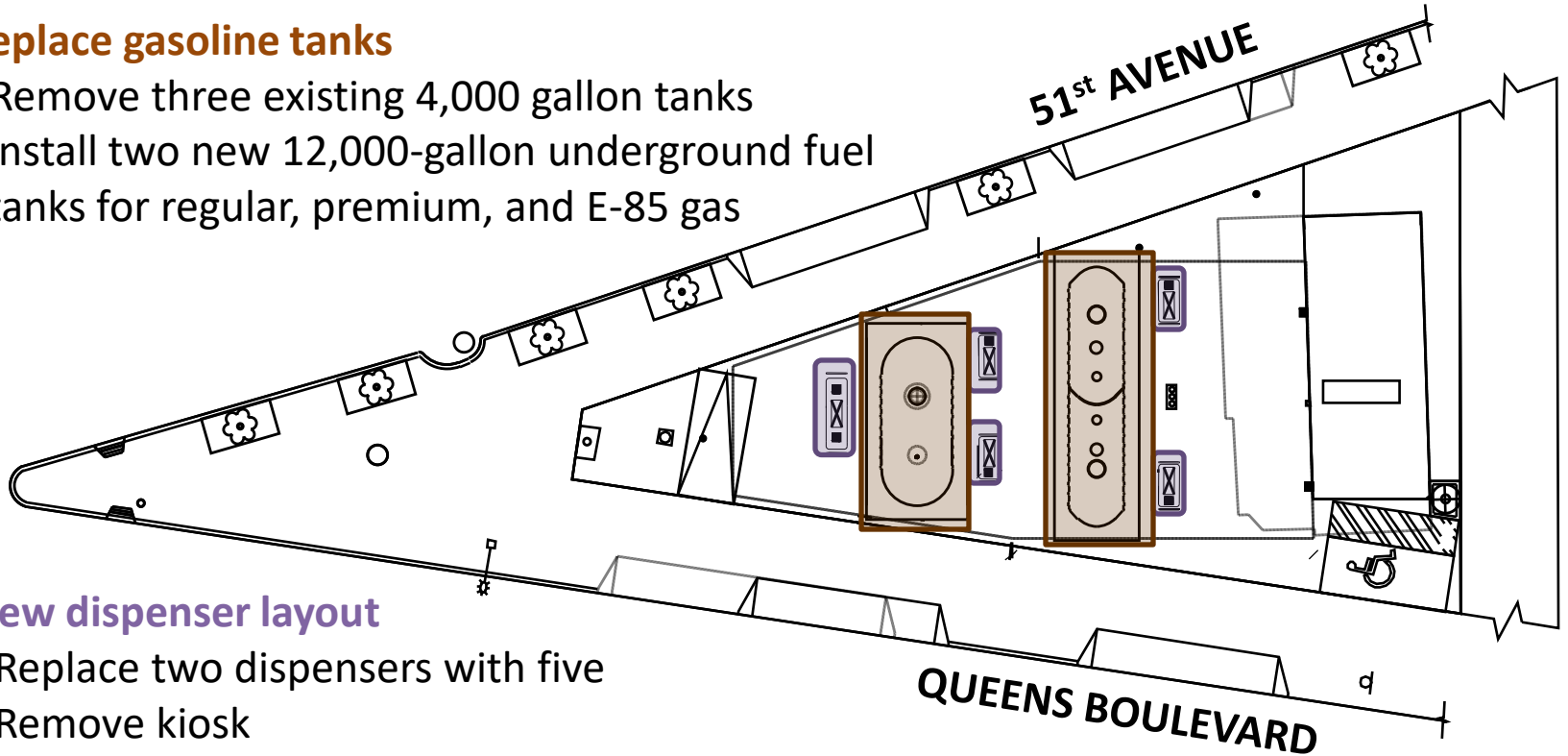


- Cut back front and side of building, reducing floor area to 662.7 SF
- Convert auto repair shop new convenience store

Replace tanks and dispensers

Replace gasoline tanks

- Remove three existing 4,000 gallon tanks
- Install two new 12,000-gallon underground fuel tanks for regular, premium, and E-85 gas

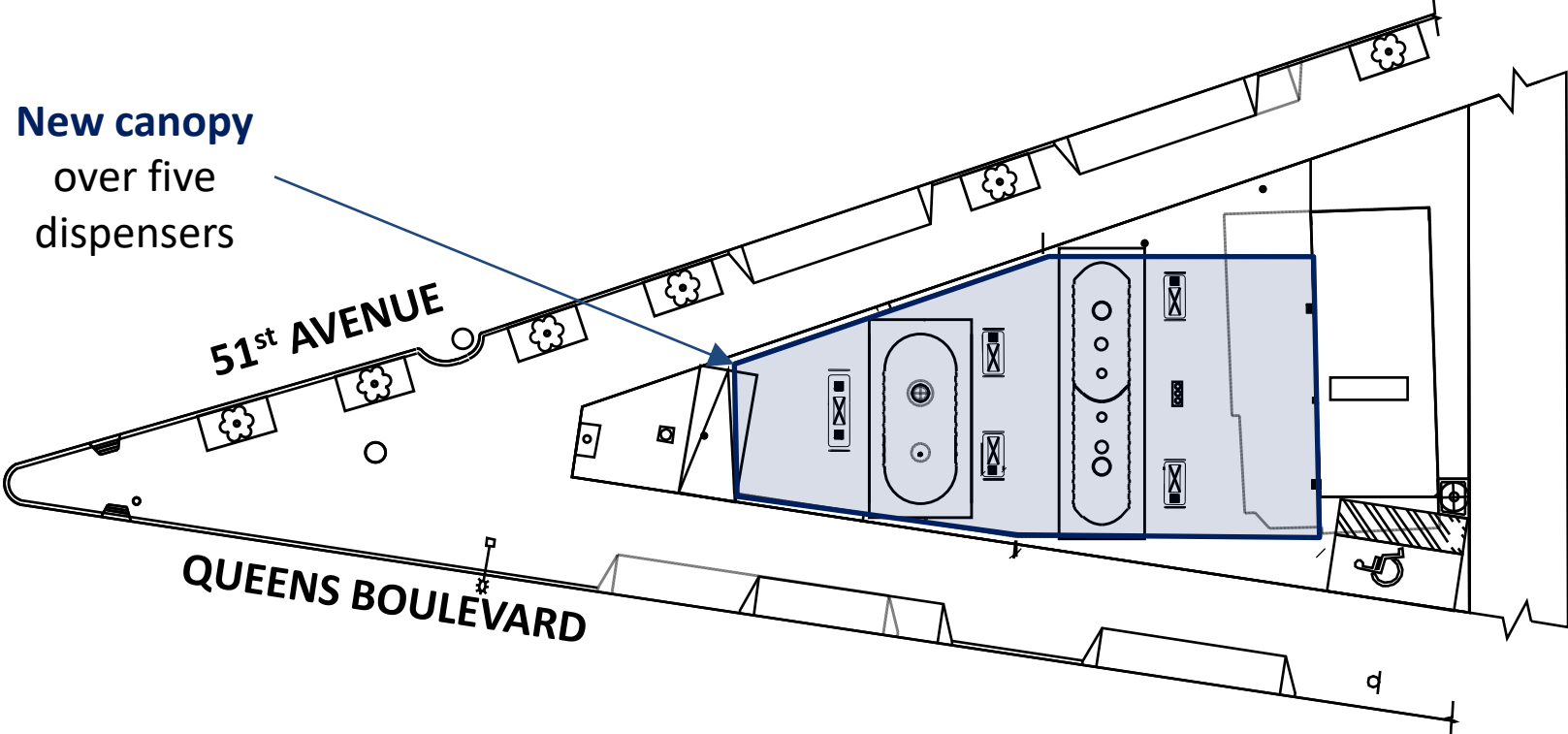


New dispenser layout

- Replace two dispensers with five
- Remove kiosk

Install new canopy

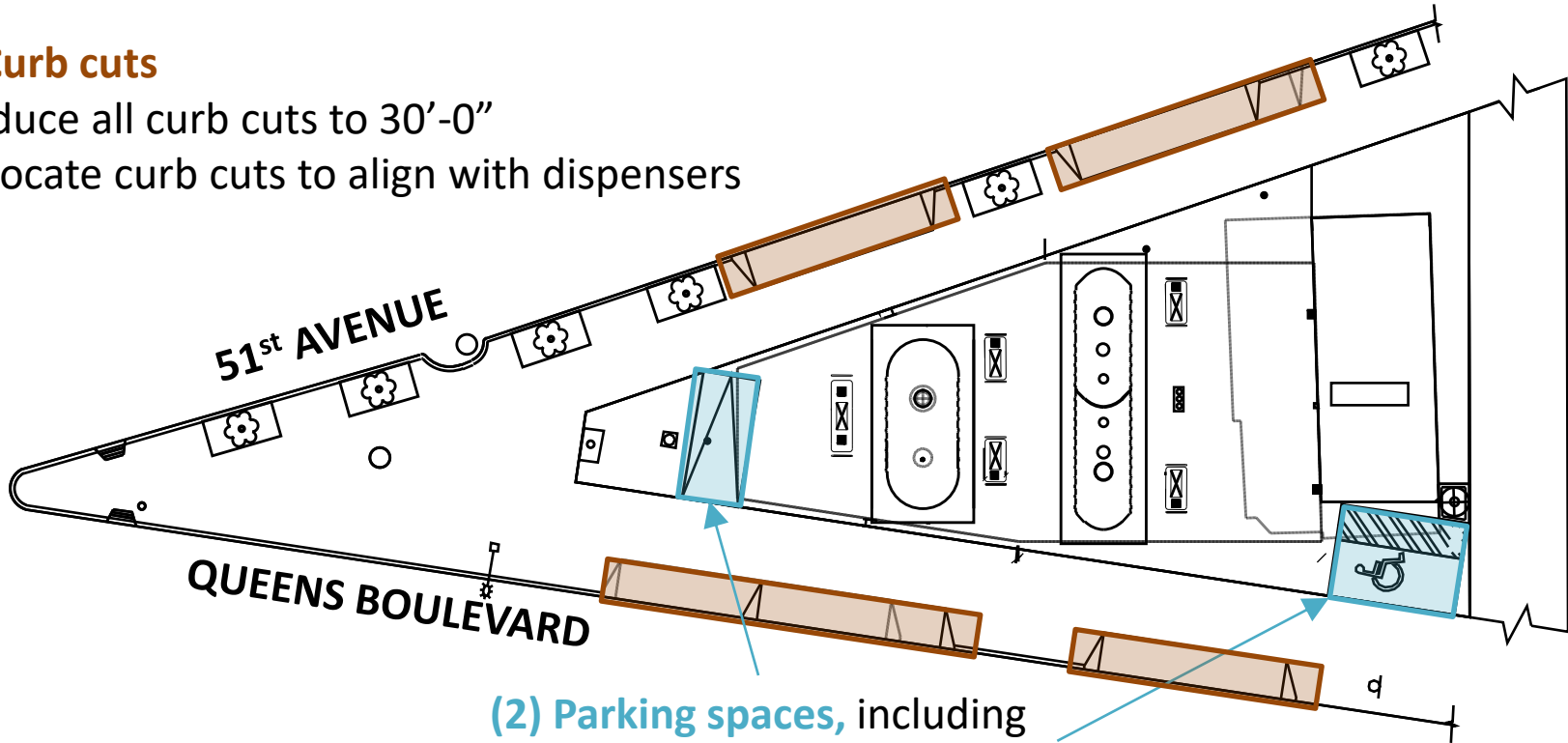
New canopy
over five
dispensers



Proposed parking and curb cuts

(4) Curb cuts

- Reduce all curb cuts to 30'-0"
- Relocate curb cuts to align with dispensers

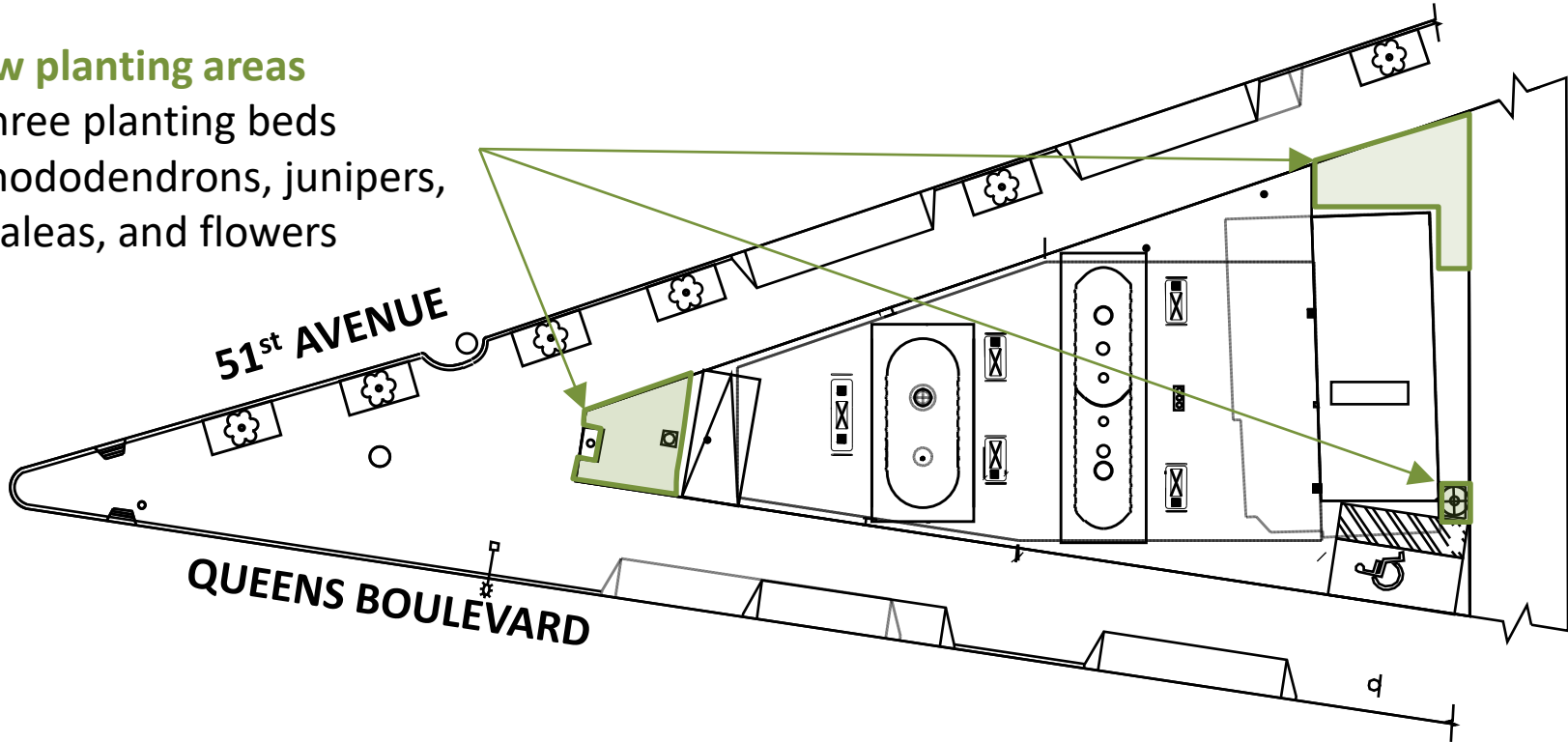


(2) Parking spaces, including
(1) handicap-accessible space

New landscaping

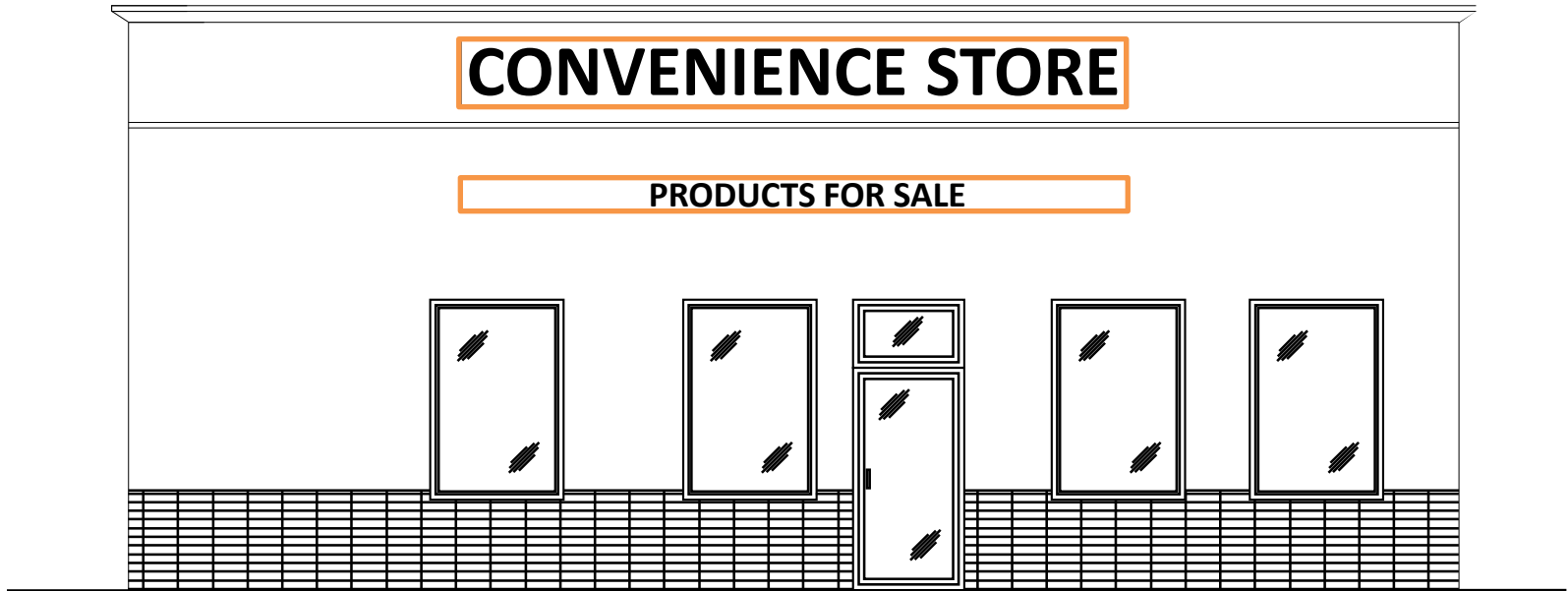
New planting areas

- Three planting beds
- Rhododendrons, junipers, azaleas, and flowers



Proposed front elevation

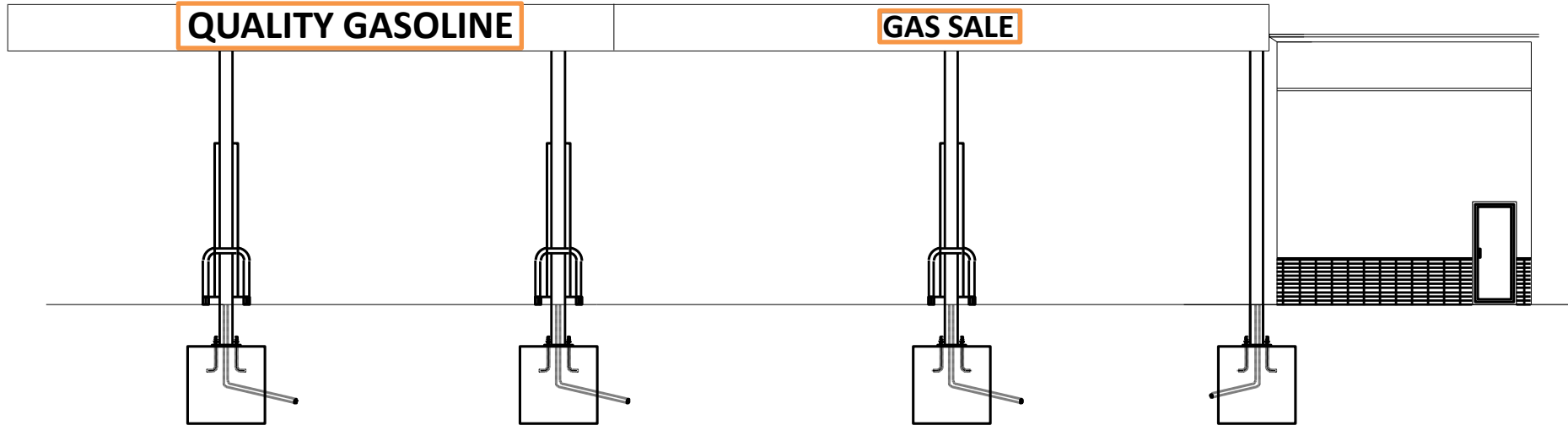
Two new non-illuminated signs



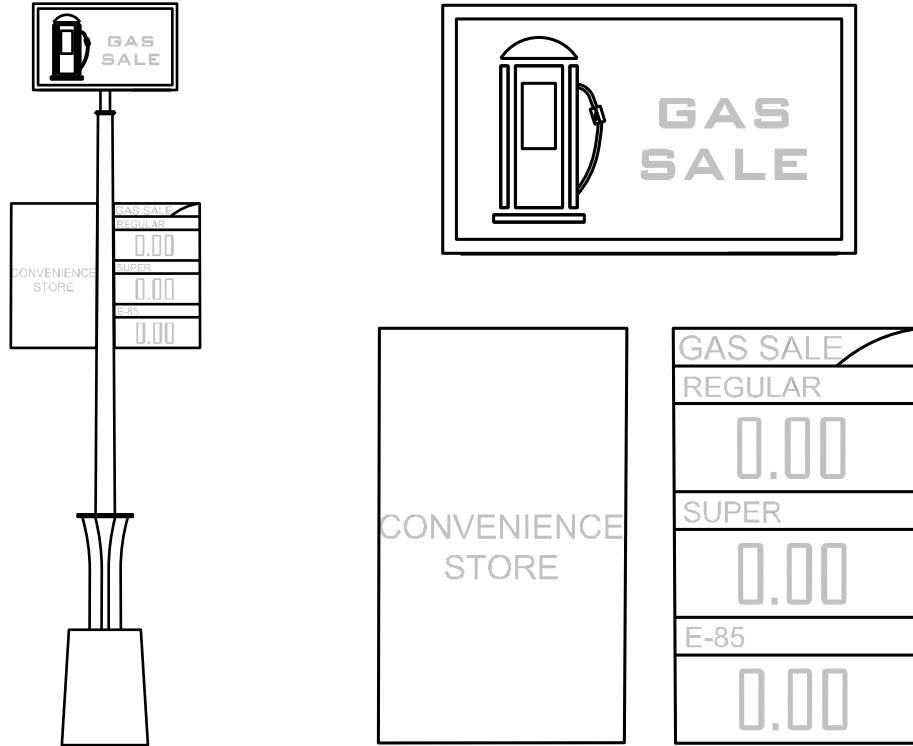
Proposed canopy elevation

New non-illuminated canopy sign

New illuminated canopy sign

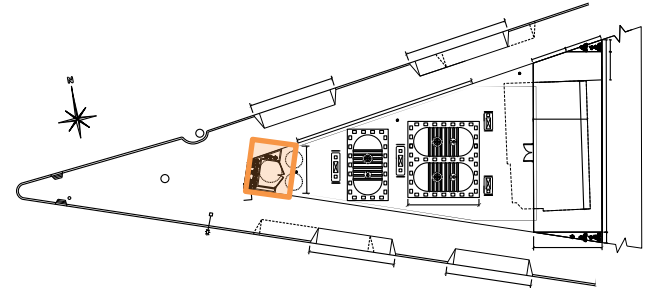


New signage



Three illuminated pole signs

- Gas sale
- Convenience store
- Price sign



Summary of proposed changes

- Amend previously-approved BSA plans
 - Cut back auto repair shop and convert to a convenience store, without building extension
 - Replace two (2) dispensers with five (5) new dispensers instead of three (3)
- Comply with the rest of the previously-approved plans
 - Replace three (3) 4,000-gallon underground fuel tanks with two (2) new 12,000-gallon underground tanks
 - Remove kiosk
 - Install new canopy
 - Install new signage
 - Install three new planting areas
 - Reduce and relocate curb cuts