



# COMMUNITY BOARD # 4Q

Serving: Corona, Corona Heights, Elmhurst, and Newtown

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**Sharon Lee**  
Acting Borough President

**Louis Walker**  
Chairperson

**Christian Cassagnol**  
District Manager

February 11, 2020

## PUBLIC HEARING ATTENDANCE

### Board Members Attending:

Louis Walker  
Priscilla Carrow  
Lucy Cerezo-Scully  
David Chong  
Lynda Coral  
Michelle Dunston  
Marialena Giampino  
Kristen Gonzalez  
Vincent Laucella  
James Lisa  
Patricia Martin  
Matthew McElroy  
Rovenia McGowan

Ruby Muhammad  
Alexandra Owens  
Alexa Ponce  
Ashley Reed  
Neil Roman  
Clara Salas  
Lucy Schilero  
A. Redd Sevilla  
Alton Derrick Smith  
Gregory Spock  
Dewan Tarek  
Marcello Testa  
Rosa Wong

### ATTENDING:

Christian Cassagnol, CB4 District Manager  
Richard, CB4 Intern  
Council Member Francisco Moya  
Phiveline Solano, Council Member Francisco Moya's Office  
Joe Nocerino, Queens Borough President's Office  
Kelly Wu, Council Member Daniel Dromm's Office  
Jennifer Diaz, Assembly Member Catalina Cruz's Office  
Lissette Barcia, Assembly Member Jeffrion Aubry's Office  
Michelle Munoz, Senator Jessica Ramos' Office  
Michelle Hernandez, Congresswoman Alexandria Ocasio-Cortez's Office  
Zachariah Boyer, Public Advocate Jumaane Williams' Office  
Andy Toledo, Office of Civic Engagement Commission  
Jason Banrey, Deputy Borough Commissioner, NYC Department of Transportation  
Craig Chin, Borough Planner, NYC Department of Transportation  
Bhavin Patel, Highway Transportation Specialist, NYC Department of Transportation  
Catherine Goode, U. S. Census Bureau  
Mike Liquori, VFW Post #150  
Richard Lobel, Sheldon Lobel PC  
Amanda Iannetti, Sheldon Lobel PC  
Nelson Tuchman, Rego Park Health Care

**ATTENDING (cont'd)**

Amber Kartalyan, Equity Environmental Engineering

Veronica Ramirez, Museres en Movimiento

Jorge C. Rodriguez

Steven Mayerson

Suraj Jaswal

Jimmy Apostolates

John Mari

**PUBLIC HEARING**

**DATE: Tuesday, February 11, 2020**

**TIME: 7:00 P.M.**

**PLACE: VFW Post #150  
51-11 108 Street  
Corona, New York**

**Subject:** CPC #C200103ZMQ110-40 Saultell Avenue Rezoning

Located on the corner of Corona Avenue and Saultell Avenue

IN THE MATTER OF AN APPLICATION BY Tuchman Associates, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 10b by changing from an R6B District to an R6 District property bounded by the southwesterly and southerly boundary line of Flushing Meadow Park, a line 100 feet easterly of Saultell Avenue and its northerly prolongation, a line midway between Corona Avenue and Van Cleef Street, and Saultell Avenue and its northerly centerline prolongation, Borough of Queens, District 4 as shown on a diagram (for illustrative purposes only) dated December 16, 2019, and subject to the conditions of CEQR Declaration E-558.

First Vice Chair Marialena Giampino opened the meeting at 7:10 p.m.

The attendance was taken by the First Vice Chair. A quorum was present.

Richard Lobel, Sheldon Lobel PC, Attorneys at Law addressed the Board and explained the re-zoning application. Currently, the property is zoned R6B which is adjacent to an R6 zoning district. The R6 district that exists on Corona Avenue would be stretched two lots to encompass this parcel. With the aid of a power point presentation depicting the area, Mr. Lobel explained the area involved in the zoning change. Lot 27 is a two-family home. The reason for the application is the upper Lot 28 which is a lot owned by the Rego Park Health Care Center.

The Rego Park Health Care Center is located a short distance away on Corona Avenue. The rezoning change would allow a building to be constructed, because of the community facility floor area, would allow the health care facility to put a community care facility in the cellar and ground floor of the new building.

Mr. Nelson Tuchman, Chief Executive Officer of the Rego Park Health Care facility also present will explain to the Board the challenges faced by the health care in finding space in the area. This zoning change would enable the facility to produce a productive building which would provide the health care center with a much needed facility community space in the form of a currently contemplated dialysis center.

From the land use map, Mr. Lobel pointed out the R6 district has been in existence since 1961 and also pointed out the location of the existing health care center. Furthermore, other parcels located within this area are 6 to 7-story buildings permitted pursuant to an R6 zoning. Existing R6B are more inclined to residential uses with less floor area. The R6 has a special provision to allow building larger if it is used for a community facility such as this one. The ground floor and cellar would be devoted to approximately 9,000 square feet. The five upper stories would be devoted to residential use. Photos were shown of the surrounding area as well as the development site.

A re-zoning is planned of both lots from an R6B to an R6 which would enable acquisition of the community facility benefit. Also, a text amendment would allow for affordable housing on the site. Pursuant to the 2016 text amendments to the zoning resolution, Mandatory Inclusionary Housing must be offered for any rezoning of this nature. From the 25 residential units created, approximately 6 to 8 of those units pursuant to the requirement would be affordable.

He explained both Option 1 and Option 2.

Option 2 designates the affordability whether or not it is 25% of the residential square footage at AMI or a median income of 60% or 30% of the units at 80% AMI. Those conversation are entered into with the Community Board and Council Member which option is selected and further explained the options and the affordability of the units.

The proposed development is a 6-story mixed use community facility and residential building. The total floor area is approximately 30,000 square feet with a total of 25 dwelling units and Option 1 or Option 2 would dictate the affordability of the units.

Furthermore, the cellar of the building has a community facility space approximately 7,000 square feet, which would solely be used for the community facility usage in connection with the center. The ground floor would have an additional roughly 2,000 to 2,500 square feet for the community facility use with a residential lobby and parking provided as per the application. Depending on the level of affordability, 9 to 10 parking spaces would be required, however, 13 parking spaces will be provided as they do have the lot area on the ground floor; entrance located on Corona Avenue. This is greater parking spaces than what is required.

The second through sixth floor plans were reviewed as well as the layout of the residential units. The units are one bedroom throughout the building. The affordability guidelines and zoning resolutions state there must be certain bedroom mixes to the extent the affordable units must be in the same proportion as the regular units. You cannot call the affordable units studios and one and two bedroom as market rate because all must be in the same proportion. Both the affordable and market rate must have the same size units.

Next, the elevation from Corona Avenue as well as Saultell Avenue was reviewed. A rendering of the building showed it is a six-story building similar to many other buildings. The rendering of the Rego Park Health Center was also noted that it was a 6-story building. The proposed building would match the Rego Park Health Care Center as far as bulk.

Accordingly, Mr. Lobel had noted he already had met with the Board's Land Use Committee.

At this point, Mr. Lobel took questions from the Board.

A Board Member asked how many units on each floor.

Mr. Lobel responded there are five floors roughly five units.

Also asked, "What is affordable?"

Mr. Lobel replied the affordability levels will depend on the conversation with Council Member Francisco Moya. But the range of the affordability 60 or 80 for the one bedroom apartment would be \$1,081 at 60% AMI and \$1,542 at 80% AMI. The affordability in Option 1 would require 10% of the units be at 40% or less would be \$681.00 per month. Of the affordable units' one of the benefits to local Community Boards is there is a 50% preference for residents of Community Board 4.

Accordingly he talked about the income level for affordability which are published by HPD at 60% AMI \$51,240 annual income for a family size of 2.

At 80% AMI income level is \$68,320. The 40% eligibility for Option 1 would decrease the income level to \$34,160.

Another Board Member inquired about the 25 units with 60% of the AMI how many units are affordable.

Mr. Lobel responded six further explaining 25% of the 25 units would be affordable. So that's its 6 units at 60% AMI or 8 units at 80% AMI.

As a result, two or three units would be deeply affordable.

Another Board Member asked how the units are obtained.

In order to preserve the mandatory nature of the inclusionary housing, it is written into the zoning that there is a nonprofit administering agent, said Mr. Lobel. After consultations with the Community Board and Council Member, the agent must be a nonprofit on an approved list from HPD to prevent an owner or developer from self-dealing and assigning the units themselves. As a result, a third party administering agent conducts the lottery. The owner prefers a local nonprofit because they know how to do marketing in the area and to ensure local tenants are filling as many slots as possible.

Board Member Priscilla Carrow asked why a senior or youth center was not considered. In this community, there is no senior center or youth facility.

Mr. Lobel replied upon conversations with Council Member Moya and noted before proceeding this is the first stop in the ULURP process. Next this application proceeds to the Queens Borough President, the City Planning Commission, and finally to the City Council.

He continued the Council Member had to sign off on the application otherwise it will fail.

Mr. Lobel reported while speaking with Council Member Moya it was mentioned there were senior centers that recently closed and there was a shortage of this type of facility for local seniors. Up for discussion is if any of the square footage in this building could be contributed to a senior community space. One of the community facility bonus is the proposed building would have more square footage available for that usage. While it is not a part of the present plans judging from the tone of the Council Member's conversations, he would want to include it.

A Board Member commented the community space is proposed as a dialysis center and it seems a bit self-serving that it is for an organization that is for profit and not serving the needs of the community and no assessments were made with the community for the best use of the space.

Mr. Lobel responded the existing health center has not been able to find any space for a dialysis facility noting there is flexibility in the building envelope as far as square footage is concerned. The application has 9,000 sq. ft. of community facility space, 6,000 sq. feet in the cellar, and 3,000 sq. ft. on the ground floor to the extent there is a reconfiguration of that space and there is additional space added for a community facility space. The request can be accomplished within the building. The Community Board and Council Member's input is welcomed stated Mr. Lobel.

Another Board Member commented without the commitment, she would not feel comfortable approving any re-zoning currently on the table with the only promise being at the minimum amount of affordable housing with whatever option chosen and also the Community Board is included in conversations going forward.

Additionally, Mr. Lobel reported two units would be earmarked for employees of the Rego Park Health Care Center. While there is a minimum amount of affordability, there will be additional units set aside for local employees.

Another Board Member asked about the parking if it was for the community center.

Mr. Lobel replied it is for the residential. Spaces are offered first to the residences, however, if there are any overages they can legally be used as accessory to the community facility space. There would be people from the health care facility coming to this space and drop-offs by ambulette as there is a curb cut so they can exit the vans into the facility, which would help alleviate congestion.

Will any of the units be for homeless families or seniors asked another Board Member.

Mr. Lobel responded currently there are discussions at the City Council earmarking a percentage of affordable units required in the building for homeless housing. They would not be able to earmark those units because they do not control them. Likely, the units would go to a Queens nonprofit who will conduct a random lottery. The only legal preference they can provide is 50% to Community Board 4.

Since there were no further comments or questions, Chair Louis Walker closed the Public Hearing at 7:30 p.m.

The regularly scheduled Board meeting immediately followed.

**COMMUNITY BOARD MEETING**

**DATE: Tuesday, February 11, 2020**

**TIME: 7:30 P.M.**

**PLACE: VFW Post #150  
51-11 108 Street  
Corona, NY**

**COMMUNITY BOARD ATTENDANCE**

**Board Members Attending:**

Louis Walker	Ruby Muhammad
Priscilla Carrow	Sandra Munoz
Lucy Cerezo Scully	Georgina Oliver
David Chong	Alexandra Owens
Lynda Coral	Alexa Ponce
Michelle Dunston	Ashley Reed
Marialena Giampino	Neil Roman
Kristen Gonzalez	Clara Salas
Vincent Laucella	Lucy Schilero
James Lisa	A. Redd Sevilla
Patricia Martin	Alton Derrick Smith
Sylvia Martin	Gregory Spock
Matthew McElroy	Dewan Tarek
Rovenia McGowan	Marcello Testa
Edgar Moya	Rosa Wong

**Board Members Absent:**

Karin Abreu	Rupinder Raj
Chaio-Chung Chen	Oscar Rios
Erica Cruz	Cristian Romero
Aridia Espinal	Fernando Ruiz
Jennifer Gutierrez	Izaida Valcarcel
Salvatore Lombardo	Damian Vargas
Gurdip Singh Narula	Minwen Yang

**ATTENDING:**

Christian Cassagnol, CB4 District Manager  
Richard, CB4 Intern  
Council Member Francisco Moya  
Phiveline Solano, Council Member Francisco Moya's Office  
Joe Nocerino, Queens Borough President's Office  
Kelly Wu, Council Member Daniel Dromm's Office  
Jennifer Diaz, Assembly Member Catalina Cruz's Office  
Lissette Barcia, Assembly Member Jeffrion Aubry's Office

**ATTENDING: (cont'd)**

Michelle Munoz, Senator Jessica Ramos' Office

Michelle Hernandez, Congresswoman Alexandria Ocasio-Cortez's Office

Zachariah Boyer, Public Advocate Jumaane Williams' Office

Andy Toledo, Office of Civic Engagement Commission

Jason Banrey, Deputy Borough Commissioner, NYC Department of Transportation

Craig Chin, Borough Planner, NYC Department of Transportation

Bhavin Patel, Highway Transportation Specialist, NYC Department of Transportation

Catherine Goode, U. S. Census Bureau

Mike Liquori, VFW Post #150

Richard Lobel, Sheldon Lobel PC

Amanda Iannetti, Sheldon Lobel PC

Nelson Tuchman, Rego Park Health Care

Amber Kartalyan, Equity Environmental Engineering

Veronica Ramirez, Museres en Movimiento

Jorge C. Rodriguez

Steven Mayerson

Suraj Jaswal

Jimmy Apostolates

John Mari

**COMMUNITY BOARD MEETING**

**DATE: Tuesday, February 11, 2020**

**TIME: 7:30 P.M.**

**PLACE: VFW POST #150  
51-11 108 Street  
Corona, NY**

I. Chairperson Louis Walker opened the meeting at 7:30 p.m.

II. The Pledge of Allegiance was recited by all.

III. First Vice Chair Marialena Giampino took the attendance. A quorum was present.

IV. **VOTE:** Minutes January 14, 2020

Since there was a technical problem with the transcription of the January 14, 2020 minutes, no minutes were transcribed.

At this point, Chairperson Louis Walker called out if any member of the public would like to speak on the land use application for 110-40 Saultell Avenue Rezoning.

A resident of Saultell Avenue reported currently there are three nursing homes and two hotels within a three block radius of the site. He stated not to allow the zoning change because there is so much there already noting across the street from the site is the Playground for All Children where buses come in all day. He spoke about the traffic congestion and noted the one and three family homes along the three block stretch of Saultell Avenue. The surrounding blocks of Van Doren and Van Cleef Street are three family homes. Accordingly, P. S. 14 is in close proximity to the site, which all contribute to the congestion in the area. For those reasons, he was in opposition of the rezoning application. Too much construction is already in the area.

Another resident spoke of the lack of parking in the area. There is no parking and she is fearful of moving her car because when she returns she cannot park any time. Since new construction is three and four stories high, has the existing sewer system been taken into consideration she questioned.

Since there were no other public speakers, Chair Walker proceeded to the next agenda item.

**V. REPORT OF THE CHAIRPERSON**

No report said Chair Louis Walker.

**VI. REPORT OF THE DISTRICT MANAGER**

District Manager Christian Cassagnol reported the Community Board application deadline has been extended to March 13. The floor was turned over to Joe Nocerino of the Queens Borough President's office who reported March 13 is the new deadline to submit applications. If your name is called, the Borough President's Office does not have your original application; blank applications were on hand. If the application was submitted to your Council Member, please let him know. The following names were called:

- Karen Abreu
- Erica Cruz
- Alexandra Owens (original application given to Council Member Dromm)
- Kristen Gonzalez (original application given to Council Member Dromm)
- Alexa Ponce
- Jennifer Gutierrez
- Gurdip Narula



Oscar Rios  
Dewan Tarek  
Marcello Testa  
Rosa Wong (original application given to Council Member Dromm)  
Damian Vargas

Continuing with his report, District Manager Cassagnol informed the Board we have been working very hard to raise awareness with the census in our community and the Census Committee Chair Kristen Gonzalez and he had a meeting with the Queens Place Mall to bring a workshop/job fair to increase understanding the census in both malls. Since we will be tabling, volunteers are needed to spread the word what the census is all about.

He continued budget season has just ended whereas the Board had submitted testimony. Hoffman Park, which borders Community Boards 4, 5, and 6 had been submitted for funding.

Next as of March 1, a new bag waste reduction law will take effect in New York State. Plastic carryout bags will be banned from distribution, however, canvas shopping bags with the CB4 logo are available at the Board office.

Finally, District Manager spoke about the “Queens Week of Service” February 10-17 in cooperation with the Queens Borough President’s Office to give back to the community. Community Board 4 will be accepting donations for our veterans. Items needed are toothpaste, body lotion, body wash, zippered hoodies, and sweat pants with drawstrings.

## **VII. PUBLIC FORUM**

### *Good and Welfare of the District*

Andy Toledo, who is an employee of a brand new city agency called the Office of Civic Engagement Commission, which was created November 2018. The agency was created by the voters of New York City. In that year, there were three initiatives which were to create the Office of Civic Engagement, place term limits on Community Board members, and reforms on campaign finance.

This agency has four specific charter mandates:

1. Develop and implement the citywide participatory budget
2. Work closely with Community Boards to provide more technical support and trainings
3. Create a citywide engagement strategy throughout the City of New York
4. Implement a poll site interpretation program

January 1, NYCCEC’s Proposed Methodology for the Poll Site report was presented where a public hearing is mandated on that report. The first Public Hearing is scheduled February 18 at 1 Centre Street. The agency wants to hear from as many New Yorkers as possible. This year a presidential election will be held; next year a mayoral election and 30+ City Council elections and three Borough President Elections. Getting to hear from as many New Yorkers on their experience is the overall goal. Log on to the website to read the full report and to provide testimony at [www.nyc.gov/cec](http://www.nyc.gov/cec). For the spring and summer, tours are planned into the neighborhoods as well as listening sessions. Moreover, more work is planned with the veterans’ community, disabilities, LGBTQ communities, and the community education councils. Some neighborhoods are very engaged while others are not. Listening sessions will help to get much input from the communities.

Next, First Vice Chair Marialena Giampino reported since 2018 the Elmhurst History and Cemeteries Preservation Society has advocated for the preservation of the African American Burial Ground in Elmhurst. The Preservation Society applied to a program from the Preservation League of New York State called “Seven to Save”. The Elmhurst History and Cemeteries Preservation Society was selected as one of the seven sites. The NYS program advocates for the history and preservation. The site is one of the three freed African American communities in New York City and she was optimistic to save the Elmhurst site. More details will follow.

Next, Board Member A. Redd Sevilla met with Board Member Michelle Dunston regarding the need for a senior center and youth center in Lefrak City. In Elmhurst, the need is also great for similar facilities.

He spoke about an organization called Queens Power that started in Brooklyn in the 1980’s. A group of people got together to form an organization called East Brooklyn Congregations. This came about because those people were angry about the disrespect and neglect experienced from city government. So they organized and tried to find out one winnable issue that affected so many in Brooklyn. The installation of street signs was the issue focused on. The area was surveyed and counted 2,000 missing street signs. People were gathered together and 100 people were brought to the Department of Transportation (DOT) Commission where the survey was presented. And were able to have the Commissioner meet with them in Brooklyn. As a result, the Commissioner agreed to meet with them in Brooklyn but the Commissioner got lost because there were no street signs, which highlighted the issue even more.

When the Commissioner was brought back in front of 500 people, he was asked will you commit to install the street signs.

Indeed, all the street signs were installed. The question was brought up what else can we do together. Decades later it was announced the creation of 6,000 units of affordable housing in east Brooklyn. Accordingly when Queens found out about the east Brooklyn congregations, they asked to be taught to do the same. Now, churches and nonprofits are learning how to organize. For example, Elm-Cor, Queens Community House and New Life are some of the near 40 organizations that are a part of the group concluding this may be one of the ways we can fight for a senior and youth center.

He announced on February 21 at New Life at 7:00 p.m. Board Member A. Redd Sevilla will host a house meeting and an info. Session will be presented. Also on February 28 there will be a house meeting at 97-15 Horace Harding Exp., Lefrak City. All were invited to attend both meetings. Please RSVP by email to him.

Next, Board Member Ruby Muhammad announced on February 27 from 6:00 p.m. – 9:00 p.m. at the Lefrak City Library, 98-30 57<sup>th</sup> Avenue, Friends of the Library will present Black History Month. Brooklyn Borough President Eric Adams is the keynote speaker. Entertainment and refreshments will be provided.

Subsequently, First Vice Chair Marialena Giampino announced the Elmhurst History and Cemeteries Preservation Society were invited to Neir's Tavern Sunday, February 23, 5:00 p.m. to 8:00 p.m. for a screening of the PBS documentary "The Woman In The Iron Coffin". Presented in honor of Black History Month.

Neir's Tavern is located at 87-48 78 Street, Woodhaven, NY. All were invited to attend this Special Screening!

At this point, Chair Louis Walker closed the Public Forum segment and moved to the Report of the Legislators.

### **VIII. REPORT OF THE LEGISLATORS**

Council Member Francisco Moya reported on recent legislation passed in the City Council today entitled, "The Responsible Driving Act". As pedestrian deaths have increased, not just in our community but also in the entire City of New York. He explained if someone has more than 15 speeding violations in a school zone and more than 5 red light violations the motorist will have to take a responsible driving course. If you do not take the course and ignore the summonses, your vehicle will be confiscated. He explained the importance of ensuring our city and community is safe. Over 700 new speed cameras were added throughout the schools.

Also Council Member Moya reported the City Council is making it a priority to remedy the way our property taxes are calculated. Homeowners, co-op owners pay astronomical amounts in taxes, especially higher taxes in Community Boards 3 and 4. In comparison, he mentioned Park Slope where homes are much more expensive than in our community. We have many seniors and people on fixed incomes where property taxes can reach \$7,000-\$12,000 annually. Those high taxes will force people from their homes or to move out of state or to lose their homes because they cannot pay the high property costs. Immediate action is needed. He spoke about a \$400 rebate which was given to homeowner/coop owners that was not enough. Action is needed to remedy how the calculations are done to determine the property taxes in the various zip codes throughout the City of New York.

All not for profits were reminded before February 18 to apply for funding from the City Council for programming. Funding can range from \$2,000 to \$50,000 depending on your program. Please call Council Member Moya's office or visit the City Council website where you can apply online.

More announcements included:

#### **Free Tax Preparation**

At the Council Member's Office 106-01 Corona Avenue to get your taxes done. Please call for assistance.

#### **Black History Month Celebration – February 21, 2020**

Council Member Moya and Assembly Member Jeff Aubry at Terrace on the Park – 6:30 p.m. – 9:30 p.m.

All invited to attend.

#### **Black History Month – February 28, 2020**

Board Member Priscilla Carrow will be honored at the Langston Hughes Library. All were invited to come and show support.

Before concluding his presentation, he mentioned the plastic bag ban on March 1. Free reusable bags will be given out by his office to the community to comply with the ban. Call the Council Member's office for more information.

At this point, Council Member Moya took questions from the Board.

Chair Walker asked if the plastic ban law applies to everyone.

Council Member Moya responded the supermarkets handing out plastic bags will not give them out free anymore; the customer will be charged. Seniors will not be charged, however, he was unclear about any exclusions and said he would check for more information.

Chair Walker questioned under the Responsible Driving Act would confiscating the cars be challenged in court.

Council Member Moya responded it may but there is a solid basis of why. Many times people on the road are driving with a suspended license, dui's, or have a number of parking violations. The law sends a very strong message because the level of pedestrian deaths and mentioned the death of the 10 year old boy in Lefrak City. A platform is needed that educates not only drivers but also to have enforcement protecting people. Working with the NY Department of Transportation to mitigate traffic signals with times in the pedestrian crosswalks.

Chair Walker brought up the plan where people and traffic would not move at the same time.

Council Member Moya explained the pilot barn dancing. If you are going north or south in a turn, you will wait--you can make the turn but the pedestrian will not have the Walk sign. More details were given.

Board Member Clara Salas asked about SCRIE.

Council Member Moya replied SCRIE is state issued.

Subsequently, the Board Members asked more questions of Council Member Moya before concluding his presentation.

Before concluding Council Member Francisco Moya brought up the recent attack on the police officers who had survived. A strong clear message must be sent that we cannot accept this level of violence and not condone those actions. He commended the men and women in the Police Department who protect us daily.

#### **Senate**

**Charles E. Schumer**

No Report. No representative present.

**Kristen Gilibrand**

No Report. No representative present.

#### **House of Representatives**

**Grace Meng**

No Report. No representative present.

**Alexandria Ocasio-Cortez**

Michelle Hernandez announced the following community announcements:

An upcoming Town Hall is planned Saturday, February 22, at the Louis Armstrong Middle School.

All were encouraged to participate in the Census and many job opportunities are available. Think about the 20/20 Census to be sure we are all counted.

Congresswoman Alexandria Ocasio-Cortez legislation about electric vehicles, called "Electric Vehicles Freedom Act". This is an infrastructure Bill that would create a national network of publicly available electrical vehicle charging stations.

Congresswoman Alexandria Ocasio-Cortez along with several members of Congress unveiled the People's Housing Platform, which is a collective platform that tackles tenants' rights, housing assistance, real estate speculation and public housing construction among other items.

All were invited to the district office at 74-09 37 Avenue with any questions or concerns.

#### **NYS Assembly**

**Brian Barnwell**

No Report. Representative not in attendance.

**Michael DenDekkar**

No Report. Representative not in attendance.

**Jeffrion Aubry**

Lizette Barcia reported a Black History event is planned at Terrace on the Park to honor Board Member Michelle Dunston. To RSVP call Assembly Member Aubry's office at 718-457-3615.

Also, Free Tax Preparation is available every Saturday starting February 15. No appointments necessary. Walk-ins welcomed. However, March 14 the service will not be available.

**Catalina Cruz**

Jennifer Diaz announced upcoming events:

"A Healthy Relationships Workshop" for youth ages 13-24. See flyer in the back for more information.

Next, a "Coffee Talk" is scheduled for Saturday, February 22, in Elmhurst. All were invited to attend to discuss any community concerns. Call the Assemblywoman's office for more information.

Thursday, February 27, a Commercial Lease Assistance Clinic is planned for those businesses who are entering into the lease negotiation process.

Lastly, a meeting on the Queens Bus Network Redesign event will be held March 4 at Elmhurst Hospital. Flyers with more information were in the back.

Chair Louis Walker spoke regarding the Queens Bus Redesign. It should be paid very close attention to because most of the bus lines that currently exist will no longer exist within their routes and numbers will change exclaiming it is quite a redesign.

**NYS Senate**

**Michael Gianaris**

No Report. Representative not in attendance.

Before the next legislative representative presented a report, District Manager Cassagnol stated the Board is slated to hear the MTA's Queens Bus Redesign plan at the March 10, 2020 Community Board meeting.

**Jessica Ramos**

Michelle Munoz, Community Liaison, reported the redesign is being revisited because of much feedback by the community and a more finalized plan will be presented by the MTA in the summer.

Tax Preparation Services are also available on Thursdays and Fridays. Call the office to set an appointment.

Please sign up for their Newsletter. A series of issue based Town Halls is planned such as one already held for the Queens Bus Network Redesign and the impacts of the criminalization of cannabis and sex work in our community. More Town Halls are planned to include education, immigration, and housing. Updates will follow.

**Toby Ann Stavisky**

No Report. Representative not in attendance.

**Office of the Mayor**

No Report. Representative not in attendance.

**NYC Council**

**Daniel Dromm**

Kelly Wu announced:

Thursday, February 27, NYC Information Session in partnership with the NYC Dept. of Education at 6:00 p.m. at I.S. 230 73-10 34 Avenue, Jackson Heights, NY.

Sunday, March 1, a St. Patrick Parade will be held at Skillman Avenue and 47 Street. Start at 12:00 Noon.

City Council Irish Celebration, Wednesday, March 25, 5:30 p.m.-7:30 p.m. at the City Council's Chambers.

The Council Member's office is planning a rain barrel giveaway sometime in the spring. Update will follow.

If you need to meet with an immigration attorney, please call Council Member Dromm's office or if you need other assistance a general attorney is available on Wednesdays; immigration attorney is available on Tuesdays.

### **Queens Borough President's Office**

Joe Nocerino reported:

"Queens Week of Service". Flyers were in the back. If you would like to contribute the needed items for the veterans, please do so.

Black History Month Celebration, February 26, at 6:00 p.m., Queens Borough Hall-Atrium. Hosted by Acting Borough President Sharon Lee and Queens District Attorney Melinda Katz. Refreshments will be served.

Next, he spoke about the Board Member application process. If you dropped off your application to your Council Member, it is good enough. Mr. Nocerino would retrieve the application.

### **NYC Comptroller Scott Stringer**

No Report. Representative not in attendance.

At this point, Lisa Atkins from the Queens Borough President's Office reported the Borough President's Office and the Dept. of Finance on February 27 at Queens Borough Hall will host a Notice of Property Value for all property owners which includes residential to question the assessments. Speak with the Tax Commission, the property tax advocate, and the Dept. of Finance to review tax bills. Meet at 5:00 p.m. at the Helen Marshall Cultural Center at Queens Borough Hall, 120-55 Queens Boulevard, Kew Gardens.

### **NYC Public Advocate Jumaane Williams**

Zachariah Boyer, Queens Borough Liaison for the Public Advocate, reported Thursday, February 13, at 5:30 p.m., a Cash Bash Reform Information Session is scheduled in Long Island City.

Information will be sent out about the Public Advocate's satellite offices opening in Queens.

### **VIII. Report and Vote: Transportation Committee**

- 1. Poyer Street Conversion – Converting Poyer Street from a two-way street to a one-way east bound.*
- 2. To reverse the direction of traffic on 83<sup>rd</sup> Street from 45<sup>th</sup> Avenue to Whitney Avenue and on Whitney Avenue between 83 Street to Broadway.*

Jason Banrey, Deputy Borough Commissioner, NYC Department of Transportation (DOT), and colleagues gave a presentation on the one-way conversion proposal for Poyer Street. He explained this conversion was requested by the Community Board last year and studied by DOT.

An analysis was provided to the Community Board and discussed at the Transportation Committee meeting.

The Department of Transportation's policy regarding a one-way street conversion was given. One way conversions are implemented in the summer. Mainly, this is done because many children attend school and they do not want to add confusion to the school buses. With the change, comes markings and signage changes.

Bhavin Patel, Highway Transportation Specialist, explained his office evaluates street directional changes when it's a two-way to a one-way street; one-way to a two-way street, or changing the direction from one way to another. With the aid of a slide presentation, he gave background information on the request.

Community Board 4 had requested to look at Poyer Street for a possible change in direction. Currently, it is a two way street from Cornish Avenue to Corona/51 Avenue and the street is mainly residential with P. S. 7 located at Cornish and South Railroad Avenue. Existing conditions as far as safety data wise, Poyer Street deserves an extra look for safety. There was one severe injury in the past five years. 50% of the crashes in that corridor are either right angle or side swipes, which is indicative of narrow streets and visibility. Data collected was from 2013-2017 (five years were accessed).

Pointing out the two intersections have all the crashes because of Dongan Avenue. Most of the vehicles on Poyer Street turn left going up toward Broadway and also Corona/51 Avenues which is another access to and from Broadway and Queens Blvd.

The existing network is one-way streets going toward Queens Blvd. and Broadway with the exception of 51 Avenue, which is Two-way. Poyer Street is a two-way to Cornish Avenue which than becomes a one-way towards 51 Avenue for a short block

from south Railroad Avenue. The biggest issue is that the street is too narrow to operate as a two-way whether it is a school bus, a truck or a vehicle there is not enough space for two vehicles to pass. Currently, there is opposing vehicle friction where one vehicle must pull to the side or backup.

Photographs of the site and more description of dangerous situations were presented to the Board.

Another issue at the intersection of Poyer Street and Cornish Avenue, where the school is located it is a head on condition, all vehicles that come up Poyer Street are forced to make a left. He noted it is a heavy pedestrian thoroughfare with the school located there. Any time there is a head on condition, there is always more conflicts for vehicles and pedestrians where all vehicles are forced to turn. The proposal is to continue to have Poyer Street as a one-way going from Cornish to 51 Avenue would eliminate friction with opposing vehicles.

It also helps with streamlining traffic and reducing conflicts: less turns, less conflicts with pedestrians and vehicles. Moreover, it would help with right angles and side swipes because when making a turn the motorist is not looking both ways only the one way, said the agency representative.

Board Member Sandra Munoz agreed with the proposal and stated she could not understand why it was ever a two-way street as she drives by all the time.

The direction for the one-way is the only direction that is viable because traffic coming from Queens Blvd. would have no other place to turn.

Bhavin Patel stated being the school is located at the opposite end, changes are important where students can be dropped off curbside to access the school entrance and not to have to cross the street. Traffic was much less years ago than it is now, he reported.

Board Member Lucy Schilero asked if the neighbors were notified of the proposal for the street conversion.

Bhavin Patel responded no and stated DOT works through the Board. If the Board provides a letter of support, DOT provides Notification to the block residents.

Discussion ensued on the proposed one way street conversion.

Regarding how the request for the one way conversion was initiated, District Manager Cassagnol explained he had received a call from a local resident for the street to be studied. He had also visited the area and noted more was needed and reached out to DOT to look at that street. While the request did come through the Board office, it was forwarded it to DOT for further study.

Jason Banrey stated the Board had a choice--if the Board chooses not to agree, DOT will not proceed with the street conversion.

More discussion ensued.

At this point, Board Member Matthew McElroy made a motion, seconded by Board Member Sandra Munoz, to **approve** the conversion of Poyer Street from a two way street to a one-way eastbound and to perform the work this summer, if possible.

Before the vote was taken, First Vice Chair Marialena Giampino asked if the neighbors can be notified.

Chair Walker responded it would be too late.

Subsequently, First Vice Chair Marialena Giampino recommended a notice be sent out to gather feedback from the area residents.

As a result of the discussion, it was determined a Public Hearing should be held on the one-way Poyer Street conversion.

Accordingly, Chair Louis Walker said the motion on the floor was to approve the street conversion for Poyer Street.

Before the vote was taken, Board Member A. Redd Sevilla asked how the neighbors can be notified.

Chair Walker explained if the neighbors are to be notified, the Board must vote no on the motion and a Public Hearing will be held for the March meeting.

It was brought up if the motion on the floor can be rescinded.

Board Member Matthew McElroy, who initially made the motion, declined commenting the street is too narrow.

A roll call vote was taken. The vote was 11 in favor, 21 opposed, with 2 abstentions. Motion denied.

A Public Hearing will be held March 10 on this proposal. Residents living within a 500' radius of the site will be notified said District Manager Cassagnol and proceeded to explain the difference between a Public Hearing and a Board meeting.

**VIII. Report and Vote: Transportation Committee (continued)**

*2. To reverse the direction of traffic on 83<sup>rd</sup> Street from 45<sup>th</sup> Avenue to Whitney Avenue and on Whitney Avenue between 83 Street to Broadway.*

Richard Lobel, Sheldon Lobel PC, Attorneys at Law, addressed the Board and explained the proposal. The application is for the Renaissance Charter School 2 which is located in Jackson Heights and has been operating for close to 27 years. This would be a second location for the school that would house grades kindergarten through sixth. The current proposal is for a 4-story charter school.

The primary application was brought to the Transportation Committee yesterday. With regard to traffic patterns in the area, a street reversal is requested. The purpose of the request is for dropping students off at the proposed school.

With the aid of a radius map, he said the school is located at the intersection of Whitney Avenue and 83 Street. Currently, the traffic pattern is from Broadway down along the tracks and north meaning children dropped off at the school would be dropped off at the eastern portion of 83 Street. The reversal of the traffic pattern of two one-way streets would result in children being dropped off immediately adjacent to the school. In addition, there would be a benefit of a 10' sidewalk installed along Whitney Avenue so that parents dropping off their children can be dropped off along Whitney Avenue resulting in children walking to the school entrance without being required to cross the street. This is important because along 83 Street there is the back up of commercial stores which there is truck traffic and drop-offs. If this traffic pattern is not reversed, then the drop-offs of the children would take place at the back of the commercial buildings allowing for potential mixed uses and trucks delivering goods while children are exiting the school, creating a dangerous condition.

The NYC Department of Transportation had indicated it would support, to the extent of the Community Board's supports, a change in the reversal of the two directions of those streets in order to accommodate the proposed school.

The floor was turned over to colleague Amanda Iannetti, who reported as part of the analysis that would be done called The Vehicular Level of Service that looks at the existing volumes of vehicles. Cameras were put up at 45 Avenue and Broadway looking at existing volumes while applying the volume of traffic created by the school and to determine if there are any additional measures needed such as signal timings.

The proposed 10' sidewalk on the south side of Whitney Avenue was pointed out along with the area of loading and unloading activities.

Currently, Whitney Avenue and Broadway has a signal, however, the signal and timing changes would be looked at.

Elmhurst Plaza Towers, which was part of a rezoning has parking access on 82 Street with curb cut. More details were presented.

At this point, the Board Members commented and asked questions.

Accordingly, Richard Lobel further explained the school would be located on the site. If the traffic was not reversed, any congestions would be doubled or tripled because buses would have to drop children off and would be stopped for a longer period of time. As a result, children would be crossing and traffic stopped. As proposed, the children would be exiting the right side of the bus and walking into the school. Also, parents can drop the children off on Whitney Avenue.

First Vice Chair Marialena Giampino asked how many parking spaces would be removed.

Amanda Iannetti responded they are still coordinating with School Safety, but approximately five, during school hours-- 7:00 a.m.-4:00 p.m.

Board Member Sandra Munoz asked were the residents and store owners in the community informed about the proposed street conversion.

The community needs to be canvassed and informed about the proposal, she added.

Richard Lobel replied the relevant agencies had asked for a determination by the first week of March. He noted the short time element. Specifically if the Community Board did not approve the street reversal, it would likely revert to the current situation.

Discussion ensued.

Transportation Committee Chair Lynda Coral reported after hearing the presentation on February 10 the Committee **supported** the change to the one-way roadway direction.

At this point, Amanda Iannetti gave a description of the proposed school, the number of buses, and its future enrollment.

Accordingly, Chair Louis Walker called for a vote on the street conversion.

Board Member Matthew McElroy made a motion, seconded by Board Member Lynda Coral to **approve** the reversal of the traffic direction provided the signals at the corner of Broadway and Whitney Avenue are changed to accommodate traffic flow.

By a roll call vote, the Board voted 19 in favor, 4 opposed, with 5 abstentions. Motion passed.

#### **IX. Report And Vote: ULURP/Zoning Committee**

#### ***110-40 Saultell Avenue Rezoning – Amendment to the Zoning Map, Section 10b, by changing from an R6B District to an R6 District Property***

ULURP/Zoning Committee Chair Alton Derrick Smith reported the Committee met on January 28 to discuss the re-zoning application.

The application requests a rezoning from an R6B to an R6 which would allow for more square footage, about 80,000 sq. ft., in exchange for the more square footage, the owner would have the opportunity to build affordable housing and a community facility.

Committee Chair Alton Derrick Smith explained the two options in terms of affordable housing:

Option 1 – 40%

Option 2 – 80%

Option 1 at 40% only allows 2.5 units with incomes averaging 60% AMI-- 6 units at 60% would give an affordable housing range of 1542. The greater number of units would be at 80% which rents would be much higher than 1542.

Some concerns were parking in a very congested area. Also it was brought up with the owner to provide a drop off space for patients. Furthermore, it was discussed the owner provide a copy of his license that shows it can take out patients for the Community room which will be used for dialysis as well as the date and expiration of date of said license. In this way, other patients can use the dialysis facility.

Accordingly, ULURP/Zoning Chair Alton Smith reported he was pleased to hear Council Member Moya will be looking at senior citizen space.

Next, he spoke about affordability. The owner indicated he was concerned about the employees that work at the nursing home. He also owns two family homes on the lot area that will be displaced. The owner indicated he was willing to buy dwelling space for apartments for those working at the facility comparable to the present homes. It was unclear what comparable meant in terms of rent or space or existing housing lived in at the present time.

The Committee raised concerns about the parking and brought up a drop off area where patients could be dropped off.

The ULURP Committee's recommendations were as follows:

A. Option 1 - To approve with conditions at the 60% AMI option

B. Only if the owner provides six fair market rent units for his employees of the Nursing Home apartment that do not exceed 60% of the AMI for five years.

C. The owner to provide a copy of his Nursing home license that shows it can take out patients for the Community Room which will be used for dialysis as well as the date and expiration of date of said license.

Although a motion to **deny** the re-zoning application was made by Board Member Lynda Coral, seconded by Board Member Priscilla Carrow, the vote on the motion was delayed for a discussion on the re-zoning application.

ULURP/Zoning Chair Alton Derrick Smith added the six units would be affordable at 60% AMI for five years.

Next, Board Member Gregory Spock explained how AMI is calculated. It does not represent the area where the affordable housing is built. Created in the 1980's taking in all five boroughs and Rockland and Westchester Counties. The 60%-40% numbers do not reflect the area. He questioned why in a community with large, extended families the proposed building will contain only all one bedroom apartments. It does not serve the community's need.



Next, Board Member Lucy Schilero explained the R6B zoning, noting the flexibility in the R6B zoning and provided an example of housing that was built which she had fought against. The purpose of the R6B is to keep the identity of the community. If we start expanding and noted there is already an excess of tall buildings in our community. We have so many other needs. If the application is approved, more construction will rapidly come. She did not want to deny the application but cautioned to think of the community in the future. Because of the flexibility in the R6B, other neighboring buildings that want the air space may request the same re-zoning.

At this point, First Vice Chair Marialena Giampino said it can be built as of right, but the applicant is requesting a re-zoning.

Next, a Board Member asked about clarification on displacement.

Committee Chair Alton Derrick Smith explained there are two buildings, two/three stories high, currently on the property housing tenants. Those tenants will be displaced when construction begins. The ULURP Committee's recommendation is when the new building is constructed, to allow six units for those families to live in.

Board Member Edgar Moya brought up since these are one bedroom units, how many families can be accommodated?

The response was there was six to eight affordable one bedroom units.

Discussion ensued about the 60% AMI and 40% AMI--Two units at 40% AMI and the remaining units at 60% AMI--a total of six to eight units.

At this point, the motion on the floor was voted on. First Vice Chair Marialena Giampino explained if the vote is yes, you are saying no to the rezoning-- (yes means no).

To clarify, District Manager Cassagnol stated the motion on the floor is to **deny** the re-zoning application, which means the applicant will proceed with the as of right development.

Before the vote was taken, Board Member A. Redd Sevilla stated Mandatory Inclusionary Housing we cannot change.

Option 1 means there will be 25% of the 25 units, which are 6 apartments. Two apartments will be at 40% AMI and 4 apartments will be at 60% AMI (which cannot be changed).

Option 2 gives more units called affordable but none go down to 40% AMI. There are more units but at 60% AMI and 80% AMI. In our neighborhood what is affordable is 40% AMI. The reason why the ULURP/Zoning Committee chose Option 1 is that's the only Option that drops down to families in our neighborhood.

Board Member A. Redd Sevilla stated we cannot address a housing crises then when someone wants to build, we say no. He hoped there would be a conversation with the developers so that there is a future potential. Speaking about the affordable units, the ULURP Committee recommended Option 1 and requested the owner use some of the market rate apartments go down to 40%-60% AMI. Moreover, the ULURP/Zoning Committee requested to increase the number of affordable units. For example, instead of six affordable units, it would be increased to 12 which is 6 units more beyond the mandatory 6 units.

At this point, Council Member Francisco Moya reported there are more than two options, actually four. Disagreeing with Board Member A. Redd Sevilla, the Council Member's concerns were:

Affordability – For a family of four in this community, the AMI is 40%, not 60%. One household is \$40,000 opposed to a family of four at \$60,000+. He agreed more affordable housing is needed, which we do not have in our community and is not comfortable with the proposal. Accordingly, there are issues such as parking and the community facility. Going forward, more conversations are needed, and there are deep concerns on the affordability level and also with the area density. He pointed out 111 Street is very congested and more dialogue is needed. Part of the Council Member's objectives is to fund City Planners for Community Boards to assist with zoning issues. We are not urban planners and more technical support is needed on zoning issues.

Discussion ensued.

Accordingly, the vote was taken. By a roll call vote, the Board voted 0 favor, 25 opposed, with 0 abstentions. Motion to **deny** passed.

## ***X. Committee Reports***

### ***Consumer Affairs***

Committee Chair Alexandra Owens reported the next Committee meeting is scheduled for February 27.

### ***Environmental***

No Report.

### ***Health***

Committee Chair Ashley Reed reported the next Committee meeting is scheduled for February 27 at 6:30 p.m.

A tour of the Express Care at Elmhurst Hospital is planned.

### ***Parks***

Committee Chair Gregory Spock reported the next CAB meeting is planned for February 26, 7:00 p.m.

Present at the Comptroller's Audit of the USTA, he reported the person head of the USTA is now the Chair of the Alliance.

Support is needed and it is important that people attend the CAB meetings and voice their concerns what they want to see in the Park.

If you have concerns, please see Board Member Gregory Spock.

Next, he spoke about establishing The Friends of Hoffman Park. CB4 Intern Richard and District Manager Cassagnol and he had met To discuss planning to establish this group. If anyone had established a Friends group, please see Board Member Gregory Spock.

Finally, the Little Elms Daycare is closing which is the daycare facility in Elmhurst Hospital. He had contacted the Center Director and said many people are concerned over the closing

At this point, Board Member Priscilla Carrow reported years ago she had sat on a committee that decided to have daycare for the staff And to be affordable. But, it is not affordable. Staff at Elmhurst Hospital could not use the daycare because it was unaffordable and the only persons using the daycare was doctors. It created a hardship for the staff and was detrimental to their attendance records. Board Member Priscilla Carrow provided more details, noting initially it was for the staff but never materialized.

Parks Committee Chair Gregory Spock pointed out there are so few daycare centers that exist in our community.

In conversation with the Center Director, she had said if anyone had children within the Center to talk to her and she can extend the rate they were receiving, noting there is also a Center in Long Island City.

### ***Youth***

No Report.

## ***XI. REPORT AND VOTE: Public Safety Committee***

### ***SLA Applications***

CB4 Intern Richard handed out preparedness pocket guides. CERT Queens 3 & 4 also known as Vision 2 had Safe Horizons attend as presenters and reported on a father living at his daughter's college dorm that propositioned the girls there and held them captive. Board Members were encouraged to have Safe Horizons at their meetings. It was a wonderful training session on how to recognize people of all ages who fall victims.

Next, she reported on fire safety specifically overloaded power surges.

More importantly, she pointed out residents do not have a Go Bag ready in case of emergency. Everyone knows about a Go Bag but no one has anything prepared, stressing a Go Bag is vital in an emergency. She cited an incident on 41 Avenue where no one was prepared and no emergency plan was in place.

Next, she spoke about the homeless problem concentrated at Broadway, Elmhurst and Whitney Avenues looking for pocket areas to hang out. The organization Breaking Ground was instrumental in moving the homeless to a safer environment. The drawback is they stay a few days and return to the streets.

Residents had lodged complaints about the homeless using the trains getting off at Elmhurst and Broadway.

Board Member Priscilla Carrow commented Elmhurst Hospital has a trailer 24/7 where the homeless can go. They stay for a short time but then return to the streets.

Graffiti was cleaned since the weather was warm and more areas were cleaned.

At this point, the liquor license application were presented.

Before the applications were discussed, she announced there was no quorum at the committee meeting on February 4.

Each applicant needed to be voted on separately.

### NYS LIQUOR AUTHORITY LICENSES – February 2020

#### ALTERATION APPLICANTS

<u>Establishment's Name</u>	<u>Establishment's Address</u>	<u>Committee Recommendation</u>
7951 Albion LLC Liquor, Wine Beer & Cider Owner was on vacation and unable to attend the meeting. Will reapply next month. Recommendation: No	79-51 Albion Avenue Elmhurst, NY	

#### CORPORATE CHANGE APPLICANTS

<u>Establishment's Name</u>	<u>Establishment's Address</u>	<u>Committee Recommendation</u>
Billiards Sol y Luna Corp. Wine, Beer, Cider Applicant withdrew their application. Recommendation: No	102-02 43 Avenue (Rear) Corona, NY	

Norbu Lingkhas Kitchen Inc. dba Lungta Wine, Beer & Cider Owner did not have corporation documents because the owner was to have a family member join them, but it did not work out. The new proprietor which is a relative will have to come back and do a new application. Recommendation: No	75-16 Broadway Elmhurst, NY	
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Nepali Kitchen Inc. Dbal Himalayan Yak Liquor, Wine, Beer, Cider Owner was present and brought required documentation. Recommendation: Approve	72-20 Roosevelt Avenue Jackson Heights, NY	
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Following the Committee's report, Board Member Priscilla Carrow made a motion, seconded by Board Member James Lisa, to **approve** the Public Safety Committee's report as presented.

By a voice vote, the Board voted 25 in favor, 0 opposed with 0 abstentions. Motion passed.

As there was no further business, Board Member Priscilla Carrow made a motion, seconded by Board Member Clara Salas to adjourn. Meeting adjourned at 9:40 p.m.