

# Part 1 May 2024 Minutes

## **Community Board 1 Queens Full Board Public Hearing Meeting**

**Tuesday, May 21, 2024**

**Chair Evie Hantzopoulos:** Welcome to our May Community Board 1 Queens meeting. I'm going to call this meeting to order.

We have a very special guest this evening. Our councilmember, Tiffany Caban. She has 15 minutes with us. She will speak then take whatever questions we have. Please welcome our councilmember, Tiffany Caban.

**Honorable Tiffany Caban:** My name is Tiffany Caban. My pronouns are she/her. Welcome to the new community board members. I know that my team shows up to these meetings and gives updates, and some of this stuff is reintroductions of legislation that we introduced last term, but because this is a shorter 2-year term, we have to reintroduce legislation again and we're picking up on some of these legislative advocacy campaigns.

One of the big ones is this Thursday, we have a stated meeting where we're going to be voting on legislation, but introducing new legislation as well. We're reintroducing the Secure Jobs Act. For folks who aren't familiar, it's what we call a "just cause" bill. It's a worker protection bill. A lot of people don't realize that your employer can fire you at any point for no reason at all. All this bill does - which is a protection that exists in many other countries - is say, "Your employer's got to give you notice." There's got to be some process. If there's something wrong with your performance, let's get a heads up - let's figure it out. If it can't be fixed, you have to get a two week notice.

To be very clear - if the employee does something that violates rules, breaks the law or is a terrible thing - this does not cover fireable offenses. You can be fired for misconduct at any point. But there are lots of people who find themselves losing their job for arbitrary reasons, or no reason at all. Mostly it's income workers - it's workers of color - it's women - it's immigrants. This is really just to raise the floor so that people have some more job security when they need it the most.

We're also advancing other pieces of legislation - police accountability and housing legislation as part of a social housing package. This just means more affordable options - different kinds of housing. Not everybody needs the same kind of housing so we can't just build one thing. We have to build supportive housing. We have to build housing for seniors. We have to build re-entry housing. We have all these different needs.

Some other things that we're doing, which is coming up really soon and affects our community and communities like South Brooklyn, is our Last Mile Bill. This is an environmental justice bill as well as a worker protection bill. If you guys have seen those last mile facilities - the facilities that just have all of those Amazon vans or trucks, where they're not delivering to stores - they're doing delivery of package goods - what we know is that there are certain neighborhoods that are housing all of them and bearing the brunt. Ours is one of them - this area in Long Island City as well as parts of South Brooklyn - so I'm partnering very closely with Councilmember Alexa Avilas.

The issue is that these facilities create a lot of pollution - they create a lot of congestion - that's the environmental stuff. We want to make sure that these facilities are actually distributed equitably across the city so that no one neighborhood has all of these polluting facilities. It also creates worker protections because Amazon has not been a good employer to folks, so it creates some protections around surveillance like electronic surveillance and other things like that. That's going to be a really big priority for our office this legislative session

I won't bore you with some of our other stuff, but you can give us a call if you have an interest in any of those pieces of legislation or have questions about anything else that we have listed on our website.

The other big thing on the legislative front is, I was re-elected as the co-chair of the LGBTQIA+ caucus and I have a new co-chair, Eric Botcher, a councilmember of Manhattan. In the last term, we put together the Marsha and Sylvia plan. It's a comprehensive policy agenda for the LGBTQIA+ community that includes everything from arts to schools, to access to health care to housing, and we have been doing round tables in every single borough. We've done them all except for Staten Island, which is next week. It basically puts all of our nonprofit organizations, service providers and queer community members together to talk through the plan to make improvements. But the big thing coming out of it, is that the council members from the boroughs come and, where they maybe don't have that strong of a connection to the community or aren't really familiar with some of

the needs of our community, they're getting engaged in a different way. So it's nice to get some momentum around those bills. Things that create access and equity for queer communities actually create access and equity for all of us. That's why I think it's important for everybody to know about them.

I'm going to give you some quick district updates. We continue to partner with CUNY Citizenship Now. You can reach out to our office to schedule an appointment and we will connect you with an immigration attorney who offers in person services, advice on Green Card, STA, TPS, General consults, external referrals, if that's needed. So if you or anybody else needs those services, reach out to us.

We're doing a rain barrel giveaway this weekend. My dad lives in eastern Queens and he was like, "Can I get a rain barrel from you?" and I was like, "Call your council member, yeah?" So he did. He called his council member and she was very helpful, but we're co-sponsoring that with State Assemblymember Kristen Gonzalez and Assemblymember Zoron Mamdani. That is May 25th from 9:00 a.m. to 1: p.m. at the Boys and Girls Club. I don't know if all of the rain barrels are spoken for, but there is like an extra set of rain barrels that are first come first serve for the last hour, so reach out. I actually don't know if they all are all spoken for, but if you didn't sign up ahead of time, the remaining barrels will be from 12: to 1: p.m. first come, first serve.

Please sign up for our mailing list to stay in touch about local events and happenings. You can also check out our website at [TiffanyCabanNYC](http://TiffanyCabanNYC) where you can see a lot of updates and always just feel free to reach out to our office.

**Chair Evie Hantzopoulos:** If you'd like to ask a question, please keep your question short and to the point.

**Daniel Aliberti:** About the jobs protection act, after the person is notified they are being terminated, is there any protection from them being harassed? Also, is there any protection to make sure they get their vacation pay, sick time and benefits?

**Honorable Tiffany Caban:** This is what we call a Universal Protection bill. This bill actually exists in another sector, so we know that it works and it works well. Before I got into council, now Comptroller Brad Lander, who was a council member at the time, introduced and passed the fast food workers just cause bill and it created those protections in the fast food industry where we saw a lot of unfair practices. Since then, they work with government agencies to make sure that the progressive disciplinary system is being used, that they are preempting an environment where harassment could occur and we've seen DCWP has been supportive of it because we've seen people in that industry be able to recoup back benefits when it wasn't done properly or get their jobs back.

But mostly this is just about job security. Imagine going to work one day and halfway through the shift finding out you don't have a job. You have to pay your rent and buy groceries or you're paying for child care that day. This just creates that little bit of a cushion. What we have found is that it's helpful to employers. The aim of this bill is to get at those big employers who just don't treat their workers well.

I'm happy to say that in our community we have these really wonderful small businesses that have really good relationships with their staff and their team. But if there are folks that need more support, the bill also institutes what's called a progressive disciplinary system which creates training and a mechanism that helps management deal with issues that might occur in the course of employment. So there are intervening points where you can kind of fix things before you give notice. You're like, "Hey, I need to tell this person that we're going to terminate the relationship." And again, I just want to be clear, if an employee commits some misconduct that's a fireable offense. The definition of the bill means you are free from arbitrary firings or unfair firings, but if a firing is warranted, this law does not apply at all.

**Kathleen Warnock:** I was sorry to see that the Universal Pre K is suddenly not happening because there isn't enough money for it. I thought that was one of the most useful programs that had been instituted. What can the City Council do to make sure that all the kids who want Universal Pre K can get in?

**Honorable Tiffany Caban:** We're having an emergency rally tomorrow led by the Speaker of the council. A bunch of council members, their schedule permitting, are showing up to that. I also want to be really honest with you all. Our district was one of the ones that was the most screwed over in terms of parents not having access to seats in the neighborhood. Ours was one, Councilmember Jen Gutieres is another one who's dealing with this issue. This is a fight that the Speaker and the entire council is taking very seriously. One of the things that I focused on in my office up to this point is making sure that we have access to child care and early

education. It's why we championed the Promise NYC Program which created childcare and early education opportunities for undocumented families, as well as families who have status, because it's an issue of health and safety. It's like, how are people supposed to get to work, but we also know the impact on the development of children and their brains, the difference between having access to that Pre K and 3 K environment. So this is a fight that we are really going to go to bat for. Obviously, the budget negotiations are going on. Now the mayor is saying, "Oh we get that we dropped the ball some, but there are still seats." A lot of these seats are really far from where people either live or work, and so it just does not make it practicable or doable. So this is at the top of our fight. Right now we're still doing executive budget hearings. We have about a week left of them and that's when we start getting briefed as a council and where we stand and how the negotiations are going. But I do know that is one of the priorities. It doesn't change the fact that families are in a very tight, stressful, scary spot right now, but we can keep you updated on the progress of that.

**Jacqueline Ibarra:** Could you please elaborate on your position about the proliferation of illegal cannabis storefronts? It's not only a great health concern it's also a safety concern as our district is proliferated with them and they're adjacent to schools.

**Honorable Tiffany Caban:** So this is a problem that exists in every single Council District, where you are seeing these unlicensed, illegal cannabis shops everywhere. This is a state issue at the end of the day, and while it was, on paper, legislatively, the best, most powerful cannabis legalization bill in the country, the implementation has been horrific, I have been, and you know people might disagree with me on this, I have been very supportive of our legal cannabis shops. We have two of them in the district and one is connected to a community-based organization that does a lot of really great work in the neighborhood. I encourage people to go to those shops and support them because we want them to succeed, especially when those taxes are going back into the community. The issue we're having, and again this ends up being a city budget fight also, is that there are not enough people to do enforcement to get these shops shut down. I encourage people to keep reporting them.

One of the things that we have been advocating for since the last budget cycle was to get more enforcement officers in the same agency. Like at DCWP for example, because these actors are going to make the calculation that it's worth the risk to just open the shop and make the money, because the chances of them getting shut down are like this. I've been talking to our state partners, Senator Jaris Senator Gonzalez, about what the governor is going to do about strengthening the enforcement mechanism. I agree with you that it is a problem and I encourage everybody to keep making those complaints. When you make them, let us know because then we call up and double down on those complaints, but I'm not going to lie to you, it's really hard to get them shut down because there's a list a mile long that they're trying to get through. So they are slowly shutting some of these places down. The problem is that there's like one on every other block and it's not just in Astoria, it's across the entire city.

**Frank Fredericks:** A question on pedestrian and bike safety which I know is something that has been on your view before. Just last week, I'm assistant coach at Elmjack, and we are going across the street with a stroller - cars flying back and forth at about 40-50 miles an hour, and it inspired a conversation with my wife on this. I know this has been something on the agenda, but I don't know what the latest is.

**Honorable Tiffany Caban:** That area in particular is hard because outside of Elmjack there's a bit of industrial use. There's truck ways - there's the garages, and so you find, at night, it's like a raceway down there. Some of that is an enforcement issue. We are trying to change some of the uses down there. I know that there are more applications coming before this Community Board in terms of housing. I'd like to see more housing up in that area, because I think the change of use could make a bit of a difference, but obviously we want those calming infrastructure pieces. It's like pulling teeth to get to do those things. Obviously some things like traffic lights have to go through the state, and then there are other things that we do right, whether it's a stop sign, whether it's changing, curb cuts or the flow of traffic or a speed bump, or something like that.

The big project we're working on is the 31st Avenue project. Next month DOT is going to be doing another session to talk about the progress on that, but we're just trying to move that through as quickly as possible. But what they tell us is, "Pick one or two intersections and like that's what we'll work on in your neighborhood this year." and I'm like, "No, that's not good enough." But the 31st Avenue project is one that they've really committed to and if you know particular intersections you want to flag for us, please do that because we talked to Nicole over at DOT probably every other day at this point, so just keep us up to date on areas that feel dangerous and that you think could use some treatments and we'll just continue trying to push them.

**Chair Evie Hantzopoulos:** Thank you again to our council member, Tiffany Caban. We really appreciate you coming by and answering the questions and hopefully next time we'll get to more questions.

Welcome to our May full board meeting. We have a lot on the agenda tonight, so we're going to try and keep things moving. I want to welcome a new board member who wasn't here last month. So if you could introduce yourself.

**Kian Betancourt:** Great to meet all of you. I live down on 14th and Broadway, so right across from Long Island City High School. I've lived in Astoria my whole life. I was born and raised in the Ditmars area and I've never left. So happy to be here and really happy to be serving the community.

**Chair Evie Hantzopoulos:** Today we have a presentation from the Department of City Planning on the City of Yes Housing Opportunity - the text Amendment changes. Then we're going to have two public hearing items on 21st Street rezoning and then on the 12th Street rezoning. Then we'll move into our business section where we do have a few things that we are going to vote on. So if there aren't any questions, let's welcome the Department of City Planning for their presentation on the City of Yes.

### **City Planning Presentation**

**Chair Evie Hantzopoulos:** Could you just describe what the short end of the block means.

**Colin Ryan, City Planning:** Typically, a New York City block has long blocks that you walk on and shorter ones, but the technical zoning definition is a street block that is 230 ft or less.

**Richard Khuzami:** Most of the opposition to this plan has come from low density districts -the areas out in eastern Queens or eastern Brooklyn. One concept is about fairness as a doctrine. It's actually legislated. It has to do with public buildings, which means that everything has to be shared. Not all the buildings for the public sector should be in one area. The responsibilities need to be shared throughout the whole city. In this case, housing is also a public commodity and I think that this same concept should exist. Our district and District 2 have the vast majority of all the new buildings in Queens. We've been shouldering the burden on this for quite a while.

**Antonella DiSaverio:** Given that the commercial market is really soft, why is the city not looking at space in current or newer buildings? My second question, I see that our area has the most development. Are we going to continue to try to add space in our area given that it looks like it's oversaturated. I know a lot of the newer built apartments are not affordable and that's a problem.

**Colin Ryan:** We're looking to make sure that opportunities in our low density districts, which are a large portion of these proposals, are expanding opportunities. I want to ask a clarifying question on your commercial comment. Could you just expand on that a bit more?

**Antonella DiSaverio:** There's commercial properties having trouble renting their space so I think that's an easy fill. Is there a building requirement that's not being met as to why you're not looking at those spaces?

**Colin Ryan:** Historically, when we designate a commercial site it's because we think it's a good opportunity and good space for commercial activity. We are trying to tackle opportunities such as conversions. We don't necessarily want to permit a newer building, that's built in the last 20 years or so, to convert straight to commercial, because that would ruin the intent of what the district was, but we are trying to create pathways that, within a certain number of times, has pass to allow residential to get Incorporated. If that building is not meeting this expected need.

**Kian Betancourt:** Just two short questions. One is with respect to rezoning. Is there any consideration given to relaxing adjacent commercial zoning? Obviously, if you're going to build density in an area, you might have more people who need things like daycare, supermarkets, things to that respect. So my first question is, I heard a lot of residential rezoning with respect to density, but is there also any consideration as to relaxing commercial zoning on adjacent areas? My second question is, rent stabilization at a State level is kind of like a referendum - I think the Supreme Court is making some kind of a decision on that - so I know you spoke a lot about affordable housing. Obviously, rent stabilization can be a keep part of that. Can you speak a little bit more as to what's going on there and what's under threat?

**Colin Ryan:** A couple months ago we actually had a new proposal called Economic Opportunity. I'll just remind everybody that this is a three-pronged proposal, so we're at the last one and the second one was Economic Opportunity that looked at our commercial districts and relaxed some of those different requirements that we have. I'm going to pass it to Michael for the second question. He's our housing expert when it comes to affordability.

**Michael Sandler, Associate Commissioner, Office of Neighborhood Strategies, HPD:** The rent stabilization is New York State law. It has existed for over 50 years and was recently strengthened in 2019 at the state level, adding many new protections and bringing back protections that had been undermined over some previous years. There was a case that some people thought might get taken up by the Supreme Court. The Supreme Court has declined to take that case and thrown it back to the state level, so that is resolved. The law has stood for over 50 years. The underlying logic behind the rent stabilization law is strong, and so that will continue to exist. Our expectation is that rent stabilization will continue to exist and thank you to our state legislators for continuing to fight for it.

Just a note that all of the affordable units created through the universal affordability preference program would be income qualified, so you have to earn a specific income to qualify for those units and rent would be set initially at an affordable rate for those tenants, and then those units also will be registered as rent stabilized units, so those would also be offered the same state protections as other rent stabilized units.

**Huge Ma:** If you could help us understand, in the high density portion of the district practically, what would the new developments look like in terms of height, especially the areas close to Ditmars or 30th Avenue, which I think were in yellow.

**Colin Ryan:** Functionally, if a developer chooses to use the UAP, which is a preference, it would add about 20% more. So, if we're expecting a 10 story, building 20% more is two stories.

**Huge Ma:** I saw on the map, it said R6 to R10.

**Colin Ryan:** Sorry, let me just correct that. That color was just to use to identify where the range of districts exists. So any District that's R6 or above was colored a darker color. We are not changing any underlying zoning districts. If it's an R6 today it'll be an R6 after this proposal with potential modifications to what the regulations are in that district.

**Huge Ma:** So when we did the earlier City of Yes presentations when it went through the entire process, were there changes that were made to those previous proposals as a result of going through the review with the Community Boards and with the council members?

**Colin Ryan:** That is an ongoing discussion in Economic Opportunity. The council is voting on it shortly, and so they will be making modifications, but those are mainly pertaining to commercial districts. So this is a residential proposal.

**Chair Evie Hantzopoulos:** But there are going to be modifications made based on community feedback?

**Colin Ryan:** There were modifications made following public review for Economic Opportunity and there'll likely be modifications made from the council.

**Gerald Caliendo:** On this Universal Affordable Preference Housing, correct me. If I'm wrong, it's modeled after the previous AIRS program - that program didn't have any maximum density you could build within that. Maybe the HPD gentleman could clarify - is your new program also not going to have a maximum density?

**Michael Sandler:** Under the AIRS program there was a specific FAR set for each zoning district. So if you were building affordable, independent residences for seniors, which is what AIRS stands for, the zoning resolution set out for each district, what the FAR is for an AIRS building, which was higher typically than the FAR that was available to a regular residential building that did not include senior housing and so under AIRS there was a density cap at a specific level for each district, so the new UAP is modeled after that. Basically, it is allowing for other types of affordable housing to use that same higher FAR. If you're building 100% affordable housing or building a building that has a mix of affordable and unaffordable housing, you get to use the AIRS FAR. Did that answer your question?

**Gerald Caliendo:** I've done buildings with AIRS and there was no maximum density.

**Michael Sandler:** When you say density, you mean FAR?

**Gerald Caliendo:** Number of Units. You can get as many units as you possibly can in that building and typically they're for low income. They may have been HPD programs and they're, basically studios - as many studios as you could put in that building - and in some cases the neighborhood calls for that, because people don't want to live in the basement and there may be in HPD Section 8, all kinds of programs. You know veterans, single mothers, you name it and it's out there. So I did a couple of buildings like that in the Bronx. My question, specifically is, does this new program, this new zoning law, will it have a maximum density or not?

**Michael Sandler:** That's a great question and sorry for misunderstanding. I think that the short answer is no. In the AIRS program, all of those developments are 100%, affordable, senior, housing - HPD's senior, affordable rental program primarily creates studios and one-bedroom apartments. So the program is designed to allow for buildings that have mostly studios and one-bedrooms. Through this proposal we are proposing citywide and high density districts to make changes to the dwelling unit factors to allow for more buildings that have more studio apartments. We're making that change for all types of housing, not just for seniors, and also not just for affordable housing, so generally in the higher density districts, in this proposal, you could build buildings that have lots of studios and lots of one bedrooms.

**Gerald Caliendo:** Just for historical purposes. There was a lawsuit by an advocacy group that stopped AIRS, which was producing great housing for seniors, because the affordable lobby said that they were prejudiced from the seniors and they stopped the program, even though they were creating great housing. So what you did was, correct me if I'm wrong, put it into the law for everybody.

**Michael Sandler.** Generally, yes.

**Dominic Stiller:** I first want to say that was a good presentation. I was very impressed. My question is about ADUs. I'm a strong proponent of eliminating single family zones. How do ADUs differ from two family homes? Can a typical two family house - you know an old style two family house - satisfy ADU and therefore, can any single family house in an R1 and R2 single family zone be converted into a two family house by renovating to include an ADU.

**Colin Ryan:** The ADU proposal permits, in one or two family existing lots, to add an ADU. So, in a one family lot, that would permit a two family, and a two family home would permit three in all of our low density districts.

**Dominic Stiller:** If that single family home converts to, for example, an apartment on the first floor and an apartment on the second floor, does that fall under the physical specs for an ADU or not?

**Colin Ryan:** There's actually multiple types of accessory dwelling units. I would have to confirm. We have a visual of what ADUs can look like and I can pull up a slide and show it to you, but I think what you're describing might not be exactly the case, but there could be attached versions or there could be detached and both of them are functionally creating a two family lot.

**Dominic Stiller:** My last quick question is about transit oriented development. You said that it'll only apply to lots of 5,000 square feet or larger. So how does that differ? For example, if you've got a 2500 square foot lot here and a 5,000 square foot lot here is the density lower? Is the FAR higher? What are the specifics there? How significant are they?

**Colin Ryan:** There is an FAR bump for lots that are 5,000 square feet or taller if they decide to take advantage of this proposal. The lot size needs to be 5,000 square feet which is approximately two normal sized lots adjacent to each other.

**Kathleen Warnock:** A lot of us are very concerned about the affordable housing that is promised in the proposal. One of the things that we've all seen as Community Board members is that when a developer comes in with a project they say we will do a certain percentage of affordable housing and some of them lie about it. For example, a lot of us have been passing around an article about the new Google headquarters, where the

developer promised a significant number of affordable housing apartments and then only built about 25% of that number. Are there mechanisms within this proposal to make developers stick to the legally required number of affordable and hopefully, rent stabilized housing units?

**Colin Ryan:** I would say two things. First, the City's mandatory inclusion area housing program will continue to exist and in cases where a developer is coming before a Community Board for rezoning, I know you're hearing two applications tonight, where they're proposing to map Mandatory Inclusionary Housing, that program will continue to exist. That program is mandatory. You can not get building permits without HPD certifying that housing is going to exist. We work with the developer to make sure that is coming. In other cases, developers come and they make promises beyond Mandatory, Inclusionary Housing. They say our project is going to be two buildings. One of them is going to be 100% affordable, that's not regulated by zoning. That's a promise from that developer. This won't change whether that promise is mandatory or not. The Mandatory Inclusionary Housing units will continue to be mandatory for units that are created through the universal affordability preference, that's extra FAR that they get if they include affordable housing. If they don't include affordable housing, they don't get the extra FAR. The building will be smaller.

**Kathleen Warnock:** That's a good answer and for a second part of the question, specifically in terms of these affordable housing and rent stabilization, do you have an actual number that you think would be created by this, and is it equal to the 120,000 or so rent stabilized units that have been lost in the last 5 Years?

**Colin Ryan:** I'm not sure about the statistic about 100,000 units being lost in the last 5 years. As part of this proposal, we do have to do an environmental impact statement. In the next 15 years, we're expecting somewhere between, conservatively 58 to 100,000 units, 22,000 of those being affordable.

**Michael Sandler:** This is one of the City of Yes for housing opportunity tools that the city has in our affordable housing tool kit. We've got new legislation that was passed by the state to allow for affordable housing included in any new construction. We have the City's Housing Finance tools - this is one more tool to help incentivize, affordable production.

**Frank Fredericks:** I really appreciated the clarity of this. Just three very quick questions. Number one is, I know that time is money and the longer it takes to get approvals that costs and leads to less housing, is there anything in this plan to reduce administrative burden for the approvals needed for buildings? Two is, I noticed the lowest trough of affordability is calculated off of AMI, which I know it's how the state does it, but I'm just curious, based on those numbers, in almost every single place it would still be rent burdensome to minimum wage workers, so why is the bottom trough not calculated on minimum wage and then, thirdly, has the City considered putting together low to zero interest, Capital loans available for builders, under the expectation and enforcement that they're affordable and, if they're not affordable, of course, it goes back to regular interest and, of course, that will be a fund that can just replenish itself. This just seemed like three low hanging fruit cost options to drive a lot of impact on this front. Are those things in the mix and if not, could they be?

**Colin Ryan:** I'll give the last two questions to Michael, but in terms of timing, I can speak at least to the City Planning process. A lot of these are to reduce the number of private applications we see. We're trying to enable conceivably, attractive versions of existing districts so that folks won't have to come and request a different district to be applied when we can create an opportunity for things to happen as of right. In terms of that, you all might be aware, we released the Green Fast Tract in terms of when we do have private applications. There are many instances in which we don't actually require an environmental review. Seeing that in the past that those had rendered negative declarations, implying that there is not an adverse impact. Those are some City Planning opportunities that we've been working on currently.

**Michael Sandler:** I think Colin's point is really important. This proposal makes a wider range of development sites feasible by making a little bit more extra room for housing, meaning they don't have to come for that rezoning process. That's a huge win to allow for a little bit more housing. Colin also mentioned the Green Fast Tract The mayor, last year, released the Get Stuff Built plan. You can check that out, but it's a whole suite of programs to reduce administrative burden, to make it faster to get housing built.

On the question of affordability, AMI is just a number - it's a metric. It's an indicator that is used across housing programs at the city, state and federal level. The city sets the affordability in relation to the AMI, so the 60% AMI is not a minimum wage worker. This new program will have what's called income averaging, so the affordable units will be at an average of 60% AMI.



**Frank Fredericks:** Is it affordable if a minimum wage worker, according to the local minimum wage, can not afford even the lowest trough available under affordability?

**Michael Sandler:** The city's affordable housing program includes a wide range of affordability tiers, and minimum wage workers do qualify for the lowest income tiers like at a 30% or 40% of the area median income, those are available to minimum wage workers who are making \$25 an hour now under the New York state, minimum wage. Zoning is one tool. The city's affordable housing programs, the city's housing vouchers, there are other tools to serve the deepest and the lowest affordability.

**Doreen Mohammed:** I wanted to clarify on that, because the minimum wage according to DCWP and that's actually based on what's living wage standards, which we know is grossly incorrect, is \$16 an hour as well as an additional \$2.15 if you get health and benefits. And we know that, for instance, the most deeply affordable housing that currently exists for our lowest income, working-class New Yorkers is NYCHA and public housing and the percent of their rents are at 20% of AMI, which the AMI is already inflated because counties like Westchester are counted so 30% 40% AMI rents are not serving our most affordable, New Yorkers. I work in the city government and I can't afford to take advantage of any of these deeply affordable housing. I can't even afford to live in Queens where I'm from. So I just want to clarify that. That's grossly untrue. People under the MIH program are not benefiting from the deeply affordable housing. It's not enough. It's not sufficient and the same applies to the City of Yes.

**Diana Limongi:** So there was something on the slide that infuriates me every time I see it, which is that there are about 33,000, homeless children, living in shelters and as I was listening to your presentation I feel like there is a big push to have these like studio and even when we see developers come in, you know they're building 75 Apartments, so many of them are studio apartments that are not great living conditions for a mom with two kids right or for a working family with two children and as I saw I just I feel that this project is focusing so much on like single veterans which, yes, they need housing, but there's so much housing need and there isn't a lot of focus on like children and families who are in shelters-and you know working families in Astoria who need housing and are literally pushed out of our community, because there is no affordable housing. So can you speak a little bit about that? How is this program supposed to help families who need two bedroom, three bedroom apartments, which are barely existent?

**Colin Ryan:** I think it's a really well taken point that I know this community district often is advocating in the private applications for larger units. I think our housing issue is very multi-pronged and when we try to address one thing, it often offsets it to another. Our intention in a lot of these proposals is to create smaller apartments so they're more affordable to people, but I understand that there's a competing interest also in family units and I'm sorry. I don't have a better response to you right now, but I can do a follow up later on how this proposal might be able to affect that.

**Chair Evie Hantzopoulos:** It would be good to get a sense of what all these projections will look like in terms of the size of apartments - one bedrooms, two bedrooms, three bedrooms - just to have a sense for these 60 to 110,000 or whatever the number of units is, and how are you coming up with those projections? I'm just curious. So if you could present that at the Land Use meeting, that would be great.

**Christopher Hanway:** Under the accessory dwelling units, the basement apartments, there's obviously a real need from two perspectives: increase affordable housing and protect the folks who are already living in basement apartments from those horrific drownings and things like that where there's limited egress. I don't think state law is there yet. I know this is a long-term process, but what's the kind of the synergy, if any, between the state process, which I believe is now allowing a pilot and incorporating basement units into this plan? Do you need state approval?

**Michael Sandler:** So the short answer is yes you do. Zoning is one of the barriers to legalizing basement apartments and converting them to make them more safe. Other barriers include the multiple dwelling law, which is the state law, as well as the city's building code and the city's housing maintenance code. All of these overlapping codes come together to create a set of requirements that are almost impossible to meet or could cost hundreds of thousands of dollars for a homeowner to meet if they wanted to legalize their basement apartment. So what this proposal is doing is getting zoning out of the way. Some of the key zoning barriers to legalizing and making more safe basement apartments are parking requirements. Right now, if you have a one family home and you want to add a second unit, you might need to add a parking space off street parking space in certain zoning districts. If you've already got a building built on that lot, you can't do it. It's not possible. Floor area ratio is a huge barrier - that's in the zoning, as Colin pointed out. A lot of these two family homes are already maxed out on floor area so if you wanted to legalize that basement apartment, you don't have any FAR left. Those are some of the things that we're doing here through zoning to fix the problem. More changes are

needed to make a pathway for safe legalization, and those include changes to the multiple dwelling law most particularly and I would include in many cases, assistance for the homeowners to make those changes possible.

**Mario Vergara:** My question is on adaptive reuse. I love the idea of converting a lot of unused commercial property into residential property. But I would hate to live in a building, a unit where I can't open my windows or I have to share central AC with several other units or share an electrical grid with other units. What are we doing to make sure that those adapted units are going to be to the same standard of new properties?

**Colin Ryan:** I don't actually don't have a really great answer for you right now. I can follow up in the future, but I imagine it relates to building codes, which are a little bit out of the purview of my agency, but I'll get an answer back to you next time.

**Amin Mehedi:** The statistic that you gave that people are in the shelter is that include the migrant or just our residents?

**Colin Ryan:** It was a full shelter count which includes migrants.

**Amin Mehedi:** Are you planning to improve the systems and the infrastructure development that is included with the proposal? Will the sewer lines and the water lines and things like that be upgraded?

**Colin Ryan:** Just to reiterate a little bit about the ethos of this plan, the intention of incremental housing everywhere is that we don't put any strong undue hardship on one area of the city. We are not anticipating a really large impact on our sewer systems, but as we plan and grow the city continuously we'll be working on investments in our infrastructure citywide.

**Richard Khuzami:** What is being done about property taxes? As you add units and new apartments within a building, historically I've seen that your taxes can double, so you should be interacting also with the Department of Finance. What are you doing to make sure that all the incentives you're providing now don't get negated by the tax structure and the property tax structure?

**Colin Ryan:** Thank you for bringing that up. I believe you mentioned this at our last board meeting and particularly in relation to ADUs. I do have an answer to that specific question in that we did work with the Department of Finance to ensure that adding an ADU to a unit would not actually change the zoning or the property tax class. At this moment, I can't speak to the other proposals, but I'll get an answer back to you on those.

**Chair Evie Hantzopoulos:** Could you just describe the tax class a little bit more?

**Colin Ryan:** So it would be evaluated under the same kind of like value. I'm not a tax expert.

**Michael Sandler:** So if someone owns a one or two family home and they added an ADU, they would still be tax class one and they would be assessed as a one or two family home.

**Dominic Stiller:** Isn't it possible to have the taxes significantly increased based on an improvement like some type of vault one, and not an increase in square footage? So I think that we may be saying: oh there'll be no increase. If you don't add your square footage but...?

**Michael Sandler:** Improvements to a property that increase their value will increase the assessed value of that home. Taxes in New York City don't balloon because there's a cap on the amount of increase in any given year, so it would certainly go up over time. I think it's a Max of 6% a year.

**Dominic Stiller:** No, some balloons are appropriate. My last question is getting back to the ADUs, can you confirm that the ADU occupancy is not tied to any AMI. Is the ADU occupancy open market or not?

**Michael Sandler:** That's correct.

**Gerald Caliendo:** Just about the adaptive reuse, when you're converting a commercial and manufacturing building, does it have to be in a residential zone? If you think about it, the office buildings in Manhattan that are being converted to residential use, those are not really residential areas and they're being converted? I would equate that almost to a manufacturing zone, right.? So if I have a manufacturing building that's vacant in a manufacturing zone and two blocks away is a residential zone, what's the big deal? That's the question: a legal, non-conforming use or a building in a manufacturing zone could both of those be converted?

**Colin Ryan:** I'm just going to refer back to this map that we have up here. In the dark purple are actually all of our residential and commercial districts. Commercial districts permit residential today, so that's actually how this zoning proposal works. So conversions don't apply in M districts.

**Elizabeth Erion:** I would like to know if you have correlated all of these proposals with the specific zoning resolution section so that I don't have to go through the 3,000 pages or 2,000 pages and look at all of those bubbles. I'd like to know specifically, has that been prepared? I think it was done for the Economic Opportunity, but I'd like to know if the zoning sections have been correlated.

**Colin Ryan:** I think, if I'm answering your question correctly, it's in our annotated text. The reason why it's so long is that parts of it are eliminating parking from every district required. We're slashing out that requirement in the written text as it is - we're changing the FAR if we're offering a UAP - so you can find those changes in the annotated text.

**Elizabeth Erion:** That's not what I asked. I wanted to know - for instance, 22-10 is related to the UAP. I want to be able to connect the two without going page by page by page. Has the department done that?

**Colin Ryan:** The zoning resolution hasn't been updated yet. I can check to see if there's been a connection in the ZR section, along with the annotated text.

**Chair Evie Hantzopoulos:** Any other questions? I think we are done Colin. It's a lot to digest.

**Colin Ryan:** I just have one more comment: if everybody's done with questions. I know that we are about to get into our summer breaks soon. We're hoping that we can get a vote from this board, maybe by the June board meeting. I'm happy to be here at the Land Use Committee meeting and the board meeting to take any more questions, and if you have something that you'd like me to prepare ahead of time. Aside from these questions that you gave me today, feel free to email me through Florence and I'm happy to get back to you at those meetings.

**Chair Evie Hantzopoulos:** Yeah, it's a lot to digest. There is an 80 page document that is specific to this district too. Colin, please add street names to the map so we could actually see what we're looking at, but I encourage everybody to look at the document, think about the information and come prepared with your questions. If you can't make the Land Use meeting on June 5th, you can send them in. I want to thank Colin for answering all our questions.

**Elizabeth Erion:** I just wanted to recommend that, if you want answers to the questions you had about infrastructure and schools, etc, those are in the EIS that are on the Department of City Planning's website. It's very plainly written. It describes all of the impacts that this particular zoning is going to have on the communities or the city as a whole.

**Chair Evie Hantzopoulos:** I would like to know just what you think the impact of the reduction in rezonings is going to be if this gets implemented? You're telling us if we build a little bit everywhere, we're going to see a reduction or it's going to alleviate pressure, so I'd like to know what's the projected impact of that in terms of applications that will come through?

**Colin Ryan:** Sure. I will see if I can answer that.

**Chair Evie Hantzopoulos:** Okay, next up, we are going to actually go to our public hearing regarding two rezonings. Item one is the 21st Street rezoning.

**Gerald Caliendo:** Madam Chair, prior to this presentation, I want to disclose that my office has prepared and included some graphic documents in the presentation.

**Chair Evie Hantzopoulos:** Thank you for disclosing that. You can call me Evie. You don't have to call me Madam chair. If we could, please give the applicant our attention. They're ready to begin their presentation.

## **Presentation**

**Diana Limongi:** I have a clarifying question just to make sure I understand. Is the development site one rental and site two ownership, or are they both ownership?

**Jaelyn Scarinci:** They're both proposed as home ownership. They will be a 100% condo project but it'll be 70% market rate condos and then 30% affordable home ownership.

**Diana Limongi:** So that leads me to my next question, which is, do you have estimates now about what the market rate would be for a three-bedroom in this project or two-bedroom?

**Jaelyn Scarinci:** It's a good question, but not one that I am able to answer for you. It's something we could get back to you on after we look at some comps. We have an underwriting that assumes certain sales prices.

**Diana Limongi:** Are there other amenities in the building like a gym?

**Jordan Press:** I just wanted to add something about the affordable units. Under the zoning resolution and HPD rules, it'll be required that the affordable units be spread out through the building by height - like you can't put all the affordable units on the first floor, that's not allowed. They will be spread out also across the building. So it's not all the affordable units in building one and not in building two. That's not allowed either. To your question about amenity space, the amenities in the building all have to be accessible to everyone. These are small buildings, so it's not like some of the stories you would hear about in Williamsburg, where there was pool access only for certain people. None of that here. And the unit types also have to be generally similar in nature. You can't put gorgeous marble finishes in the market units and not in the affordable units. HPD will have to approve that the units are similar across the entire project.

**Diana Limongi:** Where this is located, what are the zoned schools and are there considerations to other things like schools and sewer systems, and that kind of thing?

**Jaelyn Scarinci:** We did conduct an environmental assessment as part of the rezoning, and there were no significant impacts from this project on schools. It is pretty small in size when you think about the proposal that just came before you, where they're projecting a lot more units. These are two relatively smaller sites, so they're not triggering.

**Marie Torniali:** Maybe I am missing it, but I don't see the income requirement.

**Jaelyn Scarinci:** Please go back to the previous slide. These are the units at 80% of AMI, the for sale home ownership prices so for a studio is \$225,000, for a one bedroom, \$270,000, two bedroom \$315,000 and a three bedroom \$330,000.

**Marie Torniali:** I'm still asking for the income requirements. For example, a two-bedroom for a family of four? How much do you have to make?

**Jordan Press:** 80% of a family of three is \$111,000 a year.

**Doreen Mohammed:** My question is somewhat related. We know that 21st Street and everything west of it are specifically the lower incomes of Astoria and all of our public housing developments are along the water. We know that, as I mentioned in the previous presentation, the AMI percent is at 20% or less. How is this affordable at 80% AMI, specifically in this part of Astoria of all parts of Astoria. I don't understand the rationale. A family of three having to earn \$111,000 - most New Yorkers don't make that much. I think the census 2020 income was like \$48,000. I would like to hear some more explanation and justification on how this is actually affordable and affordable for who?

**Jaclyn Scarinci:** On that point, the affordable home ownership is offering units at \$225,000 for a studio which is very low to have a stake in home ownership in New York City.

**Doreen Mohammed:** Affordable for who. If you want me to put myself up as an example - I work in city government - I make \$62,000 a year. I can't afford that right? People in NYCHA can't afford that. Working class New Yorkers across the city - not just in Astoria but in 21st Street and west of it - no one can afford this. So who is this affordable for?

**Jaclyn Scarinci:** Your point is well taken and I think there's a need for affordable housing for a range of AMI levels throughout the city. I think that's a big part of the City of Yes Housing Opportunity. This project is creating new housing opportunities and home ownership opportunities for people to own a unit. Your point is well taken that it's not affordable for everyone, but it is for a need within the city that is not being met right now.

**Daniel Aliberti:** So my question is, the prices of the apartments - they're, pretty good for New York prices - and if a person were actually able to get a mortgage and able to get into the apartment now they're in the apartment and they're paying 30% of their income and they're meeting all the requirements and they're living there, it's nice and then they get a chance to get a raise on their job or they get another job, and now their income has gone up and maybe now they're not eligible anymore. Do they have to move immediately? And if so, then, this is not all that much of an incentive. I mean I wouldn't necessarily want to go there, and then you know maybe I'm 25 years old and I'm looking to get a career going and better myself and now I have to move now. I have to look for an apartment, and my question is, am I protected? Are you protecting folks from that problem?

**Jaclyn Scarinci:** If someone's income qualifies and then wins the lottery the next day, they don't have to move out of the apartment. They have a deed and they are the owner of record. They're not required to re-income certify when you're a homeowner in these affordable units. If you're going to sell it, there are restrictions on the resale and there's a specific calculation that we outline in the Q&A related to that.

**Dan Aliberti:** So does this apartment become a fair market art apartment at that point?

**Jaclyn Scarinci:** It doesn't. There's restrictions because they're permanently affordable. It's a Mandatory Inclusionary Housing unit. You are able to get the benefit of some increase in the sales prices and there's a calculation that HPD calls appreciated price index and it's based on CPI for the number of years that you're holding the ownership. So you do get some appreciation and value when you go to resell it.

**Richard Khuzami:** If you could clarify on the equity? Obviously you don't get the same equity if you have the Mandatory Inclusionary Housing. What you can get, though, if you do sell the building, is you can get your basic expenses back because you can get the sales price, plus, whatever the increase in the price index has been. So you would have lived for free, even though you're not gaining any capital. What effect do the banks have? How are they reacting to these things for awarding mortgages to people? Because, as much as you can have a certain income level, that's statutory, if the bank doesn't agree to it, they don't give you the mortgage. They control things more than the state does. The last question is: how are the maintenance fees handled?

**Jaclyn Scarinci:** On the lending side, there's a number of lenders that lend in this type of a project for affordable homeowners, but that does go back to why the AMIs are set where they're being proposed here at 80% AMI, because you do have to have a certain amount to be able to get the mortgage for the banks to lend to someone on a unit like this. That's why we're proposing the MIH option for this project. The maintenance costs of the sales prices are set by this calculation of the underwriting which HPD has to approve. That shows what the projected maintenance costs are and that someone who is making 80% of the AMI is paying no more than 30% of their income on their mortgage payment, utility costs, and also the common maintenance charges. That's all in the budget that gets attached to the regulatory agreement that the owners will sign.

**Richard Khuzami:** That would mean that the owners of the market rate units would end up paying any maintenance increases and they would also cover the cost of the affordable units.

**Jaclyn Scarinci:** There will be a condo offering plan and there's protections put in place by the Attorney General's office that, if there's any shortfall on the maintenance and operating costs they are carried by the market units.

**Jordan Press:** We've reached out to Neighborhood Housing Services of Queens, who does first-time home buyer education programs - I believe they're actually required under the rules for the affordable purchasers to do that so people who are purchasing the home for the first time understand things like if the refrigerator breaks you know in a rental, you tell your landlord but your refrigerator is broken in a home ownership, you have got to fix your refrigerator - so they help educate first-time home buyers on that. We're hoping to work with them going forward. On the condo fees - this question came up at the last Land Use meeting so I added this to the Q&A - if the condo board says we need to increase fees in a given year, for the affordable units, those are capped. They can't be more than say, the increase in rent guidelines board for rent stabilized units - they can't be more than that so you're right that there may be more burden on the market rate owners in this program.

**Kian Bentancourt:** I just want to clarify if that number of affordable units is across both development sites?

**Jaclyn Scarinici:** Yes.

**Kian Bentancourt:** So then my next question is, I did the math and it seems like right around 33% so about a third for the studios. One bed and two beds are affordable, but only one out of 12 of the three bedrooms are: is there a justification for that?

**Jaclyn Scarinici:** I think we were proposing a proportional mix. When you combine them, maybe that's why it's like shifting the percentage a little bit, but it's supposed to be proportional, because we have to comply with the zoning requirements which require that you have a proportional unit distribution.

**Chair Evie Hantzopoulos:** So it's not proportional. If there's 12 units and you only get one, that doesn't seem to be proportional.

**Kian Bentancourt:** Every other unit type has 33% being affordable. You have 12 studios and four of them are affordable.

**Jaclyn Scarinici:** Yeah, I mean these are right now, they're illustrative. We haven't actually designed the buildings, but they'll have to be proportional.

**Kian Bentancourt:** So there'll be more affordable three beds?

**Jaclyn Scarinici:** So it's going to have to be proportional - yes. There will have to be 13% of the 12.

**Chair Evie Hantzopoulos:** It would be great if we could get the actual number, because we are going to be voting on this and I think that that's important so I don't know Jordan if you could work your math magic.

**Jaclyn Scarinici:** This is what we had as a preliminary unit distribution and what we're proposing, but I think you know.

**Jacqueline Ibarra:** For both site one and site two - how long have those areas been vacant of any activity?

**Jaclyn Scarinici:** Two and a half years.

**Jacqueline Ibarra:** During the presentation at the land use meeting I had asked whether or not there will be a formal or informal commitment to engage local trades or firms for the buildout of these buildings.

**Jaclyn Scarinici:** Yeah, so I think Joe is committed to working with locals, with the board and on local hiring, and he's from Queens himself, so he works with a lot of local contractors and will be willing to make a commitment to that.

**Chair Evie Hantzopoulos:** So I know you said that you chose option two because that's what would work in terms of people getting financing, but are there no examples of option 1 condos in this city, and do we know for a fact that it's not feasible for people? I'm assuming the sale prices would go down with the AMI going down as well. So, if you're trying to get a mortgage, it's not like you're going to still pay that price. If it's option 1 the sales price would go down. So could you just speak to that?

**Jaelyn Scarinici:** I had spoken with HPD and I believe there's only one and it was a 4 unit project, so it's very unique in nature, but I don't know if Jordan has anything additional to add to that.

**Jordan Press:** When I used to work at HPD there was one other project that I recall that was a 60% homeownership project in East Brooklyn. The whole building was fully subsidized by HPD and I just know there was a great deal of concern coming out of the foreclosure crisis that, God forbid, somebody is in the more modest income range, get the chance for home ownership, take out a loan default on that, have their credit ruined it. It's just an area of concern on the back end, but it's also an area of concern to be able to get the loan in the first place, because banks are being tighter these days on lending than they were 15 years ago.

**Jeffrey Martin:** I think Kian's point is really great about the breakdown of affordable units. Were you able to take a look at that, Jordan?

**Jordan Press:** I did. There is something off in the neighborhood of one or two units here that I just don't have the answer to. I think what it means is we're going to have to do more threes, but they, you know they might I think what we're talking about is a tinkering around of a unit or two, but nothing more substantial than that.

**Jeffrey Martin:** The reason it's important is because this is a unique project. Typically, we don't see a home ownership project come up, so what you're proposing here is one and I think a lot of the discussion tonight is like 'who is this helping?' I think this does fill a need for that middle income family to start owning. Having more two and three bedrooms that's proposed here is great. To see more affordable units will be very important. It was a really great question and I'd like to see the revised breakdown at some point.

**Chair Evie Hantzopoulos:** There are no members of the public who want to speak and there are no written comments, so I'm going to close this item number one and we're going to move on to item number two which is 31-17 12th Street rezoning report.

#### **Presentation**

**Kathleen Warnock:** Has the property already been acquired?

**Frank Cheney:** Yes.

**Jeffrey Martin:** What sustainability measures are being implemented as part of the project? And secondly, are there any flood zone impacts here?

**Frank Cheney:** Unfortunately, our architect is not here, I think that question was asked and he answered at the committee meeting but I can get back to you.

**Elizabeth Erion:** I just want to refer you to the report that was given by the Land Use committee. We discussed this and the information that we received was concerning the resiliency measures because the site is in a flood zone. The development will not locate major utilities at the ground level, but only bicycle parking is going to be below grade. They are doing rainwater collection; there's EV chargers and they're complying with all local law, 97 mandates. The main entrance is going to be built to sustain flooding up to 3 ft - they have floodgates.

**Chair Evie Hantzopoulos:** If there are no more questions from the board or the public, this item is closed. We're going to move on to our business section. I hope everyone has had a chance to read the minutes.

**Motion to approve the minutes: Rod Townsend. Seconded Marie Torniali.**

**Elizabeth Erion:** There is a mistake on page 5 of the minutes stating that Colin Ryan has the power to grant mercy to owners who show hardship. I believe that should read the Department of City Planning.

**Rod Townsend:** I rescind my motion. I would like to make a motion to strike Colin Ryan in two lines on page 5 of the minutes and replace it with the words "Department of City Planning". Seconded Gerald Caliendo.

**Motion to approve changes to the minutes approved by show of hands.**

**Rod Townsend:** I now move to approve the minutes. Motion approved by the show of hands.

### **Chair's Report**

**Chair Evie Hantzopoulos:** First of all, welcome to the new committee chairs and thank you to the former committee chairs that have served. You all got your committee appointments and I want to remind you that attendance at committee meetings is important, so please make every effort to attend those meetings. If you're appointed to a committee soon, we will be sending out the application for public members for committees as well so I'm kind of finishing that up, but we hope to kind of get that out very soon and those public members will be joining us in September.

Some people didn't know this, but we do break over the summer. We generally don't have meetings over the summer, so we'll appoint our new public members and they will start in September. Also, committee chairs, as I've said, if you need any support or guidance or have questions, I am putting just a little kind of guide together for committee chairs, as well just to kind of help you demystify what it means to be a committee chair and also what your responsibilities are. Lastly, we did distribute an opt-in form for sharing your contact information at last month's board meeting. If you were not at the board meeting-and you want to opt-in to share your contact information - again this is not to conduct board business, but just to have people's information - you can. Florence has the blank form so you can come and grab a form and then just make sure you hand it back to Florence before the end of the meeting. If there are no questions for me, I'm going to hand it off to Florence to give the District Manager's report.

### **District Manager Report**

**Florence Koulouris:** Our office recently worked with CAU in the scheduling for the Mayor's Office event to be held in our District. A Community Conversation with the Mayor. This will take place on May 28<sup>th</sup> at Frank Sinatra School for the Arts and individuals must register online. The mayor's office will confirm via email or phone.

Additionally, the Department of Transportation is following up with the progress of the sidewalk work at 20<sup>th</sup> Road for ADA. Neighbors were notified of the work to be done and the work is in progress. Our office sent out several fliers and meeting notices. We would like to bring to your attention 31 Ave Public Realm and Cycling Corridor Improvements Event on May 30<sup>th</sup> 5pm till 7pm at Variety Boys and Girls Club 21-12 30th Rd, LIC, NY 11102

Recently the District Managers of Queens met with NYSLA's newest Commissioner & Chair Lily Fan at our Borough Cabinet. The Commissioner discussed the NYSLA new website. Most Managers do not find this user friendly. The State is aware of that fact. Our offices tend to work closely with our Director at the New York State Liquor Authority and their response time is exceptional. The personal service for District Managers is phenomenal. Going Back to Commissioner Vincent Bradley we have been and continue to be heard. We appreciate our working relationship with their Agency. Our office asks the community to always call 311 at the time of an issue and follow up with the Community Board Office with the 311 number so we may process the issue with NYPD, DEP and NYSLA. This action is crucial for tracking and input.

Our office additionally met with the Office of Cannabis Management; their agency provided a presentation on the Roadmap to Adult-Use Cannabis Licensing. Deputy Director of Intergovernmental Affairs NYSOCM spoke about the processing of applications.

Our office would like to bring to your attention The Governor's Ball will be held at Flushing Meadow Park June 7-9th. As you know this is a stone's throw away from our community and hopefully will generate business for our local entrepreneurs. Tuesday May 28<sup>th</sup> the building begins. This has the potential to impact our area, so it is worth mentioning.

In your packet provided tonight we have provided two (2) documents which require your signature, one is providing your sign off permission for information sharing and the other is for record retention for the annual receipt of the EEO Policy emailed and mailed to your homes. Please bring those documents to me before you leave this evening. For those of you who have recently done this it is not necessary if you have not returned the forms, please take a moment to provide our office with these documents.

I just want to remind everybody that our office is a service provider. If you need a pothole filled, a stop sign in place or a speed hump, you can call our office from 9am to 5pm weekdays to assist with situations as they arise.



This includes catch basins, tree trimmings or anything in the district. Our office is a service provider for you, the board members.

**Chair Evie Hantzopoulos:** Thank you, Florence. Next, we're going to move on to committee reports. We're going to start with business and economic development. We have two new co-chairs, so I know you haven't had a meeting yet, but that is Brian Hunt and Brian Martinez. Anything you want to say real quick into the mic.

**Brian Hunt:** Hello, everyone. I'll be co-chairing the business and economic development committee and right now we're in the process of setting up our first meeting.

**Chair Evie Hantzopoulos:** Next we have the Capital and Expense Budget. We have two co-chairs who brought back this committee that is Amy Hau and Corinne Wood-Haynes.

**Amy Hau:** I'm so excited to work with Corinne. We will be again on hiatus, July and August, but do think about various Capital expense needs that come across different committees and I look forward to getting from committee chairs all the different items that you think should be brought forward for discussion. We will be meeting early in September or as soon as we can for a meeting.

**Chair Evie Hantzopoulos:** So remember, chairs, when you're having your committee meetings, set aside some time in the new business section to talk about capital and expense needs because in the fall we will be putting our list together, and we want to make sure that every committee, where it's relevant, is submitting ideas for the capital and expense budget. Florence did email out information on that. I know there's been a lot of information coming your way. but it's there and if you have questions just reach out and you'll get more information as we get closer to the process.

Next up we have Communications and Public Outreach. This is a new committee that we've formed here and Huge is chairing that committee.

**Huge Ma:** I'm very excited to chair this committee and think about ways we can better communicate as a board internally, but also with the community. So, for example, we've had a lot of info come through over the past couple days, so maybe there are ways we can improve how that information is disseminated long term. But we haven't kicked off the process or set up the first meeting, but we'll definitely be doing that soon.

**Chair Evie Hantzopoulos:** Next up is Consumer Affairs and Licenses. We have Kathleen, who is our chair and I believe some items to discuss.

**Kathleen Warnock:** Yes, first off you notice, we've changed the name of the committee, because, in addition to looking at licensing for new liquor licenses and renewed liquor licenses, we will also be looking at applications from businesses that have either a sidewalk cafe or a roadway cafe. Since there has been new legislation passed about that the owners of the businesses that have sidewalk and roadway seating are required to send in an affidavit that says that they understand and comply with city regulations. For the people who have asked, the built sheds must go away and for the roadway cafes they will be seasonal. So there will no longer be small buildings on the roadway, but businesses will still have the opportunity to do a roadway cafe, provided they follow all the city regulations. So that's a new thing and in addition, we are also looking at applications for licenses for dispensaries.

So we had all three in our meeting and starting with the sidewalk cafes, we had two applications, one from a bakery that has been there for many years and assured us and gave us documentation to show that they would be complying with all the city regulations and we had some feedback from the committee that they are a well-loved place here in the community and the second one is for a burger restaurant, which already has another location a little further out in Queens, and once again they too were assured us that they were fully aware of the regulations and would follow them. So we have that from them signed and notarized. So that's the sidewalk stuff I'm going to jump to the dispensary.

We did have a meeting with Caesar Grandez, who is the licensee for a new dispensary here in Astoria. It will be on Steinway Street at the location of the old Lucille Roberts. If any of you remember where that was. We had a rather long document from him in which he did affirm that he would be following the various regulations. What his security would be, what his layout will be, how far he is from schools, how far he is from other dispensaries. This is a license that has been granted by the state for a specific program to help people do legit dispensaries. So we did talk to him for a bit and he had solid answers that fell on the side of the regulations and including the

fact that he will have a waiting area once he gets open. So there should not be any sidewalk traffic from people lining up there.

We also called in two owners of nightlife establishments, because there had been some community feedback to Florence in the office or 311 and 911 about what they were doing. The two owners who came in and talked to us were the owner of Coco La Rev and the owner of Anemos. Coco La Rev is applying for renewal of their liquor license and Anemos is applying for a new one because they say they are changing their business model from nightclub to catering and event business. So we did spend some time talking with them and with Coco La Rev, they are people who have been there for a while, but we did find that even though the owner had signed the stipulations which are required for this area he didn't know what was in them. We talked to the community police officers who were kind enough to come out, and it is a place that has had noise complaints and some 911 complaints. So in terms of being a good neighbor, the feedback from the people in Queens is that they are not a good neighbor.

The second one was Anemos and the owner says he would like to convert it from a club into an event hall, though he is still having club nights on Friday nights and he says he's going to keep doing them until he makes enough money on the events in catering. It was brought to our attention, by more than one person, that they had a shooting in which a couple of people were injured and a woman was trampled and suffered a serious injury. That happened fairly recently. The community police officers told us that the club itself, the management, did not call the police, it was from people in the crowd calling 911. So that's worrisome. The owner plans to continue to do his club nights Friday nights, and there is, in fact, a lot of concern from the community, both about what goes on inside the club, and from the neighbors who find that the customers are making it a little bit harder to live in the neighborhood. So that's what we did and Marie was wonderful, the co-chair. So, in general, our take on the matter is that the sidewalk cafes are fine with stipulations. Remember every organization that gets approval in this area that, for the most part, has stipulations that they sign in order to do business and they get them notarized. So, yes, the sidewalk cafes look like they will be good neighbors. The dispensary has done all of his leg work and has experience and is in fact part of a program sponsored by the state. The two businesses that are looking for a renewal of their liquor license and a new liquor license for the change of business were problematic enough that we thought we should bring it to the Board to consider whether we should recommend that they do get their recommendation for renewal or not. So that's the overall picture of our meeting. Are there any questions?

**Chair Evie Hantzopoulos:** Do we want to take up each different kind of application? We could start with the sidewalk cafes.

**Kathleen Warnock:** That's a good idea. So for the first set of establishments, the sidewalk cafes - Gianpiero Bakery and Emoji Burger - I will entertain a motion to support their application for the sidewalk cafes.

**Motion by Marie Torniali. Seconded: Jean Marie D'Alleva**

**Discussion:**

**Dominic Stiller:** So, first of all, good luck with the new chair position. Enclosed sidewalk cafes kill the public life on the street and unenclosed sidewalk cafes are a great thing for pedestrian safety and livability. I am hoping that these two applications are unenclosed.

**Kathleen Warnock:** There is a difference. Sidewalk Cafe is just on the sidewalk. Road roadway cafes are the ones that are sitting out there in the street. These are unenclosed.

**Richard Khuzami:** From what I understand, enclosed cafes actually do not fall under Consumer Affairs. There's something that's going through City Planning.

**Kathleen Warnock:** There's very specific requirements and wording for what is allowed now, and it's definitely because of people building small buildings in the roadway. So if you go to the website, it's very specific and they send us an application that says they're going to keep to it. So that's a good thing to know:

**Marie Torniali:** The cafe is now going to be under the jurisdiction of DOT - no longer Consumer Affairs - point of information.

**Diana Limongi:** So I walk by Gianpiero everyday and in winter months, if my memory serves me, the tables on the sidewalks - it's enclosed.

**Chair Evie Hantzopoulos:** If something already existed, there are places that they're grandfathered in, but in terms of new applications, those aren't happening anymore.

**Kathleen Warnock:** Emoji Burger is new, so they won't have anything Grandfathered in.

**Dominic Stiller:** So that would imply that in future Gianpiero will be unenclosed.

**Chair Evie Hantzopoulos:** If there is an existing enclosed sidewalk cafe they're grandfathered in. You don't have the diagrams, but this is not the enclosed cafe. This is the new unenclosed cafe that they're applying for under the program. I know it's a little confusing.

**Kathleen Warnock:** A lot of this is new since the pandemic, because so many people of course went out and built sheds, you know so people could continue to dine out. Now, this is where, after some consideration, the City has established new rules and regulations for what actually can be out there and what can not be out there.

**Rod Townsend:** In the next few months can we just receive more background information, so we can have more informed discussion and I'd like to call the question.

**Seconded: Antonello Di Saverio**

**Motion to approve carries.**

**Kathleen Warnock:** Let's head on to cannabis, and presumably after they've bought their stuff, they can go to the sidewalk cafe. There is actually an eleven (11) page information sheet that is sent to us, which asks many specific questions of the owner. So this is someone that he has gone to and filled everything out, including literally measuring the distance between his establishment and the nearest school. So is there anybody who has any questions about this? It's big flavor entertainment owned by a man named Caesar Grandez. May I have a motion?

**Amin Mehedi:** Motion to disapprove the license. Seconded: Jean Marie D'Alleva

**Discussion**

**Jean Marie D'Alleva:** I'm not that familiar with cannabis, but if you have medical marijuana, do you go to this dispensary to get it? Who provides medical marijuana to people who are entitled to it?

**Kathleen Warnock:** Well, there actually are currently legal dispensaries which provide medical marijuana, sometimes in the form of capsules or tinctures. I do not know whether the commercial dispensaries which are primarily for recreational use will also have medicinal grade this particular one. This one is strictly recreational.

**Doreen Mohammed:** I just want to point out that, just because somebody can't or doesn't have something classified as medical marijuana status, it doesn't mean they're just using it recreationally. I don't use it recreationally as much, but it's for sleep. It's for other benefits that have a medical or otherwise health impact. So I think that's something we just need to keep in mind. Weed is legal in New York City. Now, yes, there are a lot of Cannabis stores, but I just want to put it out there that there's this misconception that people are just using it to get high and get lit, but I have many friends who depend on it for their mental health, for sleep for AO regulation and I would not want those folks not be able to benefit from their needed cannabis. So I just want to put that there.

**Diana Limongi:** I have a clarifying question: is it going to be in the Lucille Roberts' entire space? That's a big space.

**Kathleen Warnock:** He showed us a layout in which he has his store space and a waiting area and people will be buzzed in, and while it's not the entire space, the state has said that he can use that specifically for his

dispensary. It will have other uses as well, but the portion of it will be for the dispensary and to follow up with what Doreen said, this is essentially, as a business, similar to a liquor store in that it is regulated taxed and they can say exactly what can and can not be sold, which can't be said of the weed dispensaries that are on every corner now.

**Antonella DiSaverio:** Do you know what the closest school is to that area?

**Kathleen Warnock:** He had it in his application and I thought. I had the application here, but I think I printed it out and didn't bring it, but it is the legal distance which is about 2200 ft.

**Jacqueline Ibarra:** The closest school will be the Frank Sinatra School of the Arts and Baccalaureate.

**Rod Townsend:** I have a parliamentary note. In general, when we're making motions, we approve motions, and if you aren't in favor of something, then you can then vote against it. What we are doing with the motion on the floor is the disapproval of this license? So if you are voting you're voting to disapprove this license and then a further motion would be needed to approve the license. So it's a little counter indicatory when you make a motion to disapprove something. It's better form to make a motion to approve and then, if the board decides to not approve it, they can vote it down. It just is a more efficient process.

**Chair Evie Hantzopoulos:** We have a motion and it was seconded to disapprove the application, so we're going to take a hand vote.

**Motion fails 3 Aye 30 Nay**

**Motion to approve the cannabis license: Rod Townsend. Seconded: Doreen Mohammed**

**Motion Carries 30 Aye 3 Nay**

**Kathleen Warnock:** I'd like to call for a motion to approve all of the applicants on the liquor license list, with the exception of Coco La Rev and Anemos

**Motion to approve without Coco La Rev or Anemos: Doreen Mohammed Seconded: Dean Feratovic**

#### **Discussion:**

**Christopher Hanway:** This is not so much about the merits of those two organizations. What happens now? Will they lose their liquor license or is there a further process?

**Chair Evie Hantzopoulos:** We're advisory, so we will send a letter to the State Liquor Authority and they take that into consideration. They're the ones who ultimately will make their decision based on feedback. Just to note that Anemos has come before the board before this is not the first time, and Coco La Rev too.

If there is no further discussion on the motion, we will take a vote on the motion to approve all the State Liquor Authority applications, except for Coco La Rev and Anemos.

**Motion carries 32 Aye 0 Nay 2 Abstained**

#### **Education, Youth and Libraries**

**Diana Limongi:** I look forward to meeting soon with the committee members. A couple of things that we will look at are the library cuts, the UPK and 3 K and how that's affected spots in our community. I would love to connect with Principles to know what schools are overcrowded and what schools still have space, as we have discussions about more development coming in. That's something I always think about -space.

#### **Environmental and Sanitation**

**Antonella Di Saverio:** I'm going to try to go fast. Anyone who has any ideas on sanitation, environmental for capital or expense budgeting-please let us know. We had a meeting on May 9th. We discussed writing a letter to our Councilmember regarding the relocation of the DSNY garage. We got \$283 million for the relocation. The residents of Ravenswood have suffered long enough. It's a dilapidated and dangerous condition. The relocation

is going to be from 21st Street on 34th Avenue to Luyster Creek. We're concerned that there is no progress, so we're going to ask Councilmember Caban to see if she can help fast track it and provide an opportunity for affordable housing. So we also had City Bridge speak at the meeting. There's going to be an installation of two 5G polls, one in front of 229 Queens Plaza North and then the other in front of a residential complex at 18-20 20th Avenue.

**Chair Evie Hantzopoulos:** Just to clarify, the letter is going to Julie Won, Tiffany Caban, Mayor Adams, DSNY Commissioner and the Speaker. One of the things we need to figure out is what's definite in the budget. If you've ever done any capital projects, the costs rise every year so it's good to get that information and see what can be done to expedite that.

### **Health and Human Services**

**Shahenaz Hamde:** Hi everyone. We didn't have a meeting in May and we are waiting for the Department of Health to let us know if we can have the meeting in June. If we don't get a meeting in June until July and August, we are going to be working in September. I hope all the committee can come because we're going to talk about the budget for capital expenses.

### **Housing**

**Chair Evie Hantzopoulos:** Katie Ellman couldn't be here but there is a letter that we want to potentially sign on to. Everyone should have gotten a copy of that. It is basically advocating for more funding to be given to two programs that the city has either funded in the past and ceased to fund currently or just kind of adding more money to another pot and those are the Neighborhood Pillars program and the Open Door program. So we were asked by the Progressive Caucus and the Comptroller Brad Lander, if we would be interested. The housing committee did meet. I was at the meeting, Katie chaired it and we discussed this, and people felt like this was something that we should be in support of. So everyone should have gotten a copy and I hope you had a chance to read it. Since Katie isn't here, I would like to entertain a motion to approve signing on to this letter. That's being asked of community boards across the city.

**Motion to approve letter to the Mayor to advocate for \$2.5 billion over the next 5 years for permanently affordable housing: Kathleen Warnock Seconded: Shahenaz Hamde.**

**Motion carried unanimously**

### **Land Use**

**Elizabeth Erion:** The first item on the agenda is the 21st Street rezoning - City Planning #C230250ZMQ. The application was reviewed by the Land Use committee, and at that meeting we had the same questions you did with respect to the financing, but overall the committee was glad to see that this was coming to the neighborhood. This is the first time that this Community Board is offering a gateway for lower middle income families towards home ownership, so I would ask for a motion from the floor.

**Motion to approve: Amin Mehedi Seconded: Richard Kahzami**

### **Discussion**

**Richard Khuzami:** I would like to amend the motion to recommend that the number of three bedroom apartments falling under MIH be a minimum of three. Seconded Shahenaz Hamde.

**Doreen Mohammed:** Is there a way we can just not vote on it till we have the final stuff. I mean I know we're advisory, but I don't think it's appropriate and I don't think it sets a good precedent to vote on stuff when developers and proposals are being murky. So that's my personal take so I prefer to put that forward.

**Rod Townsend:** Point of parliamentary procedure. This is only a discussion of the amendment.

**Chair Evie Hantzopoulos:** We did do a whole parliamentary procedure training. Those of you who are there probably know what we're doing right now and if you're, not that's okay, but basically when there is a motion to amend we're going to discuss that amendment. So you might think that the amendment to require at least three is not a good amendment, and you can talk about that. Do you see what I'm saying?

Jordan, did you come up with the number? Do you have the number now? No, Okay, just want to make sure that there will be a requirement that it is proportional. So even if the numbers aren't necessarily correct, HPD is mandating and also, just through the ULURP MIH will mandate that it is proportional.

**Christopher Hanaway:** I absolutely agree that it is not best practice to be voting on something when the numbers are not correct. Having said that, given what you just said, Evie, that we know there will be a proportional requirement and the fact that the gentleman told us pretty plainly, it wouldn't be more than one or two additional apartments, I think I am in support of the amendment.

**Daniel Aliberti:** We don't have a number and by statute, the numbers are going to be told to us so there's no use voting on it anyway, because, whatever we say, they're going to say well, the state or whomever it is is going to say: okay, well, there's going to be four or there's going to be three they're going to decide.

**Chair Evie Hantzopoulos:** I guess in terms of our recommendation, do we want to say that there's at least three? That's what we're discussing right now. So again, the amendment is to specify that it includes at least three bedrooms.

**Daniel Aliberti:** Okay, then I'll go with that.

**Richard Khuzami:** Call the question. Seconded Rod Townsend.

**Motion to amend motion carries 32 Aye 0 Nay 1 Abstention**

**Discussion on Motion to Approve**

**Shahenaz Hamde:** We can not vote today because we didn't have all the information we needed and they have to give more information to us.

**Rod Townsend:** I am going to vote to approve because there are State stipulations that will force these numbers to be proportional. While the presenter did make an error in not having those correct numbers on the screen I know that the state statutes and the state law are going to cover us on this and with Richard's amendment we have underlined the fact that it is important to us.

**Richard Khuzami:** There's a clock on ULURP for when we have to have this voted on. I'm not certain of the timeline for this particular action, but we do run under a clock, so we have to get this done. Putting it off a month may not even be an option.

**Chair Evie Hantzopoulos:** If there are no other comments we are going to take a roll call vote on this motion.

**Motion to approve carries. 30 Aye 3 Nay 1 Abstention**

**Elizabeth Erion:** The next item to be voted on today is 31-17 12th Street rezoning C230022ZMQ. May I have a motion from the floor to approve?

**Motion to approve: Gerald Caliendo      Seconded Amin Mehedi**

**No Discussion**

**Chair Evie Hantzopoulos:** Seeing no discussion on the motion we will take a roll call vote.

**Motion to approve carries. 32 Aye      2 Nay      0 Abstentions**

**Legal, Legislative, Parliamentary**

**Rod Townsend:** No Report. Thanks to those who attended the meeting.

**Chair Evie Hantzopoulos:** Thank you for doing the training. Everyone should watch it. It was very good.

### **Parks, Recreation and Cultural**

**Richard Khuzami:** Our meeting will be on June 10th. Come on out and join us to have a good time.

### **Public Safety**

**Christopher Hanway:** Hi everybody, Frank and I are looking forward to getting started. We have decided given the time of year and the fact that it's been a while since there's been a meeting and we have a new lineup, we will convene in September. We'll be sure to do that early enough so that we can make our recommendations for capital as well. So if you're on that committee be on the lookout for an announcement soon.

### **Transportation**

**Dominic Stiller:** We will be meeting on June 3rd by Zoom and the two topics we will be discussing is the MTA presentation of the ADA alterations to Broadway, Astoria N W train, and the second presentation will be about the public realm and cycling corridor improvements for 31st Avenue, which we talked about before and I just want to end by saying, welcome to Nas as the new vice chair, I'm, very glad to have you on board in that capacity.

**Chair Evie Hantzopoulos:** That concludes the committee reports. Any old or new business?

**Stella Nicolaou:** It's been noted and the comments have been made around Broadway, the restaurant row and the related residential streets that we have weak to no police presence. In the past they used to be a car that used to patrol, not only Broadway, but also into the streets, and now, with the warm weather, we are going to have more problems like this past Sunday. A young man from 34th Street, was mugged at gunpoint on Broadway and on the corner of Broadway and 34th Street. So we really need to get a police presence. I know they pull out the police force to take them to protest in other places, but you know we're paying taxes and we like to have our police in our area. You know to still reestablish the nice presence. I've heard many comments not only from the residents, but also from the business owners on Broadway, that's around 30th street, all those restaurants together. So if we could bring back the presence that we used to have more patrolling, especially the car and Broadway and inside the streets, and occasionally some of them in uniform on the street. That would be very helpful somewhere around. It is like party time, especially on the weekend. We know every corner, almost all of it's a restaurant and a cafe, and we have a lot of outside people coming into our community who do not necessarily respect that community. So it's nice to have that presence.

**Chair Evie Hantzopoulos:** I'm sure the Public Safety Committee is going to talk about that in September, but definitely, you know, Florence is in touch with the 114th. They come to our meetings as well. Maybe she'll give them a call tomorrow to raise that with them. Any other new or old business?

**Jean Marie D'Alleva:** Since everyone is encouraged to think about what's going to be on the capital and expense budget, I am vice president of the 114 Community Council and I hear a lot of negativity about the police parking, and I do have to agree with that. So maybe we can all consider putting in the budget adding another level which maybe can take away from their illegal parking. And yes, there shouldn't be two different sets of rules for civilians and the police, but let's face it, it's our community. We need them. What are they going to do if they can't find parking?

**Chair Evie Hantzopoulos:** That is going to be something that the Public Safety Committee may want to take up to put in the budget. I mean there might be limitations to that, but anyway, I really want to encourage people through their committees to think about what it is that they want to recommend and people can attend other committees as well. Any other new or old business?

**Jacqueline Ibarra:** Quick item for new business. Again, for the Public Safety Committee. I would like to bring awareness about the corner of 57th and 30th Avenue. There is a cul de sac there and a dead end, and every summer there are repeat accidents. Drivers, motorcyclists doing donuts and at least two to three accidents per summer.

**Chair Evie Hantzopoulos:** Jacqueline, you can call the office and talk to Florence as well. I would like to close the old business and new business and move on to Public Session. If you're representing an elected official, please make sure you indicate that one minute, that's kind of like our rule for the electeds because we want you to kind of get through stuff, really quick members of the public get two minutes to speak.

## Public Session

My name is Carol from the office of Assemblymember Steven Raga. New York state passed its Budget on April 20th. Some items that we would like to share are that we eliminated insulin copays, saving downstate SUNY hospital in Brooklyn and \$800 million in safety net hospitals and \$80 million for the Mitchell Lamas. We have recently introduced Assembly bill A1191, which would extend housing protections in New York by making it illegal to discriminate against a person on the basis of a medical condition, or health history. For our community services on June 15th, we will be having a rain barrel giveaway. You all could call our office to RSVP; it's not only for the constituents within our district. Anyone can sign up.

Everyone, my name, is Tiffany representing Congresswoman Nidia Valasquez. The Congresswoman co-sponsored the Affordable Housing and Area Median Income Fairness Act that would require HUD to access more methods of calculating AMI to create actual affordable housing for low and moderate income individuals, also in urban areas as well. One update that I really wanted to emphasize is that the Congresswoman introduced a letter in Congress that requires more funding for the Pell Grant programs for our higher education students in college to double the amount of Pell that they receive, which would go up to \$30,000 per semester. I just wanted to introduce one Community Project funding, request that she requested this fiscal year, which is stormwater, green infrastructure for Sunnyside and parts of Woodside and Long Island City to collect stormwater from streets, sidewalks and other hard surfaces that reduce combined super overflows, which improves water and quality of water around New York City, and then lastly, because this is 1 minute, I did create a little flier for you guys. It has way more information than I could fit in one minute. It has all of her legislation that she co-sponsored and sponsored legislative updates, and then all of the community project requests that she requested for this fiscal year next fiscal year.

My name is Megan from the Mayor's Office Community Affairs Unit. So first our mayor announced the curriculum last week is called the hate crime for NYC schools. So this is a series of the hate crime lessons that we decided to teach our youths about the hate crime and the bias instance, and also we have this initiative called Breaking Ground Building Bond. We are so proud to host over a thousand events last year, so this year we're going to extend this initiative to the public school as well, and the last one is about our Mayoral Town Hall called Community Conversation. I want to especially thank Community Board 1 and especially Florence. Thank you for your support and help spreading the word so our community members get the invitation. I just want to remind everyone that space is limited, so please RSVP.

**Chair Evie Hantzopoulos:** I know some people did try to RSVP over the weekend and it said that they weren't accepting any more emails, so just giving you a heads up on that. But there is still space so please try to RSVP again.

My name is Maron Palos Jr. Senior Community Coordinator at the Queens County District Attorney's Office, I'm filling in for one of my colleagues Javier Figaroa, so going to speak briefly on a few fliers that are currently on the table. First and foremost, we're hosting a Memorial Day observance ceremony, Thursday May 23rd at Vietnam's Veteran Memorial Park in Elmhurst. Next I have some information that I am bringing to our office taking action against illegal cannabis at the bottom of that page, you can find the contact information in order to report any illegal Cannabis shops that you guys know of again. This information is also giving you statistics on what our office has done regarding illegal cannabis at the bottom of the page, the email is: [cannabistips@queensDA.org](mailto:cannabistips@queensDA.org), the phone number is (718) 286-6503. That is how you can contact our office to report an illegal cannabis shop. Also, this flier is a brief synopsis of what I'm going to read right here and I'm going to make this very quick. I'm just going to speak on the squatting issues in the community. Some of you may have seen recent news reports about a homeowner fighting to regain access to her property from an alleged squatter here in Queens. The DA wants to assure homeowners that criminal charges will be pursued when you unlawfully occupy someone else's home. I'm just going to speak on the charges and what this person was charged with. You can not enter a home without permission, stay without consent and lay a claim simply because the legitimate homeowner is either unaware or unable to remove their illegal squatter. In a total of 30 days that individual has been charged with grand larceny, burglary, and criminal possession of stolen property.

My name is Katherine Deby. I'm representing the office of Senator Kristen Gonzalez. A couple of updates on the budget. A state budget was passed on April 20th. In the budget directly, we received \$1.5 million in funding for the district, including \$200k for urban upbound and \$750K for Grow NYC. We were also awarded \$300 K for organizations and discretionary funding for organizations in Queens to support public safety, education and human services through grants to community organizations. Additionally, I wanted to flag a couple of events coming up. On May 24th at 9:30 a.m. we will have a digital literacy event with Cyber Collective and the Queens Public Library at Ravenswood Library on 525 we will have a rain barrel event or rain barrel giveaway with Councilmember Caban and Assemblymember Mamdoni from 9:00 to 1:00 p.m.



My name is Claire Collins. I'm a Community Board liaison at the office of Queens Borough President Donovan Richards. Tomorrow, May 22nd at 10:00 a.m. we're going to have our Memorial observance day ceremony, and this is going to be outside the veteran Memorial Garden at Queens Borough Hall and then the following Wednesday May 29th at 12:00 we're going to have an older adult appreciation luncheon at Queens Borough Hall. The next day on May 30th we're going to have our Asian-American Pacific Islander Heritage celebration at Borough Hall. You can always RSVP to our events. I'll leave a couple of business cards at the table.

My name is Pamela Herrera. I'm the Justice coordinator for the Western Queens Community, Landress and I'm here to talk about a few observations from the City of Yes. Currently there are several City Planning processes in the city all claiming to tackle the housing crisis the city is experiencing. Unfortunately, I have seen little effort to address the problem. No community outreach to low-income families and individuals, no guarantee that the community input comes before the developers are ready to make a profit from the market rate units. The adjustments on the zoning doesn't guarantee deep affordability, they're working with the current MIH, but how is this the pathway to deep affordability when you've left the voice of countless low-income communities out and limited access to the areas for only developers to profit from as a CLT we're striving to preserve public land? One building, in particular, is the DOE building off Vernon Boulevard in Long Island City. We want to put this building back in the hands of the community to benefit from a place of opportunities. We invite you all to come out on Saturday June 1st for our first Block Party showcasing the diverse feels that make the fabric of this borough vibrant.

My name is Eric Duncan and I am the outreach coordinator at Jacob Reese Neighborhood Settlement. We're working with the New York City Civic engagement Commission on the mayor's participatory budget. The mayor has allocated \$850,000 for the borough of Queens to fund projects and programs that will enhance our communities. I have brought ballots for your board members to fill out, if possible. There are 10 projects on the ballot you could choose one or all of 10. The top five winning ballots will be funded each ballot. Each project is a funding opportunity of \$170,000 and I'm hoping that you'll take 5 minutes to fill out these ballots for me and I'll collect them.

My name is Kira and I work for New York City Park Stewardship. We host volunteer events throughout all five boroughs working to restore New York City's Urban Green Space. I passed out flowers for you guys. There's two exciting events coming up in the Astoria area. We have our Council District 22 Street Tree Care event coming up on June 14th, and then we have our street Tree Care event coming up on June 29th. Volunteers who attend will help us clear debris from street tree beds. They'll help us aerate the tree bed soil as well as mulch. At the bottom of the fliers you'll find the link to register as well as an email to reach us. If you have any questions or comments, please join us in beautifying Astoria and helping us care for Astoria's Urban Forest.

**Jean Marie D'Alleva:** Anyone that may be here that attends the 114 Precinct Community Council meeting, we did have one scheduled for this Tuesday, but because of the Mayor's Town Hall, we have canceled this Tuesday's meeting.

**Motion to adjourn: Shahenaz Hamde Seconded Kathleen Warnock**

**Chair Evie Hantzopoulos:** Anyone opposed? I want to thank you all for your work tonight. I know it was a long meeting and I appreciate it. Thanks to the members of the public for hanging in there till the end. Please bring forms to Florence. Meeting adjourned.

