



Community Board 12

The City of New York

Borough of Queens

Jamaica, Hollis, St. Albans, South Ozone Park, and Springfield Gardens

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Donovan Richards
BOROUGH PRESIDENT

Rev. Carlene O. Thorbs
CHAIRPERSON

Michael Carlier
DIRECTOR OF COMMUNITY BOARDS

Yvonne Reddick
DISTRICT MANAGER

Minutes of the General Meeting

Wednesday, October 16, 2024

7:00pm

Members Present - 34		
Sophia Abel	Mohammad Ali	Angela Allen
Wanda Best	Jacqueline Boyce	Maxine Brannon
Manuel Caughman	Jean Randolph-Castro	Jonnel Doris
Glenn Greenidge	Vishal Hardowar, Esq.	Frankco Harris
Jolander Headley	Rene Cheatham Hill, Treasurer	Crystal Isaac
Audrey Lee Jacobs	Leonard Jacobs	Celeste James
Clementine James	Sharmayne Jenkins	Al Hassan-Kanu
Bilal Karriem, 1st Vice Chairperson	Bernadette Logan	Benjulkys Martinez
Donald Murphy	Krystal Roberts	Amit Shivprasad
Christopher Smith	Rev. C. Princess Thorbs-McGee, Chairperson	Toni Totten

Linette Townsley	Khari White, 3 rd Vice Chairperson	Sharon Sweeting-Lindsey
Andrew Wilkins		
Members Absent/Excused-15		
Ahnaf Alam	Pamela Bluford	Kenny Carter
Jennifer Delatour	Marcia Francis	Khondokar Tarikul Islam
Nurul Haque	Chantel Johnson	Dawn Kelly
Latoya LeGrand	Abdus Salaam Musa, Parliamentarian	Shah Nawaz
Akther H. Rahman	Jeanette Wilson	Patricia Wooden

Rev. Thorbs welcomed attendees and called the general meeting to order at 7:05 pm.

Chairperson's Report – Rev. Carlene Thorbs

Rev. Thorbs expressed gratitude to the attendees and wished them peace and grace. The absence of Miss Reddick meant there would be no manager's report.

Chairperson Thorbs read the announcements of upcoming events in the community.

Community Board 12 to arrange for Department of Buildings representatives to hold office hours for community members regarding building-related issues at the Jamaica Avenue office

Community Board 12 to follow up with Con Edison regarding health and safety concerns about the new substation project.

PRESENTATION

1. In the matter of BSA Application #2024-38-BZ submitted by Eric Palatnik, P.C. (90-17 179 Street, Block #9895, Lot #42). The application is for a variance (72-21) to permit a single-family home without the required side yards contrary to ZR23-461(a) and without the required parking contrary to ZR 25-23 in an R4-1 zoning district.
2. In the matter of ULURP #N240187ZRQ, C240186ZMQ submitted by Sheldon Lobel (123-12 Sutphin Boulevard) zoning map amendment from an R6, R3A, and R3A/C1-3 to R6A/C1-3, R6A and R3A zoning districts and a zoning text amendment to establish an MIH area are being sought by private applicants, Full Gospel Mission Church of God in Christ and SBR Equities Inc, to facilitate the development of an eight-story mixed-use building

with 125 dwelling units at 123-12 Sutphin Boulevard in South Jamaica, Community District 12, Queens.

Bilal Karriem made a motion to open the Business section, seconded by Crystal Isaac. The motion was seconded and passed.

Business Session

Bilal Karriem made a motion to accept September 18, 2024, minutes with corrections, seconded by Toni Totten. The motion was seconded and passed.

Committees to Report

Land Use Committee – Vishal Hardowar, Esq.

ULURP application N240187ZRQ, C240186ZMQ (123-12 Sutphin Boulevard).

Background: The applicant, Full Gospel Mission Church of God in Christ and SBR Equities Inc, are proposing a zoning map amendment from an R6, R3A, and R3A/C1-3 to R6A/C1-3, R6A and R3A zoning districts and a zoning text amendment to establish an MIH area to facilitate the development of an eight-story mixed-use building with 125 dwelling units at 123-12 Sutphin Boulevard in South Jamaica, Community District 12, Queens.

Conclusion: After internal discussions, the LUC moved, seconded and unanimously adopted the following motion: **The Land Use Committee recommends that the Full Board not support ULURP application to modify the zoning map and zoning text at 123-12 Sutphin Blvd.**

In September 2024, the following presentation came before the LUC.

Elyse Foladare Esq., an associate from Eric Palatnik PC, represented the owner of 90-17 179th St (Block #9895, Lot #42). The owner has filed a BSA Application #2024-38-BZ for a variance to permit a single-family home (a) without the required side yards contrary to ZR23-461(b) and without the required parking contrary to ZR 25-23 in an R4-1 zoning district.

Background: The vacant lot is approximately 1650 sq. ft. (16.5 by 100 feet). Prior to 2007, a home was built on it. The zoning requirements require a side yard of 4 feet on each side, and 1.5 accessory off-street parking should be provided. The owner is requesting a variance from both requirements.

Conclusion: The owner has met the conditions for a variance. (1) The property is uniquely shaped, and there would be undue hardship if the variance was not approved. (2) The development does not negatively alter the neighborhood, and (3) the owner did not create the unique condition. After internal discussions, the LUC moved, seconded and unanimously adopted the following motion: **The Land Use Committee recommends that the Full Board support BSA Application #2024-38-BZ.**

The Land Use Committee made a motion to approve the application, seconded by Glenn Greenidge; the motion passed.

BSA Application #2024-38-BZ submitted by Eric Palatnik, P.C. (90-17 179 Street, Block #9895, Lot #42).

25 Approved to deny application 0 opposed 0 Abstention

The Land Use Committee made a motion to approve the application, with conditions, the motion did not pass. Vote was not taken on the item. Motion passed to not take a vote.

ULURP #N240187ZRQ, C240186ZMQ submitted by Sheldon Lobel (123-12 Sutphin Boulevard)

0 Approved to deny application 0 opposed 0 Abstention

The meeting was adjourned at 9:10 pm as there was no other business.