



COMMUNITY BOARD # 4Q

Serving: Corona, Corona Heights, Elmhurst, and Newtown

46-11 104th Street

Corona, New York 11368-2882

Telephone: 718-760-3142 Fax: 718-760-5971

E-mail: qn04@cb.nyc.gov

Donovan Richards
Queens Borough President

Marialena Giampino
Chairperson

Rhonda Binda
Deputy Borough President

Christian Cassagnol
District Manager

September 14, 2021

BOARD ATTENDANCE

Board Members Attending:

Marialena Giampino
Chaio-Chung Chen
Lynda Coral
Lorena Diaz
Michelle Dunston
Ari Espinal
Leanne G-Bowley
Kristen Gonzalez
Lara Gregory
Vincent Laucella
Salvatore Lombardo
Carol Machulski
Sunil Mahat
Patricia Martin
Sylvia Martin
Matthew McElroy
Edgar Moya

Ruby Muhammad
Sandra Munoz
Gurdip Singh Narula
G. Oliver
Georgina Oliver
Alexandra Owens
Shrima Pandey
Purushottam Panthee
Lindsay Quartini
Ashley Reed
Oscar Rios
Clara Salas
Lucy Schilero
A. Redd Sevilla
Urgen Sherpa
Alton Derrick Smith
Gregory Spock
Marcello Testa
Dechen Tsering
Louis Walker
Yilin Wang
Minwen Yang

Board Members Absent:

Andy Chen
Deependra Lama
James Lisa
Rovenia McGowan
Jose Morillo

Alexa Ponce
Brian Ramirez
Cristian Romero
Dewan Tarek
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
Berenice Navarrete-Perez, Council Member Francisco Moya's Office
Kelly Wu, Council Member Daniel Dromm's Office
Kat Brezler, Queens Borough President's Office
Michelle Munoz, District Attorney Melinda Katz's Office
James Mongeluzo, NYC Comptroller Scott Stringer's Office
P. O. Dave Saponieri, 110 Police Precinct
Dwayne M. Andrews, Senior VP & General Counsel
Richard Lobel, Sheldon Lobel PC
Kenneth Miraski
Amber Kartalyan
Jennifer, Member of the Public
Kathi Ko, Queens Office, Dept. of City Planning
John O'Neill, NYC Dept. of Transportation
Teal Delys

COMMUNITY BOARD MEETING

DATE: Tuesday, September 14, 2021

TIME: 7:00 P.M.

PLACE: ON LINE VIA WEBEX

I. Call to Order

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

II. Vote on Minutes June 8, 2021

Board Member Clara Salas made a motion, seconded by Board Member Carol Machulski to **approve** the minutes. Since there were no corrections or objections, motion passed.

III. Chairperson's Report

Chair Marialena Giampino announced that all CB4 members should have their committee assignments and as of today those are your assigned committees. Committee selections were difficult because not everyone could receive their first choice, however, she was confident all committees will do really well.

Next, the Board Chair congratulated the following new Committee Chairs:

Michelle Dunston, Consumer Affairs

Carol Machulski, Environmental

Ashley Reed, Parks

Clara Salas, Health

All the other Committee Chairs remain the same.

Next, the Chair announced going forward the Board will utilize Webex for its virtual meetings until December/January and proceeded to explain its features.

In conclusion, Chair Marialena Giampino noted all the September holidays.

IV. District Manager's Report

District Manager Christian Cassagnol reported on the current committee assignments and the use of Webex.

V. Open Session#1/Board Member Attendance (Statements will be limited to two minutes)

Board Chair Marialena Giampino took the roll call.

Chaio-Chung Chen – In attendance

Andy Chen – Absent

Lynda Coral – In attendance

Michelle Dunston – In attendance

Aridia Espinal – In attendance

Leeanne G Bowley – In attendance and commented Borough President's Civic Engagement Committee was a great event and a great service.

At this point, Board Chair Marialena Giampino announced the street co-naming, sponsored by Council Member Daniel Dromm, in honor of Walentyna Janta-Polczynska Saturday, September 18, 2021, 11:00 a.m.-12:00 Noon, at Judge Street & 43 Avenue, Elmhurst, NY.

The roll call resumed:

Kristen Gonzalez – In attendance

Lara Gregory – In attendance and commented the Borough President's Civic Engagement Commission was a great event.

Deependra Lama – Absent

Vincent Laucella – In attendance

James Lisa – Absent
Salvatore Lombardo – In attendance
Carol Machulski – In attendance and commented on damage by Hurricane Ida in parts of Queens.
Sunil Mahat – In attendance and commented on the condition of CC Moore Park.
Patricia Martin – In attendance
Sylvia Martin – In attendance
Matthew McElroy – In attendance
Rovenia McGowan – Absent
Jose Morillo – Absent
Edgar Moya – In attendance
Ruby Muhamad – In attendance
Sandra Munoz – In attendance and commented on the flooding and sewer backup on Case Street done by Hurricane Ida and noted Catholic Charities does want to assist the neighbors. Please leave your information with the Board office. Also, Congresswoman Grace Meng was in Elmhurst to offer assistance to the community.
Gurdip Singh Narula – In attendance
G. Oliver – In attendance
Georgina Oliver – In attendance
Alexandra Owens – In attendance
Shrima Pandey – In attendance
Purushottam Panthee – In attendance
Alexa Ponce – Absent
Lindsay Quartini – In Attendance
Brian Ramirez – Absent
Ashley Reed – In attendance
Oscar Rios – In attendance
Cristian Romero – Absent
Clara Salas – In attendance
Lucy Schilero – In attendance
A. Redd Sevilla – In attendance and commented S. Railroad Avenue opposite Whitney Avenue is a homeless encampment.
Urgen Sherpa – In attendance
Alton Derrick Smith – In attendance
Gregory Spock – In attendance
Dewan Tarek- Absent
Marcello Testa – In attendance
Dechen Tsering – In attendance
Louis Walker – In attendance
Yilin Wang – In attendance
Minwen Yang – In attendance and commented FEMA opened a new help center in Queens College
May Yu- Absent
After the roll call, Board Chair Marialena Giampino announced a quorum was present.

VI. Report from Elected Officials

Statements will be limited to two minutes by representatives and three minutes for 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 expressed condolences to the families who lost loved ones and belongings due to Hurricane Ida. The Congresswoman made several visits within the district to survey the damage and called for government support including President Joe Biden and several members of the NY delegation and calling on FEMA and President Biden to expedite individual assistance of disaster grants up to \$34,000. The Congresswoman made additional visits to survey damages with Mayor de Blasio and Governor Kathy Hochul and the FEMA Administrator.

Today, the Congresswoman's office hosted the September virtual town hall meeting discussing Hurricane Ida recovery efforts and resources. Link to resources in the chat. Also, reach out to the Congresswoman's office for assistance.

Lastly, Michelle Hernandez will be transitioning from the team end of this week and her colleague will be attending future CB4 meetings. Reach out to her moving forward for help.

NYS Assembly

Brian Barnwell

No report. No representative present.

Jessica Gonzalez-Rojas

No report. No representative present.

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

No report. No representative present.

Toby Ann Stavisky

No report. No representative present.

NYC Mayor's Office

No report. No representative present.

NYC Council

Francisco Moya

Berenice Navarrete-Perez gave the following updates:

Over the weekend, Council Member Moya distributed thousands of backpacks and school supplies to children in E. Elmhurst, Corona and Lefrak City to ensure the communities hardest hit have the resources they need. Any family that needs a backpack, contact the Council Member's office.

Additionally, the city is having a pop-up center Wednesday, September 15, and Thursday, September 16, outside Elmcors Senior Center, from 10 a.m. to 5 p.m.

Lastly, two vaccination sites are located at Corona Plaza and 82 Street between Roosevelt Avenue and 37 Avenue.

All information in the chat.

Daniel Dromm

Kelly Wu reported on the street co-naming of Janta-Polczynska Polish Heroes Way on September 18 2021 at 11:00 a.m. on the corner of Judge Street and 43 Avenue. You can register for the event. Information in the chat. Also, Flyers were sent to the Community Board 4 about the street co-naming.

Moreover, Council Member Dromm's office continues to provide legal services monthly. Legal services include general issues and once a month on Wednesday for immigration issues. Call the Council Member's office for assistance.

Queens Borough President

Deputy Director Kat Brezler was out in the field serving hot meals, but would be listening in on the meeting.

District Attorney Melinda Katz

Michelle Munoz represents CB3 and CB4 as liaison in the Community Partnerships Bureau of the District Attorney's office and wished to share the contacts for Community Partnerships. If there are any public safety concerns or events you would like the DA to appear, please call 718-286-6400. More information in the chat.

NYC Comptroller Scott Stringer

James Mongeluzo announced the Comptroller's Office had created the Back to School Guide for 2021 with much information about available resources.

Next, Mr. Mongeluzo spoke about filing claims with the Comptroller's Office due to Hurricane Ida and provided information about the claims process. He would provide the necessary links to filing claims. The claims must prove the city was negligent, but claims can be filed if there are extenuating circumstances, however, it would not guarantee compensation.

Also, a report will be provided on the interim findings of an investigation on the city's preparedness to the storm. Information in the chat.

NYC Public Advocate Jumaane Williams

No report. No representative present.

At this point, Police Officer Dave Saponieri from the 110 Precinct reported for the 28 day period there was a 12% increase in crime, and the major crimes showing increases were felony assaults, grand larceny, and grand larceny/autos. Valuable tips were provided such as do not leave keys in the car while the car is running and while you run in the store or the house.

Also, do not leave valuables in the car such as laptops, computers, phones, and electronic equipment. Take valuables with you and lock your cars.

Lastly, Police Officer Saponieri spoke about commercial burglaries. Anyone who owns a small business or restaurant, take the money out of the register at night and leave drawers open showing there is nothing in the cash register. Also, remove tip jars from the counter. Perps pry the doors open and remove cash and valuables.

Lastly, he noted electric scooters are being stolen and to make sure they are locked and secure.

Subsequently, District Manager Christian Cassagnol read a statement from John Wang, Executive Director, Queens Night Market: *Dear CB4,*

Now that the U. S Open is over, the Queens Night Market re-opens again for our fall season this Saturday and will operate every Saturday. We'll operate every Saturday night through October 30 when we close out our session with a Halloween themed event, complete with trick or treat and contests for kids and adults.

More importantly, we are planning to make our fall season opener this weekend a fund raiser for Hurricane Ida flood relief in Queens. Working with Queens Borough President Donovan Richards on the initiative, we are pledging 100% of the proceeds on Saturday to Queens's flood survivors who are ineligible to receive FEMA assistance mostly due to immigration status.

In addition, over 30 of the vendors are joining in the effort pledging support for the cause. We'll also be asking visitors to make suggested donations of \$5 at the gates to support the cause, which is all completely voluntary. Please reach out to me if you have any questions about the Queens Night Market or our flood relief effort or want to help out.

Wishing You All Health and Safety until we can meet in person again,

VII. Presentation & Vote: ULURP/Zoning Committee

Dwayne M. Andrews V.P. & General Counsel, Patrick B. Jenkins & Associates

45-20 83 Street Zoning and Text Amendments, Application #210041ZMQ and N210042 ZRQ

Sunshine Elmhurst Real Estate LLC ("The Applicant") seeks a Zoning Map Amendment and a Zoning Text Amendment ("The Proposed Actions") of approximately 69,869 square feet (sf) comprising Block 1536, Lots 79, 80, 223, p/o 75, p/o 85, ad p/o condo lots 1101-1242 ("The Affected Area") located in the Elmhurst neighborhood of Queens Community District (CD) 4. The Zoning Map Amendment would rezone the Affected Area from an M1-1 zoning district to an R7A zoning district. The Zoning Text Amendment would affect Zoning Resolution Appendix F by modifying Queens CD 4 map with MIHA.

Before the presentation, Board Chair Marialena Giampino summarized this proposal is to rezone 45-20 83 Street which is currently designated as M1-1 zoning and is a manufacturing zone and to up zone to a R7A of the entire property. The application proposes a nine story residential rental building, and the rental property will include an MIH offering Option 1 or Option 2. No Option 3 or affordability for the project.

The rezoning of the entire site will also have an existing charter school on site and in the future the charter school will have the R7A zoning. She noted the Charter school is not open for discussion tonight. The Charter school had already been approved by the Board of Standards & Appeals. The Community Board did not have a say in the approval. The proposal tonight will focus on the residential building only.

Subsequently, the floor was turned over to Alton Derrick Smith, Chair of the Board's ULURP/Zoning Committee, and to explain the four options on the chart displayed.

ULURP/Zoning Chair Alton Derrick Smith reported in 2016, Community Board 4 was presented with a zoning amendment MIH (Mandatory Inclusionary Housing) that requires private owners upon rezoning must participate in an affordability component in the project. Affordability programs give the following four options:

1. 25% - 60% AMI
2. 30% AMI
- 3 & 4 – Options are brought to the Council Member

Also, the MIH provides the developer with a bonus meaning if the developer provides the community with affordable housing in exchange x amount of space will be given and that space will be worth x amount of dollars. Tonight's presentation will explain how the MIH is used.

At this point, Dwayne M. Andrews Senior VP & General Counsel, explained the re-zoning application. Mr. Andrews stated Mr. Richard Lobel was needed to be included as a panelist. Before beginning the presentation, he introduced his colleagues. A rendering was presented on the screen for 45-20 83 Street, zoning map and text amendments.

Applicant: Team: Sheldon Lobel, PC; Sunshine Elmhurst LLC, Stephen B; Jacobs Group PC, and Equity; and Environmental Engineering.

Mr. Lobel stated the presentation was given previously to the Board's Land Use Committee and continued the project area is approximately 44,000 sq. ft. and rezoning would zone the underlying district from an M1-1 zoning district to an R7A district. An M1-1 district allows commercial manufacturing uses only and an R7A allows residential uses only. In addition to mapping an MIH district which mandates affordability, the project would allow for a new, nine story plus cellar, 141,133 square foot (3.18 FAR) residential building with approximately 163 dwelling units. The proposed action would also permit a Use Group ("UG3") school as of right.

Next, the zoning map was displayed and Mr. Lobel explained the area is now R7A. Around the entirety of the area is residential zoning districts: R7A and R7B to the north and R6B and R6 to the south. This area is an M1-1 island within this district. An R7A indicates a manufacturing use. Currently, on the eastern portion of the site is the school being built and the western portion is the underlying M1-1 usage which is not compatible with the residential and the community facilities usage. Rezoning would remove the 44,000 sq. ft. manufacturing building. If this were not rezoned, and if someone files as of right plans for a 44,000 sq. ft. manufacturing building, they could do so. The project is to construct a residential building to carry the requirement depending on the MIH option of 25%-30% of the unit's permanent affordable. Looking at the land use map, the area was depicted and the parcel to the north is already zoned R7A, which was zoned M1-1 and in 1989 was zoned R7A. This zoning change would allow for the same R7A zoning on the entire block. This R7A did not include Mandatory Inclusionary Housing; now new projects are subject to MIH. Of the 160+ units created, approximately, 40 to 50 units, will be permanently affordable at various income levels according to AMI's. From a land use perspective, the context of this area merits a residential district; and as far as the units created, it carries the affordability requirement which half of those will go to members of the community. Community Board 4 would have a preference for half of those affordable units.

A rendering of the school was shown and Mr. Lobel explained the Renaissance School had presented its application to the Board previously and are now seeking to put the compatible use in effect.

Next, Kenneth Miraski summarized the architecture of the proposed building. The building is 163 units on nine floors above grade with a cellar and underground parking. A rendering was displayed with various colors depicted for the structures proposed.

The proposed building fronts 47 Avenue and 82 Street at the corner. Apartments are about 30 studios, 79 1-bedrooms, 38 2-bedrooms, and 16 3-bedrooms. Depending on the MIH option, distribution of those units will be shown.

The building will also have a courtyard and a rear requirement in the far southwest corner.

The next slide showed the building in relation to next door and the building is about 90' tall.

Next, the rendering showed 47 Avenue at the corner and the proposed building is next to an R6B district which had transitional requirements requiring the proposed building set back so that it is not such a large bulk next to smaller buildings. A metal panel system for a façade to tie in with Elmhurst Plaza buildings is proposed. A parking garage entrance will be located in the lobby opening to the street.

Next, a view from 82 Street was shown, including Elmhurst Plaza on the left.

At this point, the guest presenters took questions from the Board.

Board Member Lucy Schilero brought up there is much development in the area and noted low water pressure. People are not getting enough water pressure on the upper level of buildings for flushing toilets and taking showers. Has this issue been considered?

From the developer, the response was for residents in the building and the building next door over a certain number of stories, city pressure will not be adequate, and therefore, the new building would be equipped with required pumps and systems to have enough pressure for the upper floors. A generator and emergency equipment will be in the building. So if the power goes out, the pump will run.

For neighboring buildings, they will have to apply to the city to connect to the system and it will be evaluated how many fixtures will be in the building, number of apartments, water usage, based on occupancy and the city will determine if the existing infrastructure is adequate. If not, it will be required to supplement and work within the street to provide new water service to the building. This phase usually comes during the application process. As yet, it is not known.

Subsequently, Mr. Richard Lobel displayed a chart of AMI from the NYC Dept. of Housing Preservation and Development. He explained Sunshine Elmhurst Real Estate LLC is selecting either Option 1 or Option 2. When a rezoning is done, there are two actions to rezone the property. A text amendment is also made to map options over the residential site.

Any residential housing created it is mandatory for affordability. Most of the applications include either Option 1 or Option 2. The adjusted median incomes were pointed out for the various options. Under Option 1, 25% of the residential units at an average of 60% AMI for a studio apartment, the resident would earn \$50,000 up to \$71,000 which is an average for a studio to a 2-bedroom, however, 60% is the average for Option 1. All incomes will not be \$50,000 - \$71,000. Ten percent of the units in the building will be at 40% AMI which will be \$33,000 annual income for a studio up to \$47,000 annually for a 2-bedroom. 40% AMI is considered affordability and Option 1 carries the requirement. Most of the projects worked on in the last two years are at Option 1. Option 2 which is at an average AMI of 80%, the AMI's will be higher so there will be an adjusted median income between \$66,000 and \$95,000 as there is a greater number of units. In the previous example, 25% of the units were at an average of \$60,000. In this example, 30% of the units are at an average of \$80,000.

Three income bands are required dependent upon the area and whether it is determined for more units and higher income levels or less units and lower income levels.

With the aid of the chart, Mr. Lobel explained the rents charged for apartments. As of 2021, the average AMI was shown. At 60% AMI, studios rent for \$956; up to \$1400 for a 2-bedroom. In Option 1, rents are \$598 for studios and up to \$900 for a 2-bedroom. Option 3 is a decision made by the Council Members.

At this point, the chart shown in the presentation demonstrating the unit mix of Option 1 and Option 2 was requested by ULURP Chair Alton Derrick Smith to be displayed.

Option 1

25% of units at 60% AMI with 10% of those units at 40% AMI

Option 2

30% of the units at 80% AMI

Approximately 49 Units

ULURP Chair Alton Derrick Smith pointed out the previous chart was a general chart, but this particular chart specifically pertains to the offer for this building. There is a bonus that MIH provides is that correct, he inquired.

Mr. Lobel said usually a bonus is seen as extra floor area but here you cannot take a lower amount of floor area and not provide it; it must be provided.

Under Option 1 of the 163 units, the offering is 41 units. Will 16 units be for families, the ULURP Chair Alton Derrick Smith asked.

Mr. Lobel responded of those 41 units, 20-21 units will be allotted to members of Community Board 4.

Under Option 1, at 60% of the AMI, 41 units are offered. Under Option 2, 49 units are offered to the community summarized ULURP Chair Alton Derrick Smith. Under 40% AMI, a studio rents for \$567, at 60% AMI the studio rents for \$909, and at 80% AMI rents for \$1250.

Correct responded Mr. Lobel.

Continuing with the chart, ULURP Chair Alton Derrick Smith commented the projected area based on income levels is incorrect and he cited the correct income levels. The census tract was also in question.

Chair Marialena Giampino echoed this chart is incorrect and does not reflect Community Board 4 because the chart was Elmhurst/Maspeth neighborhood and completely wrong information was given.

Mr. Lobel responded census tracts are looked at which is how this was done and they were willing to change the information on the chart.

Next, Board Member Gregory Spock asked how this project impacts further development in the area and how the building architecturally will blend into the community and its size. Also, he noted Elmhurst Terrace had a terrible time selling units. In fact, the developer had to re-buy a large amount of them. Housing should match the neighborhood's affordability and it's AMI. He expressed concern the area along the railroad lacks an historic district and lacks zoning restrictions that other boroughs have. More tall buildings would be erected in the neighborhood because of the lack of zoning restrictions.

Mr. Lobel responded when an area is rezoned, there is a tremendous number of blocks and lots that are included because for City Planning context is important. There must be a land use rationale. This rezoning and the reason City Planning was interested in this rezoning takes the 1989 rezoning to R7A and fills in the rest of the block. There will not be any impact beyond the area of the rezoning. As far as context, City Planning liked this application at R7A because it infilled the rest of this manufacturing site with an R7A that has been existing on this block for 30 years. Also, no additional development would be motivated because this is the only site included in the rezoning.

Next, Board Member Kristen Gonzalez asked what the average rent is for non-affordable units for a studio, 1-bedroom, 2-bedroom and 3-bedroom.

John responded when the project is close to opening, a survey would be done from local real estate brokers to get an idea of average and market rate is in the area at that time. Tiers of pricing would be implemented at that point two to three years from now.

Board Member Kristen Gonzalez stated this proposal is not in the interest of our community. The AMI is not representative of the actual community. Also, the proposed building is not representative of the community. This is a community based on families and the majority of the building will not favor families citing the 30 studios and 79 1-bedroom apartments offered.

According to real estate, those market rates in the area is not representative of community interest because landlords want the highest price to maximize their profit. Additionally, our community that was the epicenter of the pandemic, does not need unaffordable housing or a luxury development based on market rates and it is not aligned with our community interest.

Next, it's beneficial for Newtown across the street. If Newtown needed extra land, they can discuss it with the city. She did not think we needed to settle for this development because of the affordable housing component.

A manufacturer coming into the space would increase the cost of rent, which this type of development leads to rent increases in the immediate area.

Is the courtyard public or private, she brought up because the community does not need any more private land.

From 163 units, just 41 units would be affordable and urged the Board not to accept this bare minimum proposal. In conclusion, she welcomed the developers to return with a proposal more in line with community interest.

Mr. Richard Lobel commented on the mix of units. There are 30 studios but out of 163 unit's 133 units would be 1-2-and 3 bedroom apartments which are family size. The unit sizes are mandatory as part of the mandatory inclusionary, therefore, the operator of the building is required to provide a minimum number of one and two units. It is a check in the zoning and this breakdown complies with MIH and he pointed out there are at least half as many 3-bedrooms as studios. The more residential units on the market by supply and demand the lower prices become.

Next, Board Member Leeanne G-Bowley asked if environmental studies were done either by the city or the developer, specifically, who did the study and if it was deemed appropriate for people to live there after being used as a manufacturing site. Is the space safe, she questioned. Regardless of the reply, she encouraged the Board to vote no.

Mr. Lobel responded the Environmental Assessment and Review Division of City Planning and the Dept. of Environmental Protection ensures applications and negative declaration must be issued prior to any rezoning and the Negative Declaration states there will not be any ill effects on the local area or the members and residents of the building.

Amber Kartalyan explained in terms of the environmental analysis that were triggered for review, shadows analysis was performed that evaluated the building and potential impact on Moore Homestead Playground, reviewed by the Parks Dept., and was determined there would be no impact on the park with the development. A hazardous materials analysis was done commenting the entire site was tested and an appropriate rotation will be performed under the oversight of the Mayor's Office of Environmental Remediation.

A very detailed traffic analysis was done where the cumulative impact of the school was evaluated and the residential building. In terms of vehicle trips and pedestrian movement, air quality analysis including screenings for heating and air conditioning systems any restrictions related to the stack heights and locations and the designation was placed to ensure the stack associated with the residential is placed at an appropriate height. A noise analysis was performed where noise was evaluated such as playground noise.

At this point, Board Chair Marialena Giampino called out if any Board Members had further questions.

Board Member Lucy Schilero asked if the developer was taking residential property to expand on the zoning.

According to the slide presented, Mr. Lobel answered the dots are taking the purple area and the two gray areas because City Planning wanted them to even out the zoning district so that it takes a small sliver of the 3-story residential building but that would not be affected because they would not get any substantial development rights from the project. People already reside there. Residential had to be continuous with existing residential which is why the two manufacturing sites were included. The families there now will not be affected.

Next, Board Chair Marialena Giampino commented the property is secluded against the Long Island Railroad, which initially was designated as an M1-1 zone. In 2006, the property in front of it was already an R7A zoning and an R6B with a partial C-2-3 overlay. It was requested to change to an up zone to R7A with a C-2-3. Eventually, it passed in 2006. Much has changed since 2006 in our community. Given the fact an R7A designation is requested fifteen years later. Adjacent to the property there are smaller ones in an R6B zoning, why wasn't more efficient zoning made and consideration given to the block and for the school to operate under R6B, she inquired.

Mr. Lobel replied on the more detailed zoning map, there are a few primary zoning districts an R7A to the north, a R6B to the west, and an R6 to the south. The R6 carries a FAR of 4.8 considered to allow for medium to high density buildings; the R7A has an FAR of 4.6 for high density buildings. The reasoning City Planning, Queens Office, asked for the R7A is because of the existing school on the site. In an R6B district with affordability, it's the lowest zoning district included in Mandatory Inclusionary Housing. With the existing R7A, the proposed construction can be built. Without it, a building roughly 33,000 sq. ft. would be allowed which on the site of 44,000 sq. ft. would only accommodate not even a one-story building. One of the goals of the program is rezoning and affordability

Mandatory inclusionary is to get affordable units in communities that need them as well as to allow for residential. More details were provided by Mr. Lobel.

Chair Marialena Giampino responded City Planning did not see the project was not affordable to our community as well as the wrong MIH Options for Elmhurst/Corona were given.

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

Board Member A. Redd Sevilla compared this project to a store he remembered in Elmhurst/Jackson Heights. When he was growing up, a nice clothing store had opened, he could not afford nine out of the ten items in the store. The question arose why was the store here is. Prices were out of his family's reach. Clearly, the store did not see him as a customer or a neighbor. Looking at the 60% AMI, it is out of reach for families in 11373 and also in 11368. 40% AMI is within reach which leaves just 10% in one of the options. Continuing Board Member A. Redd Sevilla said at the ULURP meeting, it was mentioned deep affordability was not feasible with this project. Is it not feasible meaning the developer losing money or it would take a longer time to reap a profit for the developer?

Mr. Lobel responded since 2016 with Mandatory Inclusionary, there used to be no requirement for affordability. While there is discussion around the levels of affordability, buildings will have affordable units in perpetuity. This program creates not only 25% /30% affordability with 10 percent at 40% AMI, the unit mixes are required to be the same unit mixes as the rest of the building. The same number of 1-2 and 3 bedroom apartments must be provided and the same ratio exists for people at 40% AMI. The benefit is larger units will be able to be accessed.

Before the Public Comments were given, Board Member Pat Martin commended ULURP Chair Alton Derrick Smith and his committee who provided the Board with information not given in the lengthy presentation. When a presentation is given and incorrect information is pointed out, credibility is lost. Come back with the correct figures, she advised.

At this point, Board Chair Marialena Giampino called on Public Members for Public comments.

Jennifer, a resident of Elmhurst, spoke under Public Comments and asked about how this rezoning can proceed because drainage and sewage in that area is horrible and needs to be addressed. Traffic in the area on Broadway is the main artery where people board the subway and buses, and go to all schools such as pre-k's, kindergartens, primary, middle, and high schools. Not only are there so many schools in Elmhurst, but also elderly people with disabilities, and children with special needs. Is all this traffic and congestion being addressed, she asked. As a former PTA President of PS 89, petitions were being sent for assistance to get extra crossing guards and more signs. The response from the city was that the mortality rate had to increase, meaning someone had to die.

Also, the infrastructure cannot handle the increase. Nothing has been addressed in Elmhurst or the city for over 100 years. Because of Hurricane Ida, it is clear pipelines are not able to withstand the overcrowding. To make more apartments is insane. The area is not safe. For over 100 years, the area housed factories and questioned if toxic chemicals was still in the land where people would reside.

Jennifer mentioned PS 7, on which land was formerly factories for over 100 years, teachers had developed cancer. Many of her family members had worked in the factories and also developed cancer where no history of family cancer existed.

It was stated in the past, housing was built without the affordable housing component, but Jennifer said it is not so because the developer is making money from the community.

Nowadays, families triple up living in one apartment trying to make ends meet because rents are so high.

This has happened before with the construction of new buildings such as on Queens Boulevard and Justice Avenue.

The community does not need more luxury condominiums. More studies are needed especially next to the railroad. Her house faces the LIRR. Walls are cracking in the row houses. The houses are settling too deep. All have been impacted by Hurricane Ida and flooding. It is not a safe area.

Following, Board Chair Marialena Giampino said testimony can be submitted to the Community Board 4 office by e-mail or call.

Next, Board Member Gurdip Sing Narula said the water pressure and the sewer systems cannot absorb the burden from the buildings. Catch basins are not enough and with Hurricane Ida, it caused significant flooding in the area.

Board Member Sandra Munoz stated at the ULURP meeting, all the concerns just raised were brought up such as affordable housing, infrastructure, and effects of Hurricane Ida etc.

Before the vote, Board Chair Marialena Giampino reported Elmhurst and Corona had never been contextually rezoned. Our communities are overdeveloped and have experienced strain on its infrastructure because other parts of Queens have been contextually rezoned.

This is discussed at ULURP committee meetings and in the Board's Needs Statement. It is interesting that City Planning would prefer an R7A zoning in a community that had never been contextually re-zoned. Further conversations should be held with City Planning.

Richard Lobel reported the R7A district is a contextual zoning district. The R6 to the south is considered non-contextual because it does not have height limits, but the R7A, R6B, and R7B is contextual.

At this point, Board Member Georgina Oliver made a motion, seconded by Board Member Lara Gregory, to **deny** the application.

Board Chair Marialena Giampino called for recommendations:

ULURP/Zoning Committee Chair Alton Derrick Smith said it must be made clear to City Planning and the Administration that MIH has not worked. The Board voted against the MIH in 2016. In five years there is zero amount of housing from MIH for Community Board 4 and a homeless situation increasing every year. Affordable housing for all is needed to solve this problem.

The Board's denial on the proposal is because it does not serve the needs of the community where real housing with a housing program geared to our overdeveloped community is needed. MIH works for the rich. Community Board 4 is a working class community. Also it is important to add to this Resolution that City Planning and elected officials know the application does not serve the community. We need real housing program that will work for us.

MIH could work for the rich. 130% AMI is nothing to a rich community, but ours is a working class community. It's time other housing funds are utilized and the community is engaged in real planning. Look at land trust, permanent housing, HUD, Mitchell Lama and much more that would serve the needs of the working class and also to look at contextual zoning. Why is it that our community continues to be overbuilt and overcrowded, he asked. He made mention there is only one hospital in the area which is a signal it is time to build another hospital.

Board Chair Marialena Giampino said all the concerns including environmental issues would be included in the Board's Recommendation. With MIH, a large amount of market rate rentals is allowed driving up the prices of area real estate which forces people out and creates homelessness and overcrowding.

Board Chair Marialena Giampino called out did Board members approve the motion and should a roll call vote be taken.

Subsequently, the Board Chair called for any no's, or abstentions or any other recommendations.

Since there were none, the motion passed by a count of the Board Members present. The count was 39 members in attendance, 0 opposed, with 0 abstentions. Motion passed.

VIII. Presentation & Vote: ULURP/Zoning Committee

Kathi Ko, City Planner, Queens Office – Department of City Planning
Open Restaurants/Sidewalk Cafes

During the COVID-19 ban on indoor dining, New York City suspended existing outdoor dining regulations, including zoning location rules. This emergency program provides a necessary lifeline for nearly 11,000 restaurants—and allowed new Yorkers to appreciate how streets can be activated by a robust citywide outdoor dining program.

John O’Neill, NYC Department of Transportation, will present the text amendment review with Kathi Ko of the Queens Department of City Planning and Teal Delys.

With the aid of a slide presentation, the Permanent Open Restaurants text amendment was discussed by John O’Neill, Borough Planner Queen’s Borough Commissioner’s office. This program will continue to give restaurants the option of sidewalk and roadway seating for outdoor dining. The program seeks to better balance the many needs of the street and sidewalk while keeping restaurants and other users in mind. The sidewalk will cover sidewalk and roadway dining and the Department of Transportation and City Planning is asking the Board for its opinion on specific sidewalk café text amendment.

The next slide included:

- New program under DOT to include both sidewalk and roadway cafes
- Program that balances all needs of the street and sidewalk
- Use what has worked under Sidewalk Café Program and Emergency Open Restaurant Program to develop guidelines for the Permanent Program.

The city had street and sidewalk cafes before COVID-19 and the majority of programs are administered by the Dept. of Consumer and Worker Protection. DOT did one small pilot of public roadway seating called street seats but there were only 25 setups. Next, the slide showed a breakdown of the numbers Pre-Covid: 1,022 sidewalk cafes, 100 small sidewalk cafes, 102 enclosed cafes, and 25 street seats.

Next, the slide showed the Creation of Open Restaurants program – During the summer of 2020 New York City revisited the rules, and in many cases suspended them to allow restaurants to serve diners outdoor due to restrictions on indoor dining.

The temporary program:

- Helped save almost 11,000 restaurants and an estimated 100,000 jobs by allowing establishments to continue serving outdoors on the roadway, sidewalk or both.
- Did not require a participation fee
- Eliminated a lengthy DCWP review process

Next, there have been several successes and challenges over the past year. The successful elements is that no geographies have been off limits. The program was easy to access and heavy participation was encouraged. Also, Mr. O’Neill had acted as a liaison to the restaurant owners. Otherwise, it was a basic fill out form. A food establishment had to estimate its frontage a business could apply for the program as long as it was not in a designated No Standing area, bus stop, in front of a hydrant or on top of a utility cover. Many challenges arose with:

- Clarity, consistency and communication of rules
- Issues with FDNY turning radius, safety signage being blocked by restaurants
- Compliance and enforcement
- Balancing the long term interests of sidewalk and street users

Background

After a massively successful summer, the Mayor announced in September 2020 that the Open Restaurants would be permanent and year-round

A permanent program requires a series of different legal changes, including a text amendment to allow more locations to be eligible for roadway and sidewalk seating

Vision for a Permanent Program:

- Both Sidewalk & Roadway seating administered and enforced by DOT
- Available throughout the city
- Allow for removable tables & chairs
- Subject to clear path & other sitting criteria
- Both Sidewalk and roadway seating require DOT revocable consent

Components of Sidewalk Café Seating:

- All restaurants with ground floor space eligible to apply for year-round access
- Must be ADA compliant

Hours of operation consistent with DCWP-Midnight S-Th, 1am Fri & Sat
Subject to clear path criteria

More slides were displayed what the sidewalk should look like and explained by Mr. O'Neill. Clear Path Requirements along the north border of Roosevelt Avenue was illustrated.

Roadway Seating

Setup allowed citywide in parking lanes except in prohibited zones
Maintain public safety (visibility of traffic safety signs, access to hydrants etc.)
Clear guidance and enforcement on sound
ADA compliance
In the future, any roadway set-up will have to look a lot more like the slide.

Many businesses have been able to stay in business as a result of the additional seating and better regulation is needed to better manage curb use.

Seasonality

Allow other city operational needs to continue (e.g.: snow cleanup of street and sidewalks)
Safety considerations regarding seasonality (outdoor heaters needed in colder seasons)
Options are being explored for waiver that allows for winter months
The city is proposing that the new program will not operate during colder months, but with some opportunity for a hardship waiver that would allow restaurants to keep their setups in place. For now all restaurants will be able to keep operating uninterrupted through the upcoming winter season.

Application & Administration

Unified DOT Office overseeing sidewalk and roadway café programs
More detailed, upfront design guidance package with detailed visuals
Streamlined application process with online filing
Shorter than pre-Covid review periods, while retaining required public review

To make the program a reality 3 main actions are needed to facilitate the future program:

1. Removal of Locational Prohibitions
2. Changes to the Sidewalk Café Program
3. Creation of a Roadway Café Program

Following zoning, multiple legal steps will be needed to enact the full permanent program:

The emergency program expected to remain in effect and allow restaurant to maintain their spaces uninterrupted through at least winter 2022. The current emergency program is expected to be in effect for the next year and a half. Sometime in 2022 we are going to evolve away from the program in effect now and have the new application process established.
The expectation is that restaurants will have ample time to transition into a new process if they choose to with minimal operational disruption. Changing zoning is the first critical step to making the program permanent. Multiple steps are involved in developing a full program; and at each step, public input will be collected for additional review.

In conclusion, COVID-19 has helped reimagine the way New Yorkers utilize our street and curb space. Mr. O'Neill explained many people have enjoyed the open streets and open restaurants programs but it also came with a great deal of challenges. Feedback is welcomed and all are encouraged to visit DOT's website to submit comments as elements are developed. The roadway portion of the presentation is preliminary. Tonight's presentation is to gather feedback to the Dept. of City Planning's proposed text amendment changes specifically related to sidewalk cafes.

At this point, the floor was turned over to Kathi Ko, Dept. of City Planning, on the Open Restaurants Text Amendment which is the first step in making a permanent open restaurants program.

Kathi Ko explained there are three main legal processes.

The Zoning Text Amendment will be the focus of the presentation. This is removing locational provisions. Unnecessary zoning restrictions stand in the way of thousands of restaurants from participating in the outdoor dining that would be past the emergency. The zoning text amendment is to unlock the full citywide applicability and consolidate control and accountability for the program under a single agency which is DOT.

The proposed text amendment would remove the entirety of Chapter 1 Article 4 of the zoning resolution and related texts in special districts and other areas that relate to sidewalk cafes to fully remove zoning from dictating the location of cafes. This would allow any restaurant to apply to DOT for a sidewalk café if they can meet the required clear path and citing criteria.

Under the zoning rules that are currently suspended, zoning dictates three different types of cafes and where in the city they can be located. Most commonly unenclosed cafes allows for readily removable tables, chairs and fencing with no allowable overhead coverage other than umbrellas or retractable roofs. There is also a small sidewalk café which is an unenclosed sidewalk café containing no more than a single row of tables and chairs adjacent to the street line and can extend no further than four and a half feet from the building.

An enclosed café is defined as extensions of the building into the sidewalk using light building materials and 50% transparency on its walls,

Zoning held the geographic restrictions of where these types of cafes were allowed. The public could view where type cafes were allowed on DCP's zoning and land use map for the application. Importantly, there were areas where cafes were not allowed even if the sidewalks were wide and the conditions would have allowed it.

In order to provide support for the restaurant industry and the need to move out dining outdoors, the city set up an open restaurants program that allowed for the emergency use of sidewalks and roadways by restaurants and this was done by suspending zoning and rules through an executive order that allowed restaurants to conduct outdoor dining in the public right-of way. All zoning regulations and administrative code rules related to the sidewalk café were suspended and emergency self-certified program was set up by DOT. Street sweeping rules were scaled back and restaurants were allowed to set up curb wings to provide additional seating. To date, over 11,500 restaurants participated in the Open Restaurants Program. The city saw a huge surge of outdoor dining in the outer boroughs. 10,000 restaurants used the sidewalk for outdoor dining setup and City Hall estimates that 100,000 jobs were saved in the restaurant industry that would have been lost.

Restaurants are still feeling pressure from the Covid pandemic especially with new variants emerging and long term plans to support the industry are essential. During the emergency program, 2500 restaurants were permitted in areas that would have been prohibited or limited under the existing zoning but the proposed text will allow them as long as they meet signing criteria outlined by DOT.

There are many reasons certain areas were prohibited but cafes can work in many more locations other than to go beyond what zoning Contemplated. What is important is the sidewalk condition and having enough room for pedestrians. Pre-Covid Community District 4 had zoning rules that allowed cafes and commercial districts throughout the commercial corridors throughout the district. Cafes were not allowed in the residential districts.

Community District 4 Context

Cafes already allowed throughout Community District 4:

All cafes in commercial districts

Prohibited areas along Roosevelt Avenue

Kathi Ko provided more slides and spoke about each one.

Multiple legal steps will be needed to enact the full permanent program-with the emergency program remaining in effect and allowing restaurants to maintain their spaces uninterrupted through at least 2022.

At this point, Board Chair opened the floor to Board Member questions.

Board Member G. Oliver inquired with all the sidewalk cafes, where will the smokers stand. Outside cafes in the road will put diners more in the pollution already in effect.

John O'Neill replied regarding sidewalk cafes it is up to the restaurant if they see an appeal for the sidewalk café, otherwise, it be removed as people would dine inside. If people are not using the service in a small business environment, people will retract. Regarding smokers, he did not envision additional prohibitions on sidewalk use. Smoking controls are for indoor dining and also in public parks, but that regulation will not occur on city sidewalks.

Kathi Ko responded the main focus of the text amendment is to remove the local requirements that were in place before the emergency program. There is nothing in the text about regulating smoking, which is not a zoning issue. The physical siting criteria delineates specific amount of space between the building walls onto the sidewalk.

Board Member Lara Gregory brought up the proposal takes public space away from the community for commercial purposes. There needs to be more consideration to the impact to the community other than jobs saved. Quality of life was not considered because of the limited space. More input and studies are needed for removal of public space for commercial purpose.

Board Member Lucy Schilero reported landlords commented to her about liability if someone falls. Also, as far as the tables and chairs set up on the sidewalk, they have extended onto private property. Business owners have not stayed within their boundaries.

Kathi Ko responded business owners should apply for extended liability insurance which would help cover unfortunate incidences.

Board Member Lucy Schilero also inquired if business owners are allowed only one type of outdoor café because they are looking to extend further out onto the street level.

John O'Neill responded there have been a handful of exceptions that were allowed. For example, neighboring retail buildings owned by the same owner where the restaurant has an agreement with the landlord in the adjoining business and provides confirmation in writing to DOT, it allowed businesses to extend their frontage on the sidewalk. If it is not the same owner and the adjoining business owner has not agreed to it, it is not allowed.

Board Member Lucy Schilero commented besides tables and chairs on street level, they are looking to expand into the road for additional space such as roadway cafes usage.

John O'Neill responded it depends on the regulation in front of the business at present under the emergency rules specific to the situation. Technically, they would be allowed the frontage of the business in the roadway assuming it was not a No Standing, over a utility cover, or a fire hydrant within 15 feet, or a bus stop, or 8' within an intersection.

Board Member Lucy Schilero commented about the water clogging drainage systems.

What is the proposal for Public Plazas asked Board Member Shrima Pandey.

John O'Neil responded it is not part of the Open Restaurants Program and not allowed. But there are some city plazas that are in use by restaurants as part of the Open Street Program, for example, Diversity Plaza.

Board Member Pat Martin said the City had allowed Broadway to open its doors and approved indoor dining as long as diners are vaccinated. However, now the proposal is for expanded outdoor dining. Are the restaurants for vaccinated or unvaccinated people, she inquired.

Also removing sidewalk and street space is a problem because pedestrian and parking space is taken away.

Kathi Ko responded this proposal does not take a stance on vaccination status or who is allowed to sit where. Many restaurants had survived when COVID-19 rates were very high and where people could have sat inside, but felt uncomfortable.

Board Member Alexandra Owens commented if it were not for the program, many restaurants would not have survived. While vaccination reduces the severity of the disease, it does not prevent contracting the disease. Breakthrough cases were reported from the Delta strain. Several people will not dine inside for fear of passing the disease to their loved ones. At this time, open restaurant is valuable given a significant portion of income is generated from restaurants to the city.

Board Member Sunil Mahat asked with so many rules and requirements for restaurants, city agencies would be enforcing the rules for the restaurant but who will continually follow up with the restaurant that it is following the rules that the city and the agency has put in place. Safety hazards such as chairs placed in the middle of the pathway and wires on the pavement. Diners outside are in the way of pedestrian walking. Will summonses be issued and he called it a public safety issue. Who will ensure restaurant owners are following the guidelines, he asked.

John O'Neill answered DOT is the primary enforcement agency for siting requirements since the initiation of the program. Under the proposal DOT would continue to be the enforcement agency. DOT is hiring more inspectors to conduct more frequent inspections and to do more follow-up. At present, restaurants are inspected every 2 to 3 months. If they are out of compliance, there is a link DOT provides to submit their information and photograph changes and send to DOT.

Board Member Chaio-Chung Chen said there are pros and cons to the proposal. On the pros side, restaurant owners were hard hit by COVID-19 and the outdoor dining brought in much needed revenue. On the con side, he asked is there enough street structure because the streets have become narrower and noisier. Diners are disturbing the quiet enjoyment of the neighborhood. It would also affect quality of life issues and mentioned attracting pickpockets or drunks.

Chair Marialena Giampino reported quality of life issues could not be addressed under the proposal.

Kathi Ko responded it would not disrupt any infrastructure existing that would be detrimental, and guidelines are in place that would address drainage, street trees, rain gardens and ensure roadway setups would not block catch basins etc.

Teal Delys said there are rules and regulations that apply to outdoor setups but a more rigorous process is in place to acquire permits and the Community Board will be a part of the process for review. Moving forward, issues non-complaint will not be an issue in the permanent program.

Board Member Ashley Reed commented the cafes helped small businesses because many sacrifices had to be made to stay afloat. Also, there is a confusion between sidewalk café and roadway café. This presentation is about sidewalk cafes. Some of the issues brought up may not fall under the proposed text amendment. Board Member Ashley Reed supported the proposal. With proper regulation, it can benefit businesses and is a good option for those not comfortable dining indoors.

John O’Neill confirmed the rule tonight is for expanding permission for sidewalk cafes in different parts of the city.

At this point, Transportation Chair Matthew McElroy made a motion, seconded by Board Members Ashley Reed and Clara Salas, to **support** the text amendment with provisions included that DOT be encouraged to hire enough inspectors to allow for bi-monthly inspections of every sidewalk café. Additionally, it must be explicitly stated that noise complaints be directed to DOT so that there is only one place to register noise complaints and they are not scattered to different agencies.

Board Member Sandra Munoz pointed out since noise complaints would be directed to DOT but not addressed at the time the noise is occurring whereas when 311 or the police precinct is called, it is directly addressed. Is the noise an ongoing issue with an outdoor café she inquired?

Transportation Chair Matthew McElroy clarified except for criminal activity or fire that all complaints go to DOT to be addressed. If there is an existing urgent situation, it would not be forwarded to DOT. If the establishment has a consistent noise issue, DOT would be called.

At this point, Board Chair Marialena Giampino called for a vote. A roll call vote was taken. The vote count was 23 in favor, 11 opposed, with 0 abstentions. Motion passed.

**IX. Vote: Public Safety and Homeland Security Committee
--State Liquor Authority Applications**

Committee Chair Lucy Schilero reported the Committee met and had a quorum. It is hurricane season for another month which brings hurricanes and flooding and advised all to prepare for any emergencies. Call 311 and NYC Ready New York for help or go online.

At this point, Committee Chair Lucy Schilero presented the liquor licenses.

NYS LIQUOR AUTHORITY LICENSES
SEPTEMBER 2021

NEW APPLICANTS

<u>Establishment’s Name</u>	<u>Establishment’s Address</u>	<u>License Type</u>
Gato Verde Sports Bar Corp.	82-14 Roosevelt Avenue Jackson Heights, NY	Liquor, Wine, Beer & Cider

Representative away and will return next month.

El Rincon Criollo Corp. <i>Approved</i>	40-09 Junction Blvd. Corona, NY	Wine, Beer & Cider
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CLASS CHANGE

<u>Establishment’s Name</u>	<u>Establishment’s Address</u>	<u>License Type</u>
Tashi Delek Inc. <i>Wasabi Point</i> <i>Will return next month</i>	76-18 Woodside Avenue Elmhurst, NY	Liquor, Wine, Beer & Cider

CORPORATE CHANGE

<u>Establishment’s Name</u>	<u>Establishment’s Address</u>	<u>License Type</u>
Tashi Delek Inc. <i>Wasabi Point</i> <i>Will return next month</i>	76-18 Woodside Avenue Elmhurst, NY	Wine, Beer & Cider

METHOD OF OPERATION CHANGE

<u>Establishment's Name</u>	<u>Establishment's Address</u>	<u>License Type</u>
Temezkal NY Corp.	88-08 Roosevelt Avenue Jackson Heights, NY	Liquor, Wine, Beer & Cider

Approved

Next, Committee Chair Lucy Schilero reported on paper license plates on cars. The Police have a small squad looking into it. Scratching letters off license plates is because perps do not want to have anyone find out who the car is registered to. Police investigating.

At this point, Board Member Sandra Munoz made a motion, seconded by Board Member Georgina Oliver, to **approve** the Committee's report as presented.

Board Chair Marialena Giampino called out for those opposed or any abstentions to the motion. Since there was none, the motion passed.

At this point, Assembly Member Jessica Gonzalez-Rojas commented her office is a resource on issues relating to Hurricane Ida and is working very closely with the Red Cross and FEMA. The Assemblywoman was part of the President's visit in the district. Also, anyone applying for the Excluded Workers Fund and the Emergency Rental Assistance Program can contact her office for help. Contact information in the chat. Additionally, she announced two upcoming paper shredding events.

X. Committee Reports

Consumer Affairs

Committee Chair Michelle spoke about the \$1.25 charge for bags at Food Bazaar on Junction Blvd. Paper bags were not offered at the store for purchase. Plastic bags cannot be given out because they are banned.

Board Member Pat Martin brought up people complain about Walgreen's on 99 Street. Walgreen's is closed on Saturdays and Sundays and also closing at 6:00 p.m. For working people, there is no access to get their prescriptions and she requested the Consumer Affairs Committee investigate.

Environmental

Committee Chair Carol Machulski reported on a QSWAB meeting scheduled for August 25, however, she was informed by Borough Hall she was not the representative any more. More information is needed. Perhaps, someone from the Environmental Committee can attend those meetings as a representative from CB4. Committee Chair Carol Machulski questioned the role of the QSWAB.

Health

Committee Chair Clara Salas reported committee meetings will be on the third Monday of the month and mentioned the names of those serving on the Health Committee. As a member of the Elmhurst Hospital Advisory Board, she will arrange for speakers to address the Board on health matters and invited members of the committee to participate in any meetings of the Elmhurst Hospital Advisory Board if interested.

Parks

Committee Chair Ashley Reed will be reaching out to the committee members as a co-chair is needed. If anyone is interested in the position, please let her know.

Transportation

Committee Chair Matt McElroy reported in the next week he will reach out to see how member's schedules are for committee meeting dates.

One meeting was held over summer recess with John O'Neill, DOT, on the Board's budget submissions and to work on how more effectively the Board can achieve its goals in the budget process. For the Gleane Street/Roosevelt Avenue project, the structure is done.

Youth

Committee Chair Sylvia Martin will be reaching out to the members of the Youth Committee to discuss youth events for fall.

XI. Open Sessions #2

Chair Marialena Giampino announced to the Board Members this is the last time you can speak (2 minutes allotment), if you wish to do so.

Board Member Vincent Laucella commented the rezoning proposal changes the image of the neighborhood and changes what a small community stands for. On the Open Restaurants/Sidewalk Cafes text amendment, sidewalk cafes obstruct the view of drivers, particularly, wrong way drivers of the e-bikes and flooding issues. Drivers cannot navigate those blocks due to the expansion onto the street, and also mentioned stagnant water (encephalitis/west Nile virus). Although he supports small business, the focus should be on Quality of Life.

Board Member Gregory Spock thanked the Board for allowing him to serve as Parks Committee Chair and eventually will be resigning from the Board because he will be moving out of the city. He will continue to fight for parks issues and Queens even though he is not there.

Next, Board Member Lucy Schilero reported there was much flooding in Elmhurst and Corona, particularly in basement apartments. Water reached from the basement floor to the ceiling and provided details.

Since there was no further business, Board Member Edgar Moya made a motion, seconded by Board Member Gurdip Singh Narula, to adjourn. Meeting adjourned at 10:15 p.m.