



COMMUNITY BOARD # 4Q

Serving: Corona, Corona Heights, Elmhurst, and Newtown

46-11 104th Street

Corona, New York

11368-2882

Telephone: 718-760-3141

Fax: 718-760-5971

E-mail: qn04@cb.nyc.gov

Donovan Richards

Queens Borough President

Marialena Giampino

Chairperson

Ebony Young

Deputy Borough President

Christian Cassagnol

District Manager

January 10, 2023

COMMUNITY BOARD ATTENDANCE

Board Members Attending:

Ashley Reed
Rownoka Ashakhan
Michelle Calderon
Jaime Cho
Lynda Coral
Michelle Dunston
Aridia Espinal
Leeanne G-Bowley
Marialena Giampino
Lara Gregory
Vincent Laucella
Salvatore Lombardo
Carol Machulski
Abu Zafar Mahmood
Sylvia Martin
Matthew McElroy
Rovenia McGowan
Mac Ryan Merchan

Jose Morillo
Edgar Moya
Ruby Muhammad
Sandra Munoz
G. Oliver
Georgina Oliver
Alexandra Owens
Shrima Pandey
Purushottam Panthee
Cristian Romero
Clara Salas
A. Redd Sevilla
Alton Derrick Smith
Marcello Testa
Charlie Tetiyevsky
Louis Walker
Minwen Yang

Board Members Absent:

Valery Calderon
Tsering Dechen
Ramakrishna Kadukuntla
Deependra Lana
James Lisa

Alexa Ponce
Brian Ramirez
Urgen Sherpa
Dewan Tarek
May Yu

ATTENDING:

Christian Cassagnol, CB4 District Manager
Margaret Silletti, CB4 Community Coordinator
Jasly Martinez, CB4 Community Associate
Detective David Saponieri, 110 Police Precinct
John Wang, Queens Night Market
Chanel Martinez, Council Member Shekar Krishnan's Office
Yissett Peralta, Council Member Francisco Moya's Office
Kyle Salcido, Congresswoman Grace Meng's Office
Michelle Luna, Congresswoman Alexandria Ocasio-Cortez's Office
Pat Rosero, Queens Borough President's Office Donovan Richards
Diwakar Gupta, Nasir J. Khazada LLC Consulting Engineers
Daniel Ashe, Walter T. Gorman, Consulting Engineers
James Lam, Owner, Spicy Shallot
Luis Echeverria, Attorney for La Esquina Criolla
Ellen, ABC License for Yana Food Inc.

COMMUNITY BOARD MEETING

Date: Tuesday, January 10, 2023

Time: 7:00 P.M.

Place: Via Webex

I. First Vice Chair Ashley Reed opened the meeting at 7:20 p.m.

II. Roll Call

Since Executive Secretary Louis Walker was unable to access the roll call, District Manager Christian Cassagnol will take the attendance. A quorum was present.

III. Vote: Minutes November 9, 2022

Minutes December 13, 2022

First Vice Chair Ashley Reed announced the Board minutes would be voted on in two separate motions.

Environmental Committee Chair Carol Machulski made a motion, seconded by Board Member Vincent Laucella to approve the November 9, 2022 minutes. Since there were none opposed or abstentions, the motion passed.

Next, the First Vice Chair called for a motion on the minutes of December 13, 2022. Executive Secretary Louis Walker made a motion to approve the minutes of December 13, 2022, seconded by Board Member Mac Merchan.

Since there were none opposed or abstentions, the motion passed.

IV. Chairperson's Report

First Vice Chair Ashley Reed announced Board Chair Marialena Giampino is on maternity leave and wished her well.

A statement was read to the Board on behalf of Board Chair Marialena Giampino:

All were wished a Happy and Healthy New Year.

I want to thank the office staff for all the work they have been doing to make sure we get the two months of Board business done due to the lack of a quorum. I attended the January 9 Borough Board meeting with presenters from the Carbon Free and Healthy Schools Initiative Campaign. They are proposing needing funding for \$330 million for 100 carbon free and healthy schools in New York City to start. This would include LED lighting, HVAC units, solar panels, new roofs and windows, and upgraded electrical. Twenty of those schools are in Queens and they will be campaigning and sending more information.

First Vice Chair Ashley Reed stated she would not present a report, but extended condolences on behalf of the Board to Board Member Vincent Laucella who recently lost his grandmother and for all those who passed away in 2022.

A moment of silence was observed.

V. District Manager's Report

District Manager Christian Cassagnol reported there are two BSA items on the agenda to be voted on. Also, on the agenda for tonight are the CB4 Elections. When the Board elections are discussed, the Chair of the Nominating Committee will give a brief statement.

As the District Manager could not continue his report due to technical difficulties, First Vice Chair Ashley Reed said shortly everyone will receive an electronic ballot via email. When the ballots are sent to everyone, quickly complete the ballot and send it back. The ballots will be counted tonight and results revealed.

VI. Report: By Law Committee

Parliamentarian Louis Walker reported a meeting is planned to finalize changes to be presented to the Board by the next meeting.

VII. Report: Nominating Committee

Committee Chair Matt McElroy reported the Nominating Committee met and the consensus was that the Executive Board Officers were doing a fine job and the incumbents were re-nominated without objection.

Suggestions included additional nominations for At Large Directors and those candidates were accepted by the Nominating Committee. Therefore, the election contains more candidates than slots for At Large Directors. The Nominating Committee felt candidates nominated were qualified.

VIII. CB4 Elections

First Vice Chair Ashley Reed reported all members will imminently receive a ballot in their emails.

In the interim while waiting for receipt of the ballots, First Vice Chair Ashley Reed called out if any of the nominated candidates would like to address the Board or if there are any questions for the nominees.

Public Safety Chair Lara Gregory thanked the Board for the honor of the nomination to the Executive Board and spoke about the work the Public Safety Committee performs and also noted in memory of the late former Committee Chair Lucy Schilero to continue her work.

At this point, First Vice Chair Ashley Reed took this opportunity to state it has been an honor serving on the Board and she is grateful for the opportunity to continue to serve for a two year term.

IX. Public Forum

First Vice Chair Ashley Reed read the following statement from John Wang, who was in attendance, from the Queens Night Market.

Dear CB4,

I just want to provide you with an update on the Queens Night Market. We are very close to signing a lease for this year to secure our space at the New York Hall of Science. We expect to open our season mid-April operating Saturday nights to October with the usual hiatus to make room for the U. S. Open. We are doing our absolute best to maintain our unique \$5/\$6 price cap on food, but it is getting harder and harder with inflation. We are in talks with a potential sponsor who may want to subsidize vendor fees which would make it easier for vendors to abide by the price cap which makes the event affordable to so many families.

We just recently opened our vendor application in case you know of anyone who would like to apply. Since March 2015 we represent over 90 countries through our vendors and their food and we helped launch approximately 350 brand new businesses in NYC.

I look forward to providing you with more updates next month and can't wait to see many of you when we open again in April.

Thank you and please let me know if you have any questions.

X. Report from Elected Officials

Subsequently, First Vice Chair Ashley Reed announced due to time constraints, the Board requested staffers from elected officials register before speaking. The following were registered speakers:

NYC Council

Shekar Krishnan

Chanel Martinez, representing Council Member Shekar Krishnan, thanked CB4 and Will McCarthy for partnering with the Council Member's office on the holiday events.

Next, she spoke about legislation passed mentioning Parks equity which includes reducing the timeline of parks projects substantially creating more accountability measures with status of projects and requiring city agencies to determine other viable locations for green space.

Frank O'Connor Park was selected as the only community parks initiative sites in Queens, meaning there will be a full renovation of the park in the coming years. A community engagement session will commence this spring. More information will follow.

For Elmhurst Hospital, \$10 million was secured in renovate the hospital's front entrance and clinic. Frank O'Connor and Elmhurst Hospital will increase public health expectations in the district.

Lastly, a small business resource fair is planned January 18 at the Jackson Heights Library from 2:00 p.m. to 5:30 p.m. Other agencies will be joining to provide resources and tips to businesses.

An educational seminar on immigration and health care on February 7 at 10:00 a.m.

The Lunar New Year celebration is being planned. More details to come.

Contact the Council Member's office for more information.

At this point, District Manager Cassagnol announced the ballots were sent out. If you have not receive the ballot, email the Board office.

Francisco Moya

Yissett Peralta reported Council Member Francisco Moya announced a new project is coming to Willets Point slated to commence by 2027 which includes a new soccer stadium. The soccer team will pay for the construction of the stadium which is estimated to cost \$180 million and 100% privately financed by the New York City Football Club including 2,500 affordable housing and a 250-room hotel and ground floor retail space. The project will create 14,200 construction jobs and 1,550 permanent jobs.

During the holidays, Council Member Moya along with dedicated sponsors distributed over 1,000 toys to children in the district and gave out over 1,000 fresh produce bags.

Upcoming events:

Urban Upbound is hiring tax preparers, tax mangers, front desk receptionists, and call takers. Hiring event January 5, 11 am-2:30 pm. Also, CUNY Citizens Now will offer immigration help at the Council Member's office.

Friday, January 13, at the district office, Council Member Moya will host a fresh produce giveaway. Time is yet unclear, however, but it is first come first served.

Lastly, discretionary funding is now open. Go to the City Council's website for more information. Deadline is February 21.

House of Representatives

Grace Meng

Kyle Salcido reported at the end of the last Congress, U. S. representative Grace Meng, New York's senior member of the House Appropriations Committee helped pass a government funding Bill for 2023 averting a devastating government shut-down and ensures federal agencies operate into next year and secured over \$21 million for 15 key project funding in Queens including \$7 million to make the LIRR Forest Hills station ADA accessible; \$2 million for the Metropolitan Council on poverty to provide pantry supplies to women and infants; \$1 million for the Queens Chamber of Commerce legal program to support immigrant and small businesses in Queens; \$750,000 for those experiencing homelessness and attain affordable housing and combat landlord harassment; \$1 million NYC Health & Hospitals Corp. Elmhurst for renovations and \$120 million to upgrade environmental infrastructure in Queens and the national defense authorization act HR7776 to directly include water and waste water infrastructure as well as well water management. Congresswoman Grace Meng was sworn into the next term of the House of Representatives as the new session of Congress begins.

Alexandria Ocasio-Cortez

Michelle Luna reported all of the community projects funding requests were approved for the final FY 2023 Appropriation Bill signed into law in late December. \$16 million in federal funds were back to New York the Bronx and Queens to fund community based organizations such as Elmcors, Plaza del Sol and community health to increase access to health care for residents of Corona and Elmhurst.

Alexandria Ocasio-Cortez was elected to a third term in New York's 14th Congressional District.

Last month, the closing of the District Office located in Jackson Heights was announced because it was drawn out of the 14th Congressional District during redistricting.

The new office address is 177 Dreiser Loop, Room 3, Bronx, NY. Additional office locations will be shared when finalized.

Lastly, the office is hiring for two Bronx constituent liaisons. Please share with constituents.

Queens Borough President's Office Donovan Richards

Pat Rosero reported Queens Community Board applications are open if you are due for re-appointment or know of anyone who wishes to join the Community Board, please apply online on the Borough President's website, queensbp.org/communityboard. The deadline is February 16.

Also, the Lunar Year will be hosted on Thursday, January 19, from 6:00 p.m. to 8:00 p.m. at Queens Borough Hall. Please RSVP at the website.

Additionally, the Haitian Independence Day will be hosted on Thursday, January 26 from 6:00 p.m. to 8:00 p.m. at Queens Borough Hall. Please RSVP.

Moreover, the Queens Borough President's Office will continue to offer its CUNY citizenship services at Queens Borough Hall.

Offered is citizenship, naturalization, family based petitions, adjustments of status and many more. Please call the welcome center at 718-286-0644 to make an appointment.

At this point, District Manager Christian Cassagnol gave an update on the sent ballots and also noted some members filled the ballot out twice making the process more difficult. Board Members Matt McElroy and Jaime Cho and Lynda Coral, were resent ballots because they did not receive them

XI. Guest Speakers:

Diwakar Gupta, Nasir J. Khazada LLC, Consulting Engineers

BSA Application: No. 2019-299-BZ: 82-11 Queens Boulevard

Propose to amend approved plans to create a smaller convenience store with room for five gasoline pumps.

With the aid of diagrams, Mr. Gupta explained the gas station was originally opened in 1921 and received BSA permits in in 1947.

Very recently, the gas station had a BSA application in 2021 which was heard before the Board and was granted BSA approval to convert the auto repair shop into a convenience store and install three new dispensers. The owner's daughter has taken over managing the gas station and would like to make some changes to have five dispensers and a smaller convenience store. The application tonight is to amend the previous approval from a couple of years ago. The application is to cut back the auto repair shop and convert it into a convenience store. Previously, plans were to enlarge it on the sides and back, however, the owner does not want to enlarge it.

Current plans are to replace the dispensers and install five new dispensers. Previously, three dispensers were to be installed.

Everything else was already approved. The underground gas tanks will be replaced, install a new canopy, change the signs, install new landscaping and reduce the size of the curb cuts.

A diagram was shown what the gas station looks like currently. There is an auto repair shop with the accessory store, two dispensers and three underground gasoline tanks as well as some signs at the front of the store and a sign at the corner.

He explained the changes approved a few years ago were cutting back the front of the auto repair shop and extending it at the sides and the back and converting it into a convenience store, installing three new dispensers, installing two new gas tanks, a new canopy, two parking spaces plus a third handicapped accessible parking space, three planting areas, new signs and reducing and relocating the size of the curb cuts.

Current plans include to convert the auto repair shop into a convenience store and cut it back slightly and no longer want to extend the back end and sides. In this way, it will give more room to install five dispensers instead of three dispensers. Replacement of gasoline tanks is requested with two parking spaces: one handicapped parking space and one at the corner. A new canopy will be installed with three planting areas. Signs will be changed and reducing and relocating the curb cuts.

The front of the auto repair shop and the right side will be cut back to reduce the size of the building which will be reduced by 662 square feet and converted into a new convenience store where the Cashier/station and Attendant area is located. Also, there will be a handicapped accessible bathroom as well as an indoor trash storage area.

The tanks and dispenser will be replaced, therefore, the three existing 4,000 gallon tanks will be removed and replaced with two new 12,000 gallon underground fuel tanks for regular, premium, and E-85 gas. There will be three rows of dispensers for a total of five dispensers replacing the two old dispensers. The kiosk will be removed because the gas station attendant will be inside the building. A new canopy will be installed over the field dispensing area, two parking spaces total and one handicapped parking space on the right side of the building. Adjust the size of the four curb cuts so that none of them will be more than 30 feet and lined up with the new dispensers. New landscaping which includes three planting beds filled with rhododendrons, junipers, azaleas, and flowers.

A diagram was presented on the proposed front of the building. Two new non-illuminated signs for the convenience store, signs on the canopy of which some signs will be non-illuminated and some illuminated.

The pole sign at the corner will have three illuminated signs for the gas station, a sign showing the prices for the fuel and a sign for the convenience store.

In summary, the applicant is requesting to amend the previously approved plans, still cutting back the auto repair shop, but changing the size of the auto repair shop converting it into a convenience store and replacing the two oldest dispensers with five new dispensers and installing two new 12,000 gallon tanks, removing the kiosk, installing a new canopy and signs with new landscaping and reducing and relocating curb cuts.

At this point, questions were taken from the Board.

Public Safety Committee Chair Lara Gregory inquired can you show where will be the entrance to the gas station in relation to the street.

On the diagram, Mr. Gupta pointed to the convenience store entrance. There will be bollards in front of the building and a space for people to enter the store without getting in the path of cars.

Environmental Committee Chair Carol Machulski asked how long the construction will take.

Mr. Gupta responded construction should take three to six months noting it will also take some time to get the BSA approval. However, once approval is given and the Dept. of Buildings permits acquired, the estimate is three to six months.

Environmental Committee Chair Carol Machulski questioned safety provisions taken while construction is proceeding such as a safety walkway for both sides of Queens Boulevard as there is a fair amount of car and foot traffic. There is a Ti Quando and a pre-K across the street on 51 Avenue.

Mr. Gupta responded when construction is underway, a construction fence will be put up around the site. The fence will extend three feet onto the sidewalk and the rest of the sidewalk will be accessible. Roads will not be blocked.

Will any of the lanes on Queens Blvd. be cut off, asked Environmental Committee Chair Carol Machulski.

No, was the response by Mr. Gupta and added Queens Blvd. will remain accessible.

Board Member A. Redd Sevilla commended the station manager for his service and to inform the owner.

A Board Member inquired if there are any future plans to have an electrical charger versus gas pumps.

Mr. Gupta responded currently there are no plans to install a gas charger but he is aware New York City is planning on prohibiting the sale of new gas cars in the future. In the future, the owner may plan on installing them, but not right now.

Board Member Sal Lombardo commented more parking is needed.

Mr. Gupta replied currently two parking spaces are proposed basically because the convenience store will be pretty small. Many of the people going into the convenience store will be fueling therefore only visiting the convenience store for a few minutes.

Board Member Vincent Laucella questioned replacing the three 4,000 tanks with two 12,000 tanks which is doubling the capacity at the site.

Mr. Gupta responded yes.

At this point discussion ensued between the First vice Chair and District Manager regarding counting the ballots.

Guest Speaker: Walter T. Gorman, Consulting Engineers

BSA Application: No. 636-70BZ: 105-45 to 105-55 Horace Harding Expwy.

Propose to amend the resolution to permit the conversion of the existing snack shop and the adjoining auto repair bay into an accessory convenience store.

Mr. Daniel Ashe explained the applicants are seeking to convert one of the repair bays into a bigger convenience store at 105-45 Horace Harding which is the Mobil station on the corner of the Horace Harding Expwy and 108 Street. Currently, there are three repair bays and a small convenience store. With the aid of diagrams, Mr. Ashe explained nothing will be changed outside but a wall be constructed and leave two repair bays which will leave more room for a larger convenience store for a row of coolers and shelves for a bigger display. Fueling will remain the same and will not shut down while work is being done and fencing installed to work on the storefront which includes new glass and the convenience store will have more items for sale. Since it is a BSA site, the Board's approval is needed. About 20 years ago, approval was granted for the same renovations, but at that time the project never happened. Under new ownership, they want to revive the project to make better use of the site.

In regard to the rest of the site, not much is changing such as the car wash will be kept as well as the back planting area. Parking and handicapped parking will remain as well as fueling.

Diagrams were shown to explain the new changes in depth. The current site was also depicted. Also, the bathroom in the back will be expanded.

Transportation Committee Chair Matthew McElroy asked to see the proposed plans again.

Mr. Ashe reviewed the plans and explained the new changes, noting the shelving and coolers. If approved, the work will take place toward the end of the year likely fall or winter.

At this point, ULURP/Zoning Committee Chair Alton Derrick Smith inquired are the cooler for drinks.

Mr. Ashe responded yes.

ULURP/Zoning Chair Alton Derrick Smith questioned the fact that the high school is next to the Mobil station and students will be coming from the school to frequent the station, how are you prepared to handle those students because of the attraction of the cooler drinks?

Mr. Ashe responded there are two smaller cooler drinks currently on site and there is a lot of traffic from the students. Items are for sale, but was unclear if the approach would change too much. Selling alcohol to minors, management/attendants would not break the law, noting more options for sale would not change the strategy of marketing to the neighborhood.

XII. Report and Vote: ULURP/Zoning Committee

BSA Application: No. 2019-299-BZ: 82-11 Queens Boulevard

BSA Application: No. 636-70BZ: 105-45 to 105-55 Horace Harding Expwy.

ULURP/Zoning Committee Chair Alton Derrick Smith reported a meeting with both presenters was held but there was no quorum, therefore, the committee could not make a recommendation on the applications. The request was made to the presenters to give a presentation before the full Board.

ULURP/Zoning Committee Member Leeanne G. Bowley attended the committee meeting and commented she was impressed by their presentation.

At this point, First Vice Chair Ashley Reed said two separate motions are needed for the two applications and called for a motion on 82-11 Queens Boulevard.

Board Member Leeanne G. Bowley made a motion, seconded by Board Member Mac Merchan to **approve** the BSA application for 82-11 Queens Boulevard.

By a voice vote of 35 members present, 34 members were in favor, 0 opposed with 1 abstention. Motion passed.

For 105-45 to 105-55 Horace Harding Expwy, First Vice Chair Ashley Reed called for comments on the application.

ULURP/Zoning Chair Alton Derrick Smith asked if responses were received from the public on this application referring to Board notices sent out.

The only concern is that the Mobil station is next to the High School for Arts and Business and the attraction exists for more students to visit the convenience store. Since there was no negative public feedback or responses, he would approve the application adding the concern is the impact from the Arts and Business School.

Environmental Committee Chair Carol Machulski commented the exit from the Long Island Expressway is about ½ a block from the gas station. There is also a road that dovetails into that exit. Coming off the exit, you have to go across lanes of traffic and many times people coming out of the gas station will create a possible traffic hazard. Renovating the convenience store with a different configuration will create more of a traffic problem.

Consumer Affairs Chair Michelle Dunston commented she does frequent the Mobil station and it is in need of renovations. It is small and a renovation would be a great improvement. Noting the school it would be a place for the students to go otherwise they would have to walk two blocks up to the BP Gas Station. Since there were no negative responses and it had not been renovated in many, many years, it would be an improvement.

Subsequently, Consumer Affairs Chair Michelle Dunston made a motion, seconded by Board Member Sandra Munoz, to **approve** the application.

By a voice vote of 35 members present, 34 members were in favor, 0 opposed with 1 abstention. Motion passed.

At this point, First Vice Chair Ashley Reed called for results of the ballots.

District Manager Christian Cassagnol replied he would initially share the results with the Borough President's staff and the Chair of the Nominating Committee and report back to the Board with the final results, noting results are in.

XIII. Report & Vote: Public Safety and Homeland Security Committee
State Liquor Authority Applications

NYS LIQUOR AUTHORITY LIENSES

January 2023

NEW/TEMPORARY PERMIT APPLICATIONS

<u>ESTABLISHMENT NAME</u>	<u>ADDRESS</u>	<u>LICENSE TYPE</u>	<u>NEW/Temp.</u>	<u>DATE REC.</u>
Time Borrowed Corp. <i>DBA – Post Time Pub</i>	86-34 Broadway Elmhurst, NY	Liquor, Wine, Beer & Cider	New & Temp.	12/5/22
Café Valdez, Inc.	40-15 Junction Blvd Corona, NY	Wine, Beer & Cider	New & Temp.	12/6/22
Queens Night Market LLC	47-01 111 Street Corona, NY	Wine, Beer & Cider	New	12/8/22
Aadhya Food Inc.	82-31/33 Broadway Elmhurst, NY	Beer & Cider	New & Temp.	12/16/22
Nangma Tibetan Group Corp.	83-17 Broadway Elmhurst, NY	Wine, Beer & Cider	New & Temp.	12/19/22
Royal Dining Corp. <i>DBA: Delicias Mexican Food</i>	102-14 Roosevelt Ave. Corona, NY	Wine, Beer & Cider	New & Temp.	12/22.22

RENEWAL APPLICANTS

<u>ESTABLISHMENT NAME</u>	<u>ADDRESS</u>	<u>LICENSE TYPE</u>	<u>NEW/Temp.</u>	<u>DATE REC.</u>
Wangjo Inc.	84-05 Queens Blvd. Elmhurst, NY	Wine Beer & Cider	12/7/22	03/31/23
Los Tres Hermanos Potrillos Inc.	111-16 Roosevelt Ave. Corona, NY	Liquor, Wine	12/12/22	01/31/25

CLASS CHANGE APPLICANTS

<u>ESTABLISHMENT NAME</u>	<u>ADDRESS</u>	<u>LICENSE TYPE</u>	<u>TYPE OF APPLICATION</u>	<u>DATE REC.</u>	<u>LICENSE EXPIRATION</u>
J & I Products Corp. <i>DBA: Spicy Shallot</i>	77-01 Woodside Ave. Elmhurst, NY	Liquor, Wine, Beer & Cider	Class Change	11/30/22	06/30/23

Public Safety Committee Chair Lara Gregory reported **New and Temporary** applications were received and the Committee recommends **approval** of the following noting the list attached to the Newsletter:

Time Borrowed Corp.
DBA: Post Time Pub

Queens Night Market

Aadhya Food Inc.

Nangma Tibetan Group Corp.

Royal Dining Corp.
DBA: Delicias Mexican Food

Committee Chair Lara Gregory noted all the committee members were in attendance at the meeting.

Next, the Committee Chair spoke about the application for Café Valdez, Inc. with regard to the testimony of the NYPD detectives, including Lt. Louminotes, on the undercover investigation of this establishment located at 40-15 Junction Blvd., Corona, NY. According to the detectives, alcohol was warehoused at the location, operated and sold without a license, including sale to minors among other violations.

Despite notice sent to the establishment and the consequences involved for non-attendance, the Committee’s recommendation was to **deny** in the event they did not attend. No appearance was made by their representative to respond to any questions by the Committee. If anyone is interested in the NYPD report, it is available at the Community Board office. The report included two pages of violations with serious criminal summonses. Look at the report, if interested. For those reasons, the Committee cannot recommend approval of the establishment’s application.

Renewal Applications --

The Public Safety Committee recommended **approval** for the following:

- Wangjo Inc.
DBA: Awang Kitchen
- Los Tres Hermanos Potrillos Inc.
- Hua Rong

Class Change Applicants--

J&I Products
DBA: Spicy Shallot

The Committee did not have any further information to their questions. For example, Spicy Shallot was approved for a renewal and, less than two months after they were approved, they sought to expand their license to a full liquor license. Specific questions that the Committee had such as was there a special reason they deferred the expansion of the license and did not apply with the renewal application were unanswered.

Yana Food Inc.

DBA: J & M Corona Deli

The Committee had questions as to their upgrade, but they were not in attendance.

Corporate Change Applicants—

La Esquina Criolla

Applicant not in attendance and lack of information.

At this point, the owner of J&I Products (Spicy Shallot) asked to address the Board.

Board Chair Ashley Reed informed the owner of Spicy Shallot he must wait to speak until after the Committee Chair finished her report.

Public Safety Committee Chair Lara Gregory asked the owner was there any special reason the application was deferred for the expansion of the license to a full liquor license instead of during the renewal.

Due to a lack of information, the same objection by the Committee applied for La Esquina Criolla, however, a representative for La Esquina Criolla was in the audience to address concerns.

Before the floor was turned over for applicant responses, Committee Chair Lara Gregory reported Le-Tis Williams from the Fire Department reported most of the fire incidents occurred during winter and it is an important time for both the FDNY and the Community Board for a joint campaign on fire safety. The New York Fire Department was in agreement and a date will be chosen for a campaign on fire safety although a fire drill is more desirable but noted the Fire Department's lack of personnel to do the fire drill even if it's a neighborhood by neighborhood drill.

In the campaign, emphasis must be made to building management and owners to perform their own fire safety drills particularly during this time. For the past two winters, reports have indicated that there are more fire incidents.

At this point, James Lam, the owner, for Spicy Shallot was in attendance.

Also in attendance was Luis Echeverria, the attorney for La Esquina Criolla.

Representing Yana Food Inc. was Ellen from the office of ABC License.

At this point, First Vice Chair Ashley Reed called on Mr. Lam to respond. Mr. Lamm explained when the expansion started for the business to a full liquor license, the application were submitted back in the beginning of May 2021. A 30-day notification was submitted during that time which the Community Board had received a copy. However it was deferred until November 2021. Because of that, the establishment did not submit a class change application until February 2022 and to gain approval from the Community Board. In November the class change license was approved by the Community Board. Because the State Liquor Authority received the application in February 2022, it said the community notification is too far away because it was submitted on May 2021, noting the Board meeting was November 2021. The establishment had submitted the application February 2022. The time from the notification from May until February 2022 was quite long and the establishment had to resubmit another 30 day notification to the Community Board notifying the Board that plans are being submitted to change the license from beer and wine to full liquor. Mr. Lam also explained the reason for the license change is that the business is growing and the customer base is larger and to accommodate more customers in the neighborhood who like the restaurant very much. There are no complaints against the restaurant. The restaurant is well managed with professional staff that know the neighborhood customers. Marketing strategy is to expand on social media to attract more outside customers. Also to diverse the business to other areas such as Queens and Long Island, noting many customers come from upstate.

The reason for the delay in the first application was because of planning in the menu and food strategy. Additionally, the Community Board meeting was in November and the application was submitted a couple of months later because of upcoming holidays. The establishment wants to resubmit the application again and present it themselves with a full liquor license because of the growth of the business and more customers coming in and the creation of a new food menu. A new cocktail menu that promotes food will be established and there will not be a Happy Hour. The business will close at 11:00 p.m. There is no loud music. The restaurant is fine dining.

Board Member Georgina Oliver commented she is extremely familiar with the restaurant. All the people in Elmhurst love it, and she had never heard any negative comments about it.

Based on the NYPD reports, Public Safety Chair Lara Gregory confirmed no incidents were reported.

Transportation Committee Matthew McElroy, who lives in the neighborhood, commented this business is an anchor in the neighborhood and has made a contribution greater than being a restaurant and is a huge asset. Not only being a fine restaurant, it is part of a positive change in our neighborhood in the last ten years and spoke very highly of them.

Board Member Ari Espinal spoke in favor of Spicy Shallot commenting she had been going there since her college years and it is a pillar in the community. They have been a great establishment to the community especially to Elmhurst and Elmhurst Hospital. They are welcoming and you can call them a family place being very friendly and good to all. All good to Spicy Shallot by having a good restaurant in our neighborhood and allowing us to be a part of it.

At this point, Board Member Georgina Oliver made a motion to approve the Committee's report as presented noting the Board had received in-person information from Spicy Shallot. However since there were other restaurant representatives present to be heard, the vote would be taken at the conclusion of those statements.

The attorney for La Esquina Criolla called for any questions on the establishment.

Public Safety Chair Lara Gregory asked the nature of the corporate change.

The response was one existing shareholder was selling to the other existing shareholder and have been in business 19 /20 years.

Public Safety Chair Lara Gregory answered the one page document received at the Community Board did not indicate the exact change. Do you know the specific names from whom to whom?

The names were given by the representative.

Next, Ellen from ABC License representing Yana Food Inc. reported they have their Beer & Cider license, noting they bought the existing grocery/deli. They are open from 7 a.m. to 1 a.m. They want to upgrade to an eating place to allow some customers to drink beer with their sandwiches and food because they serve hot food as well as deli sandwiches and a cold salad bar. They are not changing any other method of operation or the hours. Everything will remain the same. They are requesting class change from the takeout only to allow drinking and take out.

Public Safety Chair Lara Gregory reported there are no incidents by the NYPD.

After discussion was heard on both Spicy Shallot (full liquor license) and Yanna Foods, the Public Safety Committee recommended to approve both applications

At this point, Board Member Georgina Oliver reiterated her motion to approve the Committee's report as modified tonight, seconded by Consumer Affairs Chair Michelle Dunston.

By a voice vote, the Board voted unanimously in favor of the committee's report. Since there were none opposed or abstentions, motion passed.

XIII. Report and Vote: Transportation Committee

TLC Base License Renewal: Santo Domingo Car Service

Transportation Committee Chair Matthew McElroy reported Santo Domingo Car Service has been operating for many years and there has never been a reported problem. Also, they are a well-established local business.

The Transportation Committee conferred via email and the committee was unanimous it was a fine business and their existing base license renewal should be approved.

A motion was made by Executive Secretary Louis Walker, seconded by Youth Committee Chair Sylvia Martin, to approve the Committee's report. Since there were none opposed or abstentions, motion passed.

XV. Committee Reports

Consumer Affairs

Committee Chair Michelle Dunston reported the committee did not meet, but the Chair said committee members are needed to join. Members of the committee please respond to the Committee Chair's e-mails and be an active part of the committee.

Environmental

Committee Chair Carol Machulski reported the committee did not meet last month or either this month. A meeting is planned for February. The December 28 meeting of QSWAB was cancelled, however, a meeting is scheduled for January 25.

Health & Human Services

Committee Chair Shrima Pandey reported the committee did not meet, however, an upcoming meeting is planned either later this month or next month.

Parks and Cultural Affairs

Committee Chair Ashley Reed reported a meeting is scheduled for January 24 on the re-design plans for Hoffman Park. The Dept. of Parks & Recreation will present the plans to the committee.

Youth Services

Committee Chair Sylvia Martin reported the committee did not meet, but a meeting is planned this month. Please respond to her e-mails.

Subsequently, First Vice Chair Ashley Reed reminded all to attend committee meetings as attendance is just as important as Board attendance.

At this point, Detective Dave Saponieri spoke about the SLA report and explained there were a number of violations on the one location and please take it into consideration.

Crime Statistics:

Down 55% in crime for the 28 day period. Measuring crime in a 20 day period year to date down 34% and trending in the right direction. All major categories were down. The only increase was Grand Larceny Auto. With the colder weather, people are leaving keys in the car to grab a cup of coffee or whatever. Do not leave keys in the car. It is a crime of opportunity and your vehicle will be stolen (up 100%) reporting 22 stolen cars for the 28 day period, which is too many. Take valuables out of your car and do not leave cars running.

Robberies – down 41%

Do not leave packages unattended. Bring them in.

Subsequently, First vice Chair Ashley Reed asked about the process of obtaining a crossing guard. The Police Department is well aware of the shortage of crossing guards as there has been a decrease in crossing guards. Waiting for people to graduate training classes (throughout the city) areas that have the most traffic will receive a guard first. When guards graduate they will be spread out through all of Queens. He noted Police officers are filling in at some locations when possible as well as parents and faculty.

Consumer Affairs Chair Michelle Dunston explained crossing guards are urgently needed and applications are taken on line at NYPD recruit.com or call 212-RECRUIT.

At this point, District Manager Christian Cassagnol commented with both Queens Borough President liaison Pat Rosero and Nominations Committee Chair Matt McElroy present, CB4 election results were announced:

CB4 Executive Board Officers:

Chairperson	Marialena Giampino
First Vice Chairperson	Ashely Reed
Second Vice Chairperson	Cristian Romero
Treasurer	Leeanne G-Bowley
Executive Secretary	Louis Walker

At Large Directors

- Lynda Coral
- Lara Gregory
- Alexandra Owens
- Clara Salas

Term of Office: January 1, 2023 – December 31 2024

Since there was no further business, Board Member Sandra Munoz made a motion, seconded by ULURP/Zoning Chair Alton Derrick Smith to adjourn. Meeting adjourned at 8:55 p.m.