



## COMMUNITY BOARD # 4Q

Serving: Corona, Corona Heights, Elmhurst and Newtown

46-11 104<sup>th</sup> Street

Corona, New York 11368-2882

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

e-mail: [qn04@cb.nyc.gov](mailto:qn04@cb.nyc.gov)

Donovan Richards  
Borough President

Marialena Giampino  
Chairperson

Rhonda Binda  
Deputy Borough President

Christian Cassagnol  
District Manager

### MEETING NOTICE

**DATE: Tuesday, September 14, 2021**

**TIME: 7:00 pm**

**PLACE: Online via Webex**

**To enter the meeting via computer or the app on a smartphone/tablet, click here:**

<https://nycb.webex.com/nycb/onstage/g.php?MTID=e4146885cb21d99a52d07cdac762a7d48>

*If entering via telephone only, call 1-646-992-2010  
then enter the meeting ID 2338 189 4762*

**1. Call to Order**

**2. Vote on minutes from the June 8<sup>th</sup> meeting**

**3. Chairperson's Report/Public Forum**

*At this time, any statements or testimony submitted by members of the public or city agencies will be read by the Chairperson. The public will not be able to speak during this portion of the meeting. Statements can be submitted to our office by 5pm on September 14<sup>th</sup>. Please keep statements under two (2) minutes.*

**4. District Manager's Report**

**5. Open Session #1/ Board Member Attendance** *(Statements will be limited to two (2) minutes)*

**6. Report from Elected Officials**

*(Statements will be limited to two (2) minutes for representatives, and three (3) minutes for elected officials)*

- Federal
- State
- City

**7. Presentation & Vote: ULURP/Zoning Committee**

*Dwayne M. Andrews, Senior V.P. & General Counsel, Patrick B. Jenkins & Associates  
45-20 83<sup>rd</sup> Street Rezoning – Application # 210041ZMQ*

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, and 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.

***\*\*Following this presentation, Board members will be allowed to ask questions, followed by members of the public. Members of the public may also submit testimony by emailing the CB4Q office at [QN04@cb.nyc.gov](mailto:QN04@cb.nyc.gov) by 5pm on September 14<sup>th</sup>.\*\****

**8. Presentations & Votes: 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.

The zoning amendment would make thousands of restaurants eligible for a sidewalk café. It would facilitate expanding the benefits of outdoor dining to all New York City neighborhoods.

The emergency program remains in effect into 2022, allowing transition time to a future Permanent Open Restaurants program.

For more information, visit: <https://www1.nyc.gov/site/planning/plans/open-restaurants/open-restaurants-overview.page>

**9. Vote: Public Safety and Homeland Security Committee**

*- State Liquor Authority Applications*

**10. Committee Reports**

- Consumer Affairs
- Environmental
- Health and Human Services
- Parks, Cultural Affairs and Historical Preservation
- Transportation
- Youth Services

**11. Open Session #2**

*Members of the board please raise your hand on Webex to speak. Please limit all statements to two (2) minutes*

**12. Adjournment**