



COMMUNITY BOARD # 4Q

Serving: Corona, Corona Heights, Elmhurst, and Newtown

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Donovan Richards
Queens Borough President

Rhonda Binda
Deputy Borough President

Marialena Giampino
Chairperson

Christian Cassagnol
District Manager

May 11, 2021

Board Members Attending:

Marialena Giampino
Chaio-Chung Chen
Andy Chen
Lynda Coral
Lorena Diaz
Michelle Dunston
Ari Espinal
Kristen Gonzalez
Lara Gregory
Deependra Lama
Carol Machulski
Sunil Mahat
Patricia Martin
Sylvia Martin
Matthew McElroy
Rovenia McGowan
Jose Morillo
Ruby Muhammad

Sandra Munoz
Gurdip Singh Narula
G. Oliver
Georgina Oliver
Shrima Pandey
Purushottam Panthee
Alexa Ponce
Lindsay Quartini
Ashley Reed
Clara Salas
Lucy Schilero
Urgen Sherpa
Gregory Spock
Dewan Tarek
Marcello Testa
Louis Walker
Yilin Wang
Minwen Yang

Board Members Absent:

Leeanne G-Bowley
Vincent Laucella
James Lisa
Salvatore Lombardo
Edgar Moya
Alexandra Owens
Brian Ramirez

Oscar Rios
Cristian Romero
A. Redd Sevilla
Alton Derrick Smith
Dechen Tsering
May Yu

ATTENDING:

Christian Cassagnol, CB4 District Manager
Margaret Silletti, CB4 Community Coordinator
Christina Long, CB4 Community Assistant
Michelle Hernandez, Congresswoman Alexandria Ocasio-Cortez's Office
Assembly Member Jessica Gonzalez-Rojas
Council Member Francisco Moya
Council Member Robert Holden
Kelly Wu, Council Member Daniel Dromm's Office
Katherine Brezler, Queens Borough President's Office
James Mongeluzo, NYC Comptroller Scott Stringer's Office
Larinda Hooks, Director of Senior Services, Elmcot Senior Center
Lee Boyes, Director Program Facilities Design & Construction Management NYC Dept. for the Aging
Lefrak Senior Center
Kathi Ko, City Planner NYC Dept. of City Planning
Howard Levine – MTA
Aaron Werner for the Lefrak City Senior Center

NOTE: During the Board's virtual meetings, it may be difficult to determine Board Members, legislator representatives or guests who were present if they were not actively engaged or participating in dialogue or visually seen. Please notify the Board office if you were in attendance at any meeting and not marked present.

COMMUNITY BOARD MEETING

DATE: Tuesday, May 11, 2021

TIME: 7:00 P.M.

Place: Outline via Zoom

I. Call to Order

Chairperson Marialena Giampino opened the meeting at 7:05 p.m.

II. Vote on Minutes April 13, 2021

Board Member Clara Salas made a motion, seconded by Board Member Gurdip Singh Narula, to **approve** the minutes. Motion passed.

Correction: Board Member Lynda Coral and Board Member James Lisa were present at the April 13 Community Board meeting, but marked absent.

III. Chairperson's Report

Chairperson Marialena Giampino reported a letter from the Executive Committee of the Board was sent to Borough President Donovan Richards for more clarification on member appointments and a meeting with him is set for some time next week.

Last night, Chairperson Marialena Giampino had attended the virtual Borough Board meeting at Borough Hall and Phase 1 of the Willets Point property was approved by the Queens Council Members present.

Next, the Elmhurst History and Cemeteries Preservation Society had notified all its supporters, including Community Board 4, about the land marking of the Janta House. It is a historical and cultural site not only for Polish Americans but also for Jewish Americans and exemplifies racial justice and equality. Link in the chat and also to sign the petition.

IV. District Manager's Report

District Manager Christian Cassagnol reported on scheduling a one on one orientation with new Board Members. Since Borough Hall had also scheduled training, the Board's orientation will be at a later date. Reach out to the District Manager for any concerns or questions at all times.

Next, he reported all Community Board Members should have received an EEOP policy. It is very important the receipt is signed and returned to the Board office as soon as possible. It is a mandated requirement and the receipt returned to Borough Hall. Let the Board office know to send you a copy of the receipt. We will include a self-addressed, stamped envelope.

Subsequently, the District Manager read the following statement from John Wang of the Queens Night Market:

Dear CB4,

"Apologies that I might not make tonight's meeting, I wanted to let you know we got approval from the NYS NYC and Parks last week to reopen the Queens Night Market at a somewhat reduced capacity. We need one or two more stakeholders to give us the green light before we are finally able to settle on an opening date.

We hope to be able to announce that in the next week.

Thanks for everything and hope to see you all soon when the Queens Night Market is finally able to open".

The following statement about Healing Queens was also read:

“In times of transition, loss, disconnection, and loneliness, ritual offers transformative power. It can provide a language for expression, help build stability, and serve an integrating force in community.” Holly Nelson-Becker PHD, LCSW and Kimberly Sangster LCSW.

Since June 2020, I’ve volunteered weekly distributing food in the Queens community with the office of Assembly Member Catalina Cruz and others. During this time my neighbors and I have experienced a haze of loss and grief due to the pandemic. I want to bring five free performances of fire rituals to my Queens neighborhood to cleanse and heal ourselves from the pandemic’s effects. Each event will be filmed for an installation that encapsulates those healings so that they can be experienced by many more members of the community.

The Hindu Yajna fire ritual is a great example of what I have in mind. And given the rich multiculturalism of Queens, there are many other ritual traditions that would also be potentially effective in this effort. These include Tibetan, Native American, Mayan, and Shamanic.

During the Yajna the leader sits at an altar tending fire with herbs, flowers, and Sanskrit chanting. The rhythmic flow of mantras, mesmerizing movement of fire, and scents wafting into the air draws everyone present into a meditative state where the vibrations of these combined elements bless and purify.

The final installation consists of three white walls, for video playback, surrounding a clear glass vessel containing the ashes from each ritual. Underneath each video 500 candles in votive holders on stands will be ablaze. Every person involved in the events or installation will have a tangible relationship with fire and its potential healing”.

Next, a statement from Mario Matos Jr., Maspeth High School was read:

Greetings,

“We hope that when you read this message you, your family, and loved ones are safe healthy and most importantly vaccinated. During April and May our school community has been actively engaged in blended learning in a google platform classroom. Students engage with teachers on a daily basis both in person and via zoom. Departments collaborate virtually and administration continually supplies support and guidance to all educational matters.

In addition to a daily updates, announcements provided by faculty and support staff, Maspeth High School Guidance Department continues to actively reach out to:

Provide information regarding vaccine availability

Ensure students are actively engaged in remote learning daily, and

Be available to support students and families with emotional and academic concerns

Our Senior Class of 2020-21 will take part in a Live, socially distanced Commencement Ceremony on June 21 on the Great Lawn of St. John’s University.

Lastly, our Maspeth Makes a Difference Club has been recognized for its community cleanup and graffiti removal efforts both in local newspapers and personally by Assemblyman Brian Barnwell

One final note, the Covid-19 pandemic has affected Queens at the heart where many of our school families reside. Our school community extends its utmost gratitude and appreciation to all essential workers providing sorely needed services during this year-long crisis.

Visit the website at www.mhs.nyc daily for news and updates”.

Information was presented from the New York Council on Problem Gambling. The District Manager urged all to share this info with anyone who may have gambling issues.

In conclusion, the District Manager spoke about upcoming events. Earth Day was very successful and at the end of the month, tentatively for May 22 rain date May 23, an art camp is planned. Specifically, on site at Louise Simeone Park children will collaborate with the local community garden that allocated a small plant bed for planting. The children will begin the art therapy session at Louis Simeone Park and subsequently take their art projects and plants to be planted at the local community garden. In remembrance of someone lost due to Covid-19, plants can be placed in his/her honor.

V. Open Session #1

At this point, the Board went into Open Session #1, which also included attendance, Chair Marialena Giampino called on the following Board Members:

Chaio-Chung Chen – In attendance

Andy Chen – In attendance

Lynda Coral – In attendance

Lorena Diaz – In attendance

Michelle Dunston – In attendance

Ari Espinal – In attendance

Leeanne G-Bowley – Not in attendance

Marialena Giampino – In attendance

Kristen Gonzalez – In attendance

Lara Gregory – In attendance

She reported on a hate crime in Sunnyside. It may be time to set up a committee within our Community Board on this offense.

Deependra Lama – In attendance

Vincent Laucella – Not in attendance

James Lisa – Not in attendance

Salvatore Lombardo – Not in attendance

Carol Machulski – In attendance

Board Member Carol Machulski announced her new position on the Queens Borough President's Solid Waste Committee. She could not attend the scheduled meeting because of an electrical black out which lasted eight hours.

Sunil Mahat – In attendance

Patricia Martin – In attendance

Sylvia Martin – In attendance

Matthew McElroy – In attendance

Rovenia McGowan – In attendance

Jose Morillo – In attendance

Edgar Moya – Not in attendance

Ruby Muhammad – In attendance

Sandra Munoz – In attendance

Gurdip Singh Narula – In attendance

Mentioned eight workers killed at Indianapolis FedEx site and suggested a moment of silence for those victims.

G. Oliver – In attendance

Georgina Oliver – In attendance

Alexandra Owens – Not in attendance

Shrima Pandey – In attendance

Purushottam Panthee – In attendance

Alexa Ponce – In attendance

Lindsay Quartini – In attendance

Brian Ramirez – Not in attendance

Ashely Reed – In attendance

Oscar Rios – Not in attendance

Cristian Romero – Not in attendance

Clara Salas – In attendance

Lucy Schilero – In attendance

Stated she lost two family members and a close friend who received the COVID-19 vaccine but still contracted the virus, which could be the variant strain. She advised all to wear the masks, wash hands, and continue to follow the CDC guidelines.

A. Redd Sevilla – Not in attendance

Urgen Sherpa – In attendance

Alton Derrick Smith – Not in attendance

Gregory Spock – In attendance

Dewan Tarek – In attendance

Reported on the Times Square shooting on May 8 and spoke about the criminal justice system.

Marcelo Testa – In attendance

Dechen Tsering – Not in attendance

Lou Walker – In attendance

Yilin Wang – In attendance

Reported on an assault of her friend's 15 year old son who was attacked by five youths. Three youths have been apprehended but the other two youths have not been arrested. This is a hate crime.

April 23, a homeless man was killed in the Grand Avenue subway station. No details on the victim. More information was provided. Homelessness needs to be addressed. She had observed a homeless Chinese person in the Grand Avenue subway station and hoped he was not the victim.

Minwen Yang – In attendance

May Yu – Not in attendance

VI. Report from Elected Officials

--Federal

--State

--City

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 reported the office held a virtual Town Hall on April 23 to discuss the Green New Deal and the FEMA funeral assistance program.

The Restaurant Revitalization Fund was reopened May 3. The program will provide restaurants and other eligible businesses with funding equal to their pre-pandemic revenue losses up to \$10 million per business. Next, she reported the new Child Care Tax Credit which is part of the American Rescue plan. The new child tax credit raises the \$2,000 per child to a maximum of \$3,600. The first payments are expected to go out July 2021 and administered on a monthly basis until December 2021. April 2022 the second half will be given out. Additional information shared via the chat.

NYS Assembly

Brian Barnwell

No report. No representative present.

At this point, Assembly Member Jessica Gonzalez-Rojas reported on the 89 Street fire in Jackson Heights and said there is a GoFundMe to help support those in need. Her office is working very closely with the tenants association to help those families impacted.

Two upcoming events are a webinar including an education debt consumer assistance program and student loans including hands on strategies Thursday, May 13, at 6:00 p.m.

Also, Assembly Member Jessica Gonzalez-Rojas is hosting a paper shredding event planning to do one event in each neighborhood of the district. This event will be held at the Jackson Heights Farmers Market Sunday, May 16, from 10:00 a.m. to 2:00 p.m. Bring any papers for shredding for free.

Subsequently, the Assembly Member spoke about CUNY and SUNY students are now required to be vaccinated for the upcoming fall semester. Vaccines can now be acquired without an appointment, mentioning pharmacies in the neighborhood will also have the vaccine. There is also a 1-800 number for homebound New Yorkers unable to get out for the vaccine.

Lastly, Assembly Member Jessica Gonzalez-Rojas' office is located at the Jackson Heights Shopping Center, 31 Avenue & 77 Street, E. Elmhurst and is accessible by email and phone. Languages spoken are English, Spanish and Bengali.

Jeffrion Aubry

No report. No representative present.

Catalina Cruz

No report. No representative present.

NYS Senate

Michael Gianaris

No report. No representative present.

Jessica Ramos

Mary reported the office has moved to 74-09 37 Avenue, Suite 302, Jackson Heights, NY. Constituents are requested to make appointments before coming to the office. The office phone number is 718-205-3881.

Toby Ann Stavisky

No report. No representative present.

NYC Mayor's Office

No report. No representative present.

NYC Council
Francisco Moya

Council Member Francisco Moya reported Saturday, May 15, is the Pet Vaccination and Microchip Event at 10:00 a.m. at the Council Member's office at 106-01 Corona Avenue. Berenice will put information into in the chat. Free pet food will be given away for those who need it. It is on a first come first serve basis.

Also, the Council Member is advocating for vaccinations throughout the district. This week the mobile vaccination van will be at Corona Plaza and Our Lady of Sorrows. The Corona Plaza dates are Wednesday through Sunday to distribute the Johnson & Johnson vaccine. Our Lady of Sorrows dates are Monday through Wednesday, and at Elmhurst Hospital dates are Monday through Saturday, and at the First Baptist Church in East Elmhurst, although outside of the CB4's district, residents are accepted from the local community until next Wednesday.

Next, Council Member Moya addressed the needs of the neighborhoods, especially with garbage overflow and reported he did a ride-along with the Department of Sanitation members throughout the route along Northern Boulevard between 114 Street and Junction Boulevard, where he had sponsored the litter baskets. It is not an easy job and Sanitation workers should be commended, mentioning metal containers weighing 33 pounds empty, with an overflow added for pickup, is a difficult job.

The Council Member also talked to residents and business owners along the route to ensure they keep their areas clean in an effort to prioritize areas hardest hit by the pandemic with garbage issues compounded by budget cuts. More money is being invested in garbage collection program and brought back into this year's budget for seven day a week pickup and he is continuing to work with different organizations on cleanups and graffiti removal also mentioning work done by the Long Island Railroad/102 Street and National Street by PS110.

Council Member Moya's office is open to everyone and thanked the Board for its interest and support in the community noting members serve on a volunteer basis. All links shared in the chat.

Daniel Dromm

Kelly Wu announced the Council Member's office was able to help the victims of the 89 Street fire in partnership with a nonprofit organization called Helen Keller International to provide free eye exams and eyeglasses for 95 victims.

Upcoming events:

Monday, May 24, Council Member Dromm's office will host a virtual event, 6:00 p.m.-7:00 p.m.

Wednesday, June 9 – A Know Your Rights Town Hall with the Mayor's Office of Immigrant Affairs. The meeting will be in English but Mandarin translation is offered from 6:00 p.m.-7:00 p.m.

Lastly, the Council Member's Office provides free legal service virtually and by phone or zoom call. Call the office at 718-803-6373 for assistance.

Office of the Queens Borough President

Deputy Director Kat Brezler addressed Board Member Carol Machulski's statement about the internet interruption caused by a blackout thereby causing her to not attend a meeting.

Deputy Director Kat Brezler said she would not be penalized.

Next, Deputy Director Kat Brezler mentioned the letters Board Members received in the mail were an appraisal of the code of conduct. Much new information is coming through the administration. Three absences in six months begin in April, meaning three consecutive absences from April going forward. The reminder of previous absences was to bring it to the forefront that attendance is crucial.

Lastly, she reminded all about the Bicycle Jamboree this weekend. Please contact her if there are any questions about upcoming trainings or absences.

Queens District Attorney Melinda Katz

No report. No representative present.

NYC Comptroller Scott Stringer

James Mongeluzo announced the Comptroller's Office recently conducted an investigation about the city's attempt to purchase 130 ventilators from Global Medical Supply Group LLC in the earlier part of the pandemic last year. The city was unable to acquire the ventilators and had paid \$1.86 million that cannot be recouped. It is a case of fraud as the company was not legitimate and did not have the ventilators nor have the ability to acquire the ventilators. Mayor DeBlasio had suspended the city's procurement rules which allowed the deception. Normally, the Comptroller's Office would have a role in the procurement procedures and have some oversight with the city contracts. Because of the suspension during the pandemic, which was to expedite the ability to purchase needed goods, there was not enough due diligence. As a result, the money spent was lost and no ventilators acquired. The total suspension was not necessary for as long as it was on the procurement procedures because there were no oversight procedures in place. A report was given with the Comptroller's recommendations.

Moreover, the Comptroller's Office issued an analysis of minority and women's business enterprises. The analyses showed of those surveyed a large portion were forced to lay off or furlough employees during the pandemic. However there is much positive news as well. In June, a survey done of 500 businesses certified with the city as M/WBE's 85% believed they could not last for six more months, however, 95% survived up until now. Although many of those businesses felt they would not have been able to survive six more months if conditions persist. Additionally, 34% of the business certified with the city attempted to get a city contract were able to receive one of the minority women business enterprises. Moreover, a large portion were unaware of various programs that were available to keep their businesses afloat or to allow them not to furlough employees. A large percentage of those that did apply for Federal aid were unable to get it. However, of those that were certified with the city as M/WBE vendors the majority that filed for government relief, 78%, 88% did receive help. Businesses not as connected as those that do have certification from the city were unable to receive assistance. There is a need for city government to let businesses know that there are other programs available. Contact James Mongeluzo for assistance at 646-689-6509. All information in the chat.

NYC Public Advocate Jumaane Williams

No report. No representative present.

At this point, Council Member Robert Holden representing District 30 spoke about the implementation of alternate side parking on 57 Avenue between 74 Street and 80 Street.

Council Member Holden reported 57 Avenue is actually in Council Member Daniel Dromm's district, but he had agreed this area needed attention. The area is located behind Elmhurst Park, along the Long Island Expressway. This area is a daily dumping ground and is a lonely section.

The Council Member had discussions with the Department of Sanitation pre-pandemic and it was recommended alternate side parking implemented. The reasoning being the only people that park there at night are trucks that should not be parking there. They are commercial vehicles and should not be parked on a residential street resulting in Police issuing tickets. If alternate side parking were created, the Department of Sanitation has agreed to sweep during the early morning hours from midnight to 3:00 a.m.

He pointed out teachers at Maspeth High School Park during the day therefore the change would not create a problem.

Midnight to 3:00 a.m. no parking on one side/alternate side when the sweepers would come through. Not only would the change solve the dumping and littering problems but also the parking of commercial vehicles. The Department of Sanitation was acknowledged for agreeing to the plan as it is more work for them.

Council Member Holden said the Board's Transportation Committee had previously discussed the request.

At this point, District Manager Christian Cassagnol reported the Transportation Committee did meet on this request and had several questions. A couple of comments were posted on Facebook and newspaper articles received several years ago referenced the problem. The request did come to the Board pre-pandemic and was not acted upon. Recently, the proposal was brought back for discussion.

Subsequently, District Manager Cassagnol turned the floor over to Transportation Committee Chair Matt McElroy who reported at the Committee meeting the members did not take a vote because there were some questions and the proposal was referred to the general Community Board meeting.

Subsequently, Transportation Committee Chair Matt McElroy directed committee member Lynda Coral to present her questions to Council Member Robert Holden.

Currently, is that area a No Parking zone and is the request to change it to alternate side parking, asked Board Member Lynda Coral.

No, responded Council Member Holden. There is parking 24/7 and the Department of Sanitation has preferences when they can bring the sweeper through. Parking would alternate one day on each side. If more is needed, it could possibly be added with the Department of Transportation's consent.

Next, Transportation Committee member Lynda Coral asked if Sanitation has committed to cleaning the alternate side of the street. Cars will continue to park ignoring the regulations. Furthermore, does Sanitation have the ability to issue summonses to vehicles parked. Frequently, the Department of Sanitation drives around vehicles parked there.

Council Member Holden responded he drives by the site every day, has the 311 app and is Chair of the Committee on Technology. Improvements to 311 are underway. You can now send photos along with parking violations. He had reported illegal parking and illegal dumping many times and mentioned the addition of a camera at the site. This area can be improved greatly, noting dumping occurs nightly. He described the site is a long stretch with no homes with a factory, the connecting railroad, the Long Island Expressway and Elmhurst Park.

Transportation Committee member Lynda Coral stated when the 311 app was used in her area, it did not work. Complaints are closed without any explanation or action which is a frustration for the community. A discussion on adding a camera as an alternate solution ensued and she agreed a camera would be a good option.

Council Member Holden responded the Department of Sanitation cannot use the camera to issue summonses according to the law and noted regulations must be changed.

Call Council Member Holden's office or your local Council Member if you are not getting a response from the Police on a submitted complaint.

Council Member Holden had submitted Bills where agencies would have to provide an explanation on the complaint. For example if police did not have enough personnel to address the complaint, they would have to state it.

Transportation Committee Chair Matt McElroy said the Committee did not make a recommendation on the request but directed it to the full Board for a vote.

At this point, Chair Marialena Giampino called for a motion for Alternate Side Parking in this area.

Board Member Lucy Schilero made a motion, seconded by Board Member Clara Salas, to **support** Council Member Robert Holden's request and added the residents of 57th Avenue should be notified in advance of the ASP change and that it will be enforced.

Before the vote was taken, Board Member Gregory Spock asked who is doing the dumping--businesses or residents?

Council Member Holden responded contractors dumping construction debris, bathroom fixtures, couches etc. and gave an example about a tremendous amount of flowers recently dumped. Everything and anything is dumped at any time.

By implementing this change, it will produce more activity through the area and get the sweepers through, and ultimately Sanitation Enforcement will be alerted to clean up the whole area.

Board Member Gurdip Singh Narula asked if cameras can be installed.

Council Member Holden answered cameras are expensive at \$35,000, but if needed the Council Member will try to acquire them. Currently, the law states the agency has to witness the dumping. Cameras do not stand up in court. However, a resident can file a complaint if the license plate number is given.

Discussion ensued.

Subsequently, Chair Marialena Giampino called for a vote on the motion. A roll call vote was not taken. Since there were no objections or abstentions noted, the motion unanimously had passed. The vote was 36 in favor, 0 opposed, with 0 abstentions.

VII. Discussion & Vote: Bylaws Committee

Proposed Changes to CB4Q Bylaws

Board Chair Marialena Giampino reported the Bylaws Committee met Chaired by Chaio-Chung Chen and proposed the current changes. If the Board had any comments about the proposed changes, please present them now.

Board Member Carol Machulski said in Article 7 Item 2 discussing the Nominating Committee: Suggested after "Three members" insert the phrase "who have served on the Board for a minimum of one year"?

Board Member Machulski felt the nominee should have some knowledge to make an informed decision of who fellow Board members are as to who may qualify for certain Board positions.

The remainder of the changes are grammatical and are in the descriptions of the scope of the Environmental and Health and Human Services Committees.

For the Environmental Committee, the insertion of a hyphen between the words sanitary and related, and substituting a comma for the colon.

For the Health and Human Services Committee *inserting a hyphen between services and related, and substituting a comma for the colon after "not limited to"*.

Board Chair Marialena Giampino said the Bylaws Committee changed another Article in the Bylaws (Article 8 Item 5) about having served a minimum of one year prior to their appointment as Chair of a committee so the suggestion would correlate along the same lines.

Subsequently, Board Member Carol Machulski mentioned grammatical changes to the Bylaws.

Board Chair Marialena said grammatical changes can be done. Simple, specific grammar wording can be changed.

Board Chair Marialena Giampino said if the Bylaws are approved, the grammar changes will be made.

Next, Board Member Carol Machulski asked do EMT's fall under the Public Safety and Homeland Security Committee's jurisdiction.

Board Chair Marialena Giampino said the EMT's would fall under the Public Safety Committee.

Parliamentarian Louis Walker said the EMTs are part of the Fire Department's umbrella.

Next, Board Member Georgina Oliver suggested a change to Article 7 Item 4 to read *his/her* choosing instead of *his* and change other Bylaw areas to read same.

Following Board Member Lara Gregory inquired about the Bylaw changes as a result of the pandemic. After the pandemic, will it hold any more?

Board Chair Marialena Giampino reported former Chair Louis Walker made those changes because the Board could not perform its duties as if the Board was meeting in person. Those changes in red print were already approved. Once the Board meets in person again, those red areas will be removed and revert back to how it was before as noted in blue print.

Next, Board Member Lara Gregory inquired Article 7 in red when the pandemic ends, is it going to be effective any more. Currently, Article 7 is a very transparent process so that the amendments severely modifies such transparency.

Chair Marialena Giampino responded the bylaw changes were made because of the pandemic, but before the pandemic the Board had in person meetings. Whenever Borough Hall decides the Board will not be meeting virtually, those items will be removed. It has nothing to do when the pandemic ends but rather when the Board will meet in person.

Board Member Lara Gregory asked about Article 7 if the Board meets virtually.

Chair Marialena Giampino responded there were certain protocols in the bylaws that were strictly for in person meetings which cannot be carried out virtually.

Discussion ensued about Article 7 Item 2. Former Board Chair Louis Walker provided an explanation.

At this point, Chair Marialena Giampino reiterated the red print was approved last year and currently the new proposed amendment changes are in black print.

Before the vote on the proposed amendments to the Bylaws was taken, Board Member Lucy Schilero brought up the EMT's fall under the Health Committee.

Board Chair Marialena Giampino commented it can be added under the Health Committee.

However, District Manager Christian Cassagnol said if all city agencies are noted under each specific committee, many agencies would have to be listed. Hence, the wording "*including but not limited to*" was inserted to compensate.

Then, Board Member Lara Gregory made a motion, seconded by Board Member Ruby Muhammad, to **table** the proposed amendments since there was no transparency what should be looked at.

Board Member Sandra Munoz did not agree with the motion on the floor because unless the red print means something different the Bylaws do state *All Temporary Changes Are Made in Red. The Following Bylaw Changes Will Automatically End When The Pandemic Emergency Ends.* The Bylaws do show what has been crossed out and what has been added and she felt it was clear enough. However, Board Member Sandra Munoz did not object to the Bylaws being tabled and does not see how it was not clear.

Before the vote, Board Chair Marialena Giampino explained the Executive Committee reviewed some of the amendments in the bylaws that needed clarification. Not too much was done as you can see by the black print. Changes that were done in the past are in the blue print. The red print was already approved by the Board which does not affect the current bylaw amendments tonight.

Also, the proposed changes were reviewed by the Bylaw Committee which is not a standing committee, but formed as needed. Five people served on the committee and approved those changes.

District Manager Christian Cassagnol commented if the dialogue is on the re-naming the Consumer Affairs Committee/Postal Committee to the Consumer Affairs and Economic Development Committee and adding “including but not limited to” under each committee heading, the Board is tabling because nothing else is on the floor for discussion.

If the need is to table for another month to discuss those items, that’s acceptable. However the Board is not voting on the changes that are in red which were previously voted on. Incidentally the Consumer Affairs Committee had requested the name change because it was handling economic development matters. If it were tabled, it would be to only discuss those two amendments.

More discussion ensued.

At this point, Board Member Louis Walker made a motion, seconded by Board Member Georgina Oliver, to amend the previous motion to table the Bylaws for the next meeting and a vote taken now on the two small Bylaw changes presented explained by the District Manager.

Board Chair Marialena Giampino called for a roll call vote which is to **approve** the amendment to the motion made on the floor.

Board Chair Marialena Giampino called on the following Board Members:

Chaio-Chung Chen – Yes

Andy Chen – No response

Board Member Lynda Coral brought up is the vote to approve to amend the original motion made?

Board Chair Marialena Giampino explained the vote taken is to approve the new motion on the floor to approve the Bylaw amendments with the changes of grammatical errors, adding “including but not limited to” under the Committee’s scope of jurisdiction, and the Consumer Affairs Committee’s name change.

Board Members asked what happened to the first motion.

Board Member Louis Walker explained the vote is to approve the additional change to the original motion not total changes as this cannot be done. The vote is either to table it or change it to look at those areas mentioned.

Discussion ensued.

At this point, Chair Marialena Giampino resumed the roll call:

Lynda Coral – No
Lorena Diaz - Yes
Michelle Dunston – Yes
Ari Espinal – Yes
Leeanne G- Bowley – Not in attendance
Marialena Giampino – Yes
Kristen Gonzalez – Yes
Lara Gregory – No
Deependra Lama – Not in attendance
Vincent Laucella – Not in attendance
James Lisa – Not in attendance
Salvatore Lombardo – Not in attendance
Carol Machulski – Yes
Sunil Mahat – Yes
Patricia Martin – Yes
Sylvia Martin - Yes
Matt McElroy – Yes
Rovenia McGowan – Yes
Jose Morillo – Yes
Edgar Moya – Not in attendance
Ruby Muhammad – Yes
Sandra Munoz – Yes
Gurdip Singh Narula – Yes
G. Oliver – Yes
Georgina Oliver – Yes
Alexandra Owens – Not in attendance
Shrima Pandey – Yes
Purushottam Panthee – Yes
Alexa Ponce – No response
Lindsay Quartini – Yes
Brian Ramirez – No response
Ashley Reed – Yes
Oscar Rios – Not in attendance
Cristian Romero – Not in attendance
Clara Salas – Yes
Lucy Schilero – Yes
A. Redd Sevilla – Not in attendance
Urgen Sherpa – No response
Alton Derrick Smith – Not in attendance
Gregory Spock – No
Dewan Tarek – Yes
Marcello Testa – Yes
Dechen Tsering – Not in attendance
Louis Walker – Yes
Yilin Wang – Yes
Minwen Yang – Yes
May Yu – Not in attendance

Board Chair Marialena Giampino announced the vote was 29 in favor, 4 opposed, with 0 abstentions. Motion passed. An updated set of Bylaws will be sent to the Board Members.

Board Member Louis Walker stated if anyone would like any part of the Bylaws reviewed, it can be requested at the next meeting.

Board Member Sandra Munoz suggested the added approved amendments should be put in red and just have the two colors.

VIII. Public Safety and Homeland Security Committee

State Liquor Authority Applications

Committee Chair Lucy Schilero reported the Committee met May 4 with a quorum present. A committee co-chair and someone to take minutes was needed. By a unanimous vote, Committee Member Georgina Oliver was selected as the committee's co-chair and she will also take the minutes of the meetings.

Committee Chair Lucy Schilero noted Board Members Michelle Dunston and Chaio-Chung Chen were present and a Police Officer from the 110 Precinct and the liquor license applicants.

Next, Committee Chair Lucy Schilero reported on the person that was killed at the Grand Avenue subway station. The person was male but it is unclear if he was homeless. He was stabbed in the chest and died at Elmhurst Hospital. A video captured the crime but not many details have been released as next of kin needed to be notified. The crime is still under investigation.

Also, Committee Chair Lucy Schilero asked the Police Officer present to give a list of the gangs that are active in the Community Board. However, he must seek permission to comply.

Next, the Committee Chair reported on the 89 Street/37 Avenue fire. The CERT Team was put on standby because the buildings were so dangerous and the Team was not allowed to walk up the stairs into the apartments while repairs were being done. Many of the neighbors and residents of the building did help the American Red Cross and the work the CERT Team would have performed was done by some of the people removed from the buildings. An extension was granted for those affected to stay in the hotels and afterward more permanent housing was being sought. Please give to the GoFundMe she urged.

Following, Committee Chair Lucy Schilero reported on the Asian hate crimes throughout city.

Board Member Chaio-Chung Chen asked for a current update in Community Board 4.

Fortunately, there is nothing serious to report in our community, said the Committee Chair.

Committee Member Georgina Oliver had inquired about the fire at Lefrak City. A report was received by Board Member Michelle Dunston noting the fire occurred April 28, 2021 and started with a cigarette butt flicked onto the terrace and affected the neighboring apartments at 98-15 Horace Harding Expressway.

Council Member Francisco Moya and Board Member Michelle Dunston did a wellness check on other tenants in the area. Also, a GoFundMe was set up for the families affected by the fire and \$11,000 was collected.

At this point, the liquor license applications were presented. The majority of the applications were approved, however, K's Cafeteria was not approved because they did not attend the meeting. She was optimistic they will attend the next meeting and explained it is not a no vote as the SLA usually issues the license. No reported serious incidents at the establishment.

NYS LIQUOR AUTHORITY LICENSES
MAY 2021

NEW APPLICANTS

<u>Establishment's Name</u>	<u>Establishment's Address</u>	<u>License Type</u>
K's Cafeteria	48-03 108 Street Corona, NY	Wine, Beer & Cider
Antoineta's Restaurant Corp.	98-53 Corona Avenue Corona, NY	Wine, Beer & Cider
Eat Gai Inc.	76-04 Woodside Avenue Elmhurst, NY	Wine, Beer & Cider
Tulcingo Deli Plus Inc.	40-36/40 National Street	Liquor, Wine, Beer & Cider
Tom N Tom Coffee Corp.	81-20 Roosevelt Avenue Jackson Heights, NY	Liquor, Wine, Beer & Cider

RENEWAL APPLICANTS

<u>Establishment's Name</u>	<u>Establishment's Address</u>	<u>License Type</u>
Betty's Catering Corp.	94-33 Corona Avenue Elmhurst, NY	Liquor, Wine, Beer & Cider
Mama Leti's Corp.	40-07- Junction Blvd. Corona, NY	Wine, Beer & Cider
Mlexport International Corp.	96-14 Roosevelt Avenue Corona, NY	Wine, Beer & Cider
Tacos Mexico Corp.	41-20 102 Street Corona, NY	Wine, Beer & Cider

After the presentation, Committee Member Georgina Oliver made a motion, seconded by Board Member Michelle Dunston, to **approve** the Committee's report as presented.

Board Chair Marialena Giampino called for Members of the Board to raise your hand on Zoom if have any issues.

Since there were none, the motion passed. The vote was 36 in favor, 0 opposed, with 0 abstentions.

IX. Discussion & Vote: Transportation Committee

Urgen Sherpa, United Sherpa Society

**Street Co-naming: Tenzing Norgay Sherpa Way – 75 Street from Broadway to Woodside Avenue
(Sign location: SW Corner of 75 Street and 41 Avenue)**

Transportation Committee Chair Matthew McElroy turned the floor over to Board Member Mr. Urgen Sherpa to make the presentation.

A profile was submitted previously to the Board before the Community Board meeting. Mr. Sherpa said with great pride on behalf of 1,000 Sherpas and 225,000 people of Himalayan descent who reside in New York City have requested co-naming 75 Street between Broadway and Woodside Avenue, Jackson Heights, as Tenzing Norgay Sherpa Way. This block is the site of their Community Center and Temple and serves not only Sherpa And Himalayan communities, but also the Jackson Heights community. A street name changed to a prominent Sherpa would signal respect for their contribution to the neighborhood and its community.

Many mountain legends of Himalayan descent and 32 climbers who have successfully submitted the Mount Everest in its neighborhood. Their achievements on Mount Everest have been certified in the *Guinness Book of World Records* as the fastest climb of Mount Everest, the greatest number of summits of Mount Everest, and the youngest climb of Mount Everest without oxygen.

Currently, there are over 1,000 climbers in Queens and all of those record holders follow in the footsteps of Mr. Tenzing Norgay Sherpa who with Sir Edmund Hillary was the first to succeed in climbing Mount Everest. His successful summit with Sir Edmund Hillary united the Himalayan people with a western world making him a great symbolic representative for the Sherpas in New York City. Naming the street for Mr. Tenzing Norgay Sherpa would honor his accomplishments which introduced Sherpas to the western world. The accomplishments of the Himalayan New Yorkers who have followed his footsteps and recognized the important role Himalayan people play in the modern vibrant New York City. For these reasons, it is requested the block of 75 Street between Broadway and Woodside Avenue in Jackson Heights be co-named as Tenzing Norgay Sherpa Way.

Following this presentation, Transportation Committee Chair Matthew McElroy speaking as a resident of Elmhurst was extremely impressed with the food pantry that the Society had operated during the Covid-19 pandemic which serves people of all communities, not just the Himalayan community and also was a center of support during the Nepali earthquake 10/12 years ago and is an asset to the neighborhood.

Subsequently, Transportation Committee Chair Matthew McElroy made a motion, seconded by Board Member Clara Salas, to **approve** the street co-naming.

Board Chair Marialena Giampino asked the Board Members if there were any issues on Zoom to raise your hand.

District Manager Christian Cassagnol advised for Mr. Sherpa to abstain from the vote. Motion passed. The vote was 36 in favor, 0 opposed, with 1 abstention.

Discussion & Vote: ULURP/Zoning Committee

1. Larinda Hooks, Director of Senior Services, Elmcors Senior Center

Lee Boyes – Director Program Facilities Design & Construction Management NYC Dept. for the Aging Lefrak Senior Center

2. Kathi Ko, City Planner NYC Dept. of City Planning

Zoning for Accessibility (ZFA) – Subway Station Elevators – Presenter – Kathi Ko, City Planning

Because of a scheduling conflict Kathi Ko, Dept. of City Planning presented this application first:

Kathi Ko stated Howard Levine, MTA, will also be presenting tonight. With screen sharing, Kathi Ko displayed the proposal and turned the floor over to Howard Levine.

Mr. Levine commented work was in collaboration with NYC Department of City Planning and the Mayor's Office for People with Disabilities on the proposal.

Mr. Levine explained Zoning for Accessibility (ZFA) is a citywide zoning text amendment that will allow the MTA to work more efficiently with private developers to help achieve system-wide accessibility much more quickly.

The proposal includes:

- A System-wide transit easement requirement; and
- An expanded transit improvement bonus in high density areas

Not currently applicable in Queens Community District 4

Most stations are very old and built before 1950. MTA has made progress through the capital programs, but there is still a long way to go:

Only 136 out of 493 subway or SIR stations are accessible

25 out of 39 LIRR and MNR stations within city limits in the MTA system are accessible

- Include many features to make stations readily accessible to, and usable by, individuals with disabilities. Zoning for Accessibility focuses on vertical accessibility.

New Yorkers would benefit from more accessible transit stations

- People with disabilities
- Seniors Parents with young children
- People with temporary injuries

Many Queens' residents are impacted by lack of elevators

Of the 2.3 Million Queens residents there are:

- 130,000 residents with an ambulatory disability
- 150,000 children under 5
- 340,000 residents 65+

From 2005 to 2015, the number of New Yorkers over 65 grew by 19.2 percent.

- More than twice the total population (7.5 percent)

The MTA's 2020-2024 Capital Program makes historic investment in accessibility

2020-2024 MTA Capital Program

- More than \$5 billion dedicated to making 77 stations accessible
- 43% of New York City Transit stations, serving over 60% of riders, will be fully accessible
- No subway rider will be more than 2 stations away from accessible station

Elevator Construction Is Challenging

Finding space in and around stations for elevator shafts can be particularly challenging:

- Narrow platforms
- Limited entry and exit passages
- Decades of highly complex utility infrastructure
- Narrow sidewalks
- Limited clearance between buildings and stations
- Most stations require more than one elevator to be accessible

At this point, Howard Levine turned the floor over to Kathi Ko to talk about zoning and some of the details of the proposal.

Kathi Ko explained ZFA (Zoning for Accessibility) is a framework that looks for more opportunities to increase accessibility in the transit system. Today's zoning rules are in place to help alleviate some of those burdens and support transit improvements and two transit relating zoning regulations that are in place today are transit easement requirements and station improvement bonuses. These regulations leverage station access improvements in places where investments already occurring and ensure that opportunities for coordinating developments and station improvements are evaluated and then materialized. As a result, a better station inside is created. A better sidewalk environment is completed outside because the station entrance could potentially be located off of the sidewalk, thereby creating more space for pedestrians.

Easement Provisions

A requirement that station-adjacent sites provide a space for future station access if required by the MTA
Limitations

- Exists in very limited areas in the city
- No general framework for facilitating transit easements outside of these limited areas
- System-wide Easement Requirement

In all applicable zoning districts, developments and enlargements on zoning lots of at least 5,000 sf and within 50 feet of mass transit stations would be required to first consult with the MTA and Chair of the CPC regarding the need for transit easement.

Applicable Zoning Districts

- Residence Districts: All districts at or above R5 (with commercial overlay) and R5D districts
- Commercial Districts; All districts with a residential equivalent at or above R5, as well as C7 and C8 districts
- Manufacturing Districts: All districts
- Developments and enlargements on zoning lots within 50 feet of a station would be subject to the Certification

Zoning Relief for Easements

To address potential issues and additional burdens imposed on development sites, the following set of relief would be provided:

- Floor Area and Open Space
- Height and Setback
- Parking
- Use
- Streetscape

More slides were presented to the Board and the following details provided:

Floor Area and Open Space- Maintain developable floor space and flexibility for locating easements

Easement areas would be excluded from zoning floor area and would be allowed at permitted obstructions

Height and Setback – Offset burdens of easement areas on development potential

Summary

System-wide Easement Requirement

- In most zoning districts, a requirement for development on sites of at least 5,000 sf and within 50 feet of a mass transit station; zoning relief would apply
- Available zoning relief for sites with less than 5,000 sf or conversions the same applicable zoning districts that voluntarily provide easements
- Further zoning modifications subject to discretionary review and approvals

Expanded Transit Improvement Bonus Program

- A floor area bonus of up to 20% for developments in R9 and R10 density level districts that provide major on or off site station improvements
- Further zoning modifications subject to additional discretionary review and approvals
- Expanded transit in improvement bonus not currently applicable to Queens Community District 4

Project timeline and next steps

The ZFA proposal will be in Public Review April 14-June 14, 2021

Public Review includes briefing:

- 59 Community Boards
- 5 Borough Presidents
- 5 Borough Boards
- CPC
- City Council

At this point, Kathi Ko gave an explanation on the Station Easement Maps (111 St. & 103 St.-Corona Plaza)

Following the presentation, Kathi Ko and Howard Levine took questions from the Board.

ULURP & Zoning Committee Chair Alton Derrick Smith, had submitted questions for review:

1. Please explain developer bonuses:
 - a) Height and density for building the subway elevators
 - b) The allowance of MIH bonuses for alleged affordable housing
 - c) Please explain how both bonuses can be combined.

Discussion ensued.

Mr. Levine explained with the easement provision discussed earlier in the presentation there is no height bonus associated with it. Kathi Ko had talked about different types of zoning relief that are available and all of those are meant to offset the impact of having an MTA entrance and easement in the building. You are allowed to build 10 additional feet higher or 20 additional feet higher if the zoning is R7 or above and it's an above grade easement which will be directed to an elevated station and take up a few stories of the building. Mr. Levine explained those are not height increases but rather allowances because it does not mean you can automatically build 10 feet higher. It means that if you have 100 sq. ft. being used by the easement in the first floor of the building, but there is no place else you can put that on the building site, it can be added to the top of the building because you are allowed 10 feet or approximately one story of the building to build 100 feet of the building.

Otherwise it would have been allowed on the first floor, but because of the subway easement, which is benefiting the whole community in a new elevator staircase, it is allowed elsewhere on the development. In some cases that would be height.

Chair Marialena Giampino inquired if the easement is given would it be eligible for an elevator, in that the developer will receive an additional height and density of either 10' or 20' higher.

Next, the Board Chair asked what if the developer wants to tap into the MIH, which is the affordable housing. On top of the height dimension for the elevator, now the building will be even higher if the MIH is applied.

Kathi Ko responded it would be a completely different action from this proposal. There are FAR in certain districts which are higher if it's a rezoning that involves MIH which is in the zoning resolution already. It can happen in parallel, but it is not necessarily an automatic trigger. Zoning allowances are in place in a site by site case to determine if this is the kind of site that had to relinquish ground floor space. However, as Mr. Levine explained it that it could use the height increase as one of the allowances. Although it may not be needed, as one of the other allowances would satisfy the lost floor area.

Board Chair Marialena Giampino answered it's definitely an incentive that could happen. A developer could acquire a site that's zoned for a certain zoning then with the elevator and MIH have a building much higher than as of right zoning.

Kathi Ko responded it is possible for the site if it were needed that those allowances could be used to make up for the loss of space to provide this amenity.

Next, Chair Marialena Giampino asked if the text amendment is approved city-wide will the community have a say about the development at the site afterward or will it pass as of right with the MTA subway elevator and easements.

Kathi Ko responded transit easements are not subject to discretionary review and if an enlargement was happening that did not require a zoning action that is known as an as of right development which is the bulk of development in New York City. Most developments happen according to existing zoning but if the case is a zoning law is not developed to max out its full FAR and they would want to but they're still within existing zoning, it would not have to come to City Planning for an application to amend the zoning map etc. In that case if the transit easement requirement is triggered, it would not be subject to discretionary review but rather a certification process that confirms that it met the requirements in the proposed zoning text. Zoning certifications filed can be tracked by Community Boards and the public in the DCP zoning application portal as well as through the community district profiles. If a zoning amendment application or zoning change came to the Department of City Planning, it would be subject to public review.

Board Chair Marialena Giampino inquired about MIH zoning variances that must have Community Board review even with the elevator accessibility.

Kathi Ko replied yes and MIH is always triggered by a rezoning that increases residential density which is subject to ULURP. If a transit easement was triggered, the easement portion would be up for the approval process through ULURP. It would be seen in the overall proposal and Community Boards can comment and give a broad array of recommendations.

Next, Chair Marialena Giampino read the third of the ULURP Chair's questions:

MTA claims that the partnership with the Real Estate developer would reduce the citizen taxes. Please explain how it will increase rents and make real estate far pricier like Long Island City? Did this bonus allow the tallest buildings in Queens?

Board Chair Marialena Giampino explained if someone buys a lot and wants to build an apartment building and then receives the easements with provisions for the elevator, they can do market rate value. This proposal will increase real estate prices and the affordability level is lacking, thereby pricing people out of their communities.

Mr. Levine explained it is not anticipated any change from this proposal to the housing or affordability in communities would result. The way it has been structured is where there is development that it can be used to harness that development to get transit accessibility at stations not accessible already or for other improvements if a station is already accessible. Whoever is constructing the buildings is benefiting from this transit system and he further explained it's why their building has value and why people want to live there because of the transit access. In general, there is no anticipation that it will change affordability by itself. Certainly there are other trends happening citywide. It's not going to create more development or change the nature of development in the city or Community Board 4.

Next, the fourth question ULURP Chair Alton Derrick Smith submitted was:

The Real Deal reports that sales of the Long Island City condos at Skyline Tower are racing toward a record billion dollar sellout. Why has the MTA not allocated money for the elevators instead of passing its responsibility to New York Real Estate developers?

Howard Levine said in the MTA's capital plan, it had allocated \$5 billion toward 77 stations to become accessible and had been done in every capital plan in the past. This is only an addition with easements to make a station accessible so that it can be done much more quickly, easily, and get system wide accessibility more rapidly. In this way, much of the hassles associated with elevator construction are avoided. The MTA can utilize the space, designated for its use, to build an elevator or other access point. It's in addition to complement the MTA's capital funding.

Next, the fifth question by the ULURP/Zoning Chair was:

Is it true that New York City is the very last American city not to comply with ADA regulations passed over 28 years ago?

Mr. Levine reported the MTA has not always made stations accessible in the past when doing big projects. There has been a huge oversight at the MTA in leadership. The MTA is working closely with the Chief Accessibility officer to prioritize accessibility in all projects.

Lastly, when will the MTA give the public a detailed cost breakdown of the accessible elevators?

Mr. Levine responded with MTA projects there are cost breakdowns available. MTA elevators have been very expensive and part of that is retrofitting very old stations. All of the stations are very unique. The MTA is taking steps to reduce costs such as bundling projects, adding multiple stations in one contract, and utilizing design build proposals so that the same person designing the project is also the builder. In addition, he expressed optimism the easements will help reduce costs by allowing to avoid utility relocation for the complicated siding of elevators.

At this point, Board Chair Marialena Giampino took questions from the Board.

Board Member Lucy Schilero said there is an elevator at Junction Boulevard, however, this proposal may create the city to start condemning some of the small business owners in that area, which is a major concern.

Howard Levine replied that has not been discussed as part of the proposal. There are optional easements for smaller sites that do not meet the 5,000 square foot threshold. The goal is to make building feasible.

Board Member Lucy Schilero reiterated it is important to avoid the condemnation for the people who have lived in the area for a long time.

Next, Board Member Gregory Spock inquired about the maintenance of the elevators. Frequently, elevators are broken, not repaired properly, taking three different elevators (74 Street) to exit the station from a particular line and if one elevator is out of service, the rider is carrying objects upstairs pointing out if someone is in a wheelchair, they do not have that option recapping:

Where does the responsibility fall if the elevator is in a building with an easement? Is it the MTA's responsibility or is it the private developer's responsibility. Can the developer take the elevator out of service?

Howard Levine responded with the easements the elevators built inside of the easement, it will always be the MTA building the elevator in an easement and as a result, it will be the MTA maintaining the elevator. It will not be private maintenance of elevators seen in other parts of the city.

With newer elevators and escalators that are privately developed and maintained, there is a strict set of requirements that must be met that were not in place in the past, but going forward the MTA has set strict requirements monitoring goals they need to meet to remain in compliance. An elevator or escalator cannot be closed with MTA approval.

Unfortunately, there are some older agreements that are not as severe and it is an issue.

Next, Board Member Gurdip Singh Narula said some of the elevators are always broken and asked how many developers are involved and how long it would take to finish the work. Is a service contract given to each of the elevator developers? He pointed out if it's one contractor for service, he would take a long time to perform the maintenance.

Howard Levine responded the MTA has a variety of in-house staff and contractors throughout the city, not just one contractor. They help the MTA maintain elevators as the right staff is needed to ensure elevators are maintained.

Also, Board Member Gurdip Singh Narula added besides not working properly, elevators are not clean.

Board Chair Marialena Giampino expressed concern about safety as there has been an uptick in subway crime. What are the safety precautions?

Howard Levine responded NYPD is continuing to provide more resources to the system. In terms of elevators all new elevators are required to have cameras installed. In addition, elevators are sited near station agent booths so that there is staff presence to monitor any issues.

Discussion ensued about whether or not people should wear masks in the elevators.

Board Member Rovenia McGowan commented is the opinion the elevator will not be safe, or that it will drop one floor or plunge from ceiling to basement. In her estimation, it is one of the safest mechanisms around.

Before the vote, District Manager Christian Cassagnol asked was there any feedback from building owners.

Howard Levine replied right now it is implemented in very limited part of the city and as a result, there was not much data to review. Generally for developers in the zoning text there is a 60-day clock. If a questions is asked about easement, Department of City Planning must respond within the 60 days. If not, the developer can proceed as if it was not an issue.

Board Chair Marialena Giampino asked is the MTA going to solicit developers to either buy a site or develop their site because they want an elevator.

Howard Levine responded with this proposal, developers are coming to the MTA. When a developer is filing for permits with the Department of Building, it would be flagged that the developer is within 50' of a subway station referring the developer to the MTA, DCP, etc. If an easement is needed before proceeding.

Board Member Lucy Schilero asked if the proposal was for the Woodhaven station on Queens Boulevard.

Transportation Chair Matthew McElroy replied no.

Since there were no other questions or comments, Board Chair Marialena Giampino called for a vote.

Transportation Chair Matthew McElroy made a motion, seconded by Board Member Rovenia McGowan, to **approve** submission of the text amendment.

However, Board Chair Marialena Giampino specified with the approval, concerns the Board raised must be included in the Recommendation letter about maintenance, safety, not soliciting developers and driving out residents and businesses.

Since no Board Member raised his/her hand, there were no opposition or abstention. The vote was 36 in favor, 0 opposed, with 0 abstentions. Motion passed.

X. Discussion & Vote: ULURP/Zoning Committee (cont'd)

2. Larinda Hooks, Director of Senior Services, Elmcors Senior Center

Lee Boyes – Director Program Facilities Design & Construction Management, NYC Dept. for the Aging Lefrak Senior Center

Aaron Werner who is with a firm that has been working with co-applicants and the Dept. for the Aging and the Dept. of Citywide Administrative Services for the ULURP application and also helped prepare the environmental Assessment. Aaron Werner shared his screen and displayed the application.

A map of 96-05 Horace Harding Expressway (the current DEP building) was shown. It is a six story office building. This proposal is a site selection and acquisition ULURP by DFTA and DCAS to create an approximately 7,000 sq. ft. senior center on the ground floor of this office building retrofitting existing office space into a senior center. It is the southeast corner of the building on the ground floor.

Next, the current floor plan was shown. The entrance, the ADA ramp and a new entrance doorway and the programming for the 7,000 sq. ft. space was displayed. Offices, reception area, several programming rooms, cafeteria, was presented.

Next, the building elevation and the building from the outside (southeast corner of the building) including a ramp was exhibited.

Subsequently Aaron Werner turned the floor over to Lee Boyes from the Department for the Aging with Larinda Hooks from Elmcors. Ms. Boyes explained it is a beautiful space with southern and eastern light, lots of windows, full program space.

The floor was turned over to Larinda Hooks who described the programming.

Programming will consist of health and wellness, arts and crafts, benefits and entitlements, case assistance, virtual programming, physical health and exercise classes. Much is done around aging in the community and aging in place activities for seniors. The senior center will serve 150 seniors ages 60 and over. Opening July 1 virtually and soon after physically.

At this point, Board Chair Marialena Giampino called for questions.

Board Member Lucy Schilero asked if the Department of Environmental Protection was leaving.

Lee Boyes answered no. They have about 6,000 sq. ft.

Board Member Lucy Schilero inquired about the exact location for the senior center.

Lee Boyes responded it is in the ground floor corner of the building. They have had a lab they had consolidated.

Board Member Sandra Munoz asked will access be on the Horace Harding Expressway side street. She expressed concern about the heavy traffic on the Horace Harding Expressway going toward Junction Blvd. Where seniors who take Access-a-ride would be dropped off?

Lee Boyes explained it is the side of the building towards the driveway and they were working with the Department of Transportation to get a dedicated drop-off: in front of the entrance. It's not at Junction Boulevard, This drop-off is not at an intersection and quieter. It's on Horace Harding Expressway but it is toward the right hand side of the building.

Aaron Werner explained the entrance fronts the Horace Harding Expressway/Junction Blvd.

Board Member Rovenia McGowan asked would the driveway that goes in the back of the building that leads into the post office because the post office uses the driveway also—nearer to Lefrak City and near the corner of Junction Blvd.

Lee Boyes stated they are aware about the parking in the back and it is not part of their use. The senior center will have a dedicated location on the Horace Harding Expressway.

Board Member Rovenia McGowan stated there is a garage.

Lee Boyes responded seniors will not use that driveway.

Basically, DFTA will be coordinating with DOT to get dedicated spots in front of the door, said Aaron Werner.

Board Member Sylvia Martin asked when the senior center will open.

Lee Boyes said the target date is for a July sign-off, but they do not know where the city will be in terms of opening the senior center, but Elmcors has a robust video programming. The 250 senior centers being open and being a place where seniors can gather is an important part of New York City. Covid-19 has hurt that. We have to start again, but it must be done safely.

Board member Pat Martin said on behalf of most of the seniors in the Lefrak community are very excited about the senior center coming into the community. A senior center was at St. Paul's for years, then it was moved to Saint Mark's causing many to drop out because it was out of the community. Bus service had to be utilized at certain hours for transportation.

Speaking on behalf of most of the seniors in the Lefrak City community, they are very excited as this was a promise given by Council Member Francisco Moya who kept his word.

Lastly, Board Member Gurdip Singh Narula asked dedicated parking will be for how many cars?

Lee Boyes answered one space and it is not for parking: only for drop-off and pick up.

Board Member Gurdip Singh Narula continued if four or five people arrive at the same time, it will hold up traffic. It's not a safe place to drop off people because there is a lot of traffic.

Lee Boyes said they would not get many spaces as they cannot get more than one space.

Discussion ensued.

Board Chair Marialena Giampino asked Transportation Chair Matt McElroy if there was a way that the Board can request another drop-off location since it is a busy location.

Transportation Chair Matt McElroy said we can ask and asked if one of the representatives from Elmcors send to the District Manager a detail of what conversations have been up until this point. An e-mail can be sent to the borough Department of Transportation office that we understand one space has been dedicated to the senior center but with the volume of traffic in that location, it may be more feasible to assign three spaces.

Board Member Rovenia McGowan expressed concern at that location in question is a bottle because the traffic is very dense all the time.

At the corner when you make a right is Junction Blvd. and make a left to go on the Long Island Expressway. When seniors are coming in by bus to use the senior center, where will they be picked up and dropped off. In the back of the building or on the side, she inquired?

Lee Boyes said on the Horace Harding Expressway but towards the right hand side of the DEP building, before the driveway—not on the driveway: east of the driveway before you get to the driveway.

Discussion ensued.

Board Member Rovenia McGowan clarified the back of the post office, the Silver Spoon Diner, and the garage, and an entrance to one of the garages going into one of the Lefrak City buildings is there.

More discussion ensued.

A slide was shown to the building where the drop off location would be.

Board Member Sandra Munoz stated she is favor of the project, however, Elmcors will have to look further into the proposed drop off location for the safety of the seniors, especially with the many incidents of road rage. One spot is not enough for drop-offs.

At this point, Board Chair Marialena Giampino opened the floor for a motion.

Board Member Sandra Munoz made a motion, seconded by Board Member Clara Salas, to **approve** the senior center.

Since there were no issues, the motion passed. The vote was 36 in favor, 0 opposed, with 0 abstentions.

XI. Committee Reports

Consumer Affairs

Committee Co-Chair Michelle Dunston reported Chair Alexandra Owens is celebrating Ramadan. An update will be presented at the next meeting.

Environmental

No report. Committee Chair not in attendance

However, District Manager Christian Cassagnol informed the Board on the work in progress at the Community Garden located on Westside Avenue/Van Cleef every Sunday from 11:00 a.m. to 2:00 p.m. Volunteers are needed.

The Art Camp event is scheduled for third week of May.

Health

No Report.

Parks

Parks Chair Gregory Spock mentioned the Art Camp project. More details will follow.

A day change for committee meetings is being planned so that the Parks meeting would not directly follow the Board meeting.

Transportation

Committee Chair Matt McElroy reported the Revel moped rentals had expanded into the Board's district.

A representative from the company was a guest speaker at the Transportation Committee meeting and briefed the members. The Committee Chair relayed some of the critical issues that were presented.

The mopeds do not have a dock the way Citi-bikes do and are motor vehicles that travel up to 30 mph that can park only in legal parking spaces and cannot legally park on the sidewalk or a forbidden spot.

If there is a problem where they are parked, there is a community input location on the Revel website. You are not allowed to move them if they are parked on the sidewalk as it would set off a motion detector. People that drive these mopeds are required to be licensed drivers.

Revel is requiring everyone to take an online safety course before the moped can be taken out the first time. Also, in person lessons are being offered. Revel provides two helmets and members before they take out the moped are required to take a selfie of themselves wearing the helmet.

More details were presented.

Youth

Chair Sylvia Martin reported the Committee is working with the District Manager on the community gardens.

XII. Open Session #2

Board Chair Marialena Giampino called for any comments from the Board.

Board Member Michelle Dunston inquired about the street co-naming for Jim Galloway.

District Manager Christian Cassagnol responded the Board's letter for the street co-naming was sent to the City Council. The City Council votes twice per year: April and November.

Since there were no issues from the Board, Board Member Carol Machulski made a motion, seconded by Board Member Matt McElroy to adjourn. Meeting adjourned at 10:05 p.m.