

Community Board 1, Queens Meeting Minutes

November 10, 2015

Board Member Attendees – List Attached.

Opening – 7:00 pm

- Joseph Risi, Chairperson: Greeted everyone and introduced Eleni Bourinaris, Senior Project Manager, Government and Community Relations, NYC Economic Development Corporation (EDC) and James Wong, EDC who made a presentation on the launch of a City Wide Ferry Service.

Public Hearing Items

NYCEDC Presentation:

- Eleni Bourinaris, EDC: Introduced herself as the new contact and introduces James Wong who made the presentation. (See Attachment).
- James Wong, EDC: The Project will be added to the existing East River Ferry service and consists of 5 new ferry routes projected for 2017/18 which include: Astoria, Long Island City, Roosevelt Island, 34th Street and Wall Street/Pier 11. The Citywide Ferry Service will be launched in two phases. There will be a total of 21 landings that will be ferry-connected. The fare will cost the same as the bus or subway, \$2.75. They are projected to carry an estimated 4.6 million trips per year. City Capital funding of \$55 million. The estimated travel time from Astoria to 34th Street will be about 40 minutes. The hours of operation will be 6:30 am – 10:00 pm, and will run seven days a week. There will be bicycle racks on the vessels. For further information you can go to their website: www.nycedc.com/ferry
- There was a Q&A with Board Members.

Board of Standards and Appeals

- Joseph Risi: Item number one, **BSA 317-12 – Address is: 40-36 27 Street**. An application to extend the length of extension to complete construction and obtain a certificate of occupancy for a new 24,938.84 square foot (4.98 FAR), ten story hotel. 116 feet being constructed under the previous M 1-3 zoning regulations.
- Gerald Caliendo: Reported the committee met and the recommendation was to approve with stipulations that the construction be completed and obtain a CO (certificate of occupancy) within 2 years and Community Board 1 also recommends that the BSA deny any additional extensions beyond 2017.
- Thomas Ryan: A motion to accept the recommendation.
- Joseph Risi: A motion to accept the recommendation of the committee has been made.
- George Stamatiades, First Vice Chairperson: Yes and asked if the committee knows how long this project has gone on. This developer and builder have the worst construction, the worst developer and are the worst neighbor. George states he would vote against this just to send a message to this developer and other developers that abuse the senior citizens and people in the joining properties that is what they deserve, nothing more, nothing less. Thank you.
- Joseph Risi: I have not heard a second on the motion? Rose Anne Alafogiannis has second this motion. We will now take a vote on this item.

- Gerald Caliendo: The motion is that the committee recommends approval of the above mentioned BSA application that the construction must be completed and obtain a Certificate of Occupancy within 2 years and CB1 Queens deny any additional extensions beyond 2017.
- Joseph Risi: Is everyone clear on the motion which was second by Rose Anne Alafogiannis?
- George Stamatiades: Roll call. 12 in favor of the motion and 23 against.

Department of City Planning

- Joseph Risi: Item number two, **N 150054 ECQ/-0916981 DCA 33 Broadway Corp. (Tierras Colombianas II)**.
- Gerald Caliendo: Reported the committee met and there is a motion to approve the application for the continuation of the existing sidewalk café at 33-01 Broadway for 14 tables and 56 chairs.
- Joseph Risi: Does the motion to approve the application have a second? George Alexiou has second the motion.
- George Stamatiades: Roll call. 32 in favor, 1 against and 1 abstention.
- Joseph Risi: That motion is carried.
- Joseph Risi: Item number three, **N 130347 ECQ/DCA 1464788 Lite Bites Astoria Inc. (Lite Bites Café & Grill, 31-91 Steinway Street)**, an application for a renewal of an enclosed sidewalk café (with 11 tables and 22 seats on the NE corner of Broadway and Steinway Street).
- Gerald Caliendo: Reported the committee met and made a recommendation to approve the continuation and extension of this permit for the existing sidewalk café with several stipulations. They had an extensive discussion because of its proximity and location on the intersection of Broadway and Steinway Street. One, that the entrances to the enclosed café be kept free and clear to all obstructions. Number two, all delivery and personal bicycles or motorized vehicles be removed from the sidewalk.
- Joseph Risi: There is a motion to approve this application subject to the stipulations. Nancy Silverman has second the motion.
- George Stamatiades: Roll call. 34 in favor, 2 against.
- Joseph Risi: That motion is approved subject to the stipulations.
- Joseph Risi: Next item is the **Citywide Text Amendment Zoning for Quality and Affordability (ZQA)/Mandatory Inclusionary Housing (MIH)**. We would like Mr. Caliendo to give us the committee's recommendation on this matter.
- Gerald Caliendo: Reported the committee met twice on this text amendment which is in two parts, there were two votes both of which involve zoning. City Planning made the presentation last month at our last meeting. The first text amendment is, **N 160049 ZRY, Zoning for Quality and Affordability**. Developers to provide a percentage of affordable housing units in developments with more than 10 units whenever an area or site is rezoned to a higher density zoning district. The committee met and we have a recommendation to approve with stipulation. The affordable housing and affordable senior housing developments should require mandatory parking for no less than 20% of the affordable units in addition to meeting regular parking requirements for the market rate units in the development. Parking waivers should not be permitted for new developments. As per their own study, LiveOn NY, there should be 20%. There is a "B" to that recommendation and we also want to encourage for inclusion of more affordable housing. In each new development exclude a percentage of affordable-unit floor area from countable floor area to provide an additional number of affordable housing units or to increase the size of those units in the new building. This would be in addition to the proposed reduction of the floor area factor that would increase maximum density per development. Also, change or remove some of the zoning regulations that restrict provision of parking in districts

where the Quality Housing Program applies to allow more flexibility to meet market demands for parking. That's the motion.

- **George Stamatiades:** Reported that Liz Erion said that after the committee had met, she learned that the stipulations would not be adhered to/accepted that it would mean a "yes vote". Her position is, had the committee known that the stips were useless, they may had voted this as a "no".
- **Tom Ryan:** Stated that they met with John Young and he said it would be considered.
- **Joseph Risi:** The motion on the floor is to approve N 160049 ZRY, Zoning for Quality and Affordability. It was second by Jean Marie D'Alleva.
- **George Stamatiades:** Roll call. 29, in favor and 4 against.
- **Joseph Risi:** Next item, Mandatory Inclusionary Housing (MIH) text amendment.
- **Gerald Caliendo:** Committee recommends approval N 160051 ZRY, Mandatory Inclusionary Housing zoning text amendment. General Stipulations: Infrastructure and social services must be upgraded in any rezoning area to accommodate the additional population and dwelling units. Buildings with affordable units must distribute affordable units throughout the building and not cluster those units in less desirable sections of the structure. All building amenities must be accessible to both market and affordable units. Setting Affordable Rents: The rental levels that are considered "affordable" do not correlate with the income levels of CD1Q residents. To bring affordable rents to a level more in line with area income: Index affordable housing rents to the Average Median Income (AMI) of the Community District where the project is developed rather than using a citywide AMI figure. Apply the phrase Term of the Tenancy to any Affordable Housing unit agreement when referring to Preferential Rent. This will eliminate future problems for seniors or the disabled who apply to freeze their rent through SCRIE/DRIE (Senior Citizen Rent Increase Exemption or Disabled Citizen Rent Increase Exemption). Since affordable senior housing will be subject to rent stabilization increases, a senior's rent could be frozen at a considerably higher legal rent if the above phrase is not substituted. Payment in Lieu: Most of CD1Q is zoned for medium density development, buildings with 11 to 25 units, where the option to pay into a housing fund would apply instead of constructing actual affordable units. This approach does little to support the City's goal of preserving economically diverse neighborhoods when developments in newly rezoned areas can opt out of providing affordable housing. The option as presented instead encourages higher density market rate developments with affordable housing segregated into off-site locations. It is premature to offer this option for affordable housing since guidelines for its application and operation have not yet been defined. What are the criteria that determine whether a project can make such a payments in lieu of constructing the units? If a payment is made, who determines the site location of units that receive these payments? After a time, the amendment states that payments in lieu can ultimately be applied to housing outside the Community District where the payment was originally generated. Recognizing that the City intends to provide this option for developers, the following stipulations should be incorporated into any guidelines: 1. Payments in lieu of affordable units must be used to produce new or additional affordable housing units within the same Community District as the project that generates the payment. 2. Community Boards must be notified at the time of rezoning of intent by the developer to use the payment in lieu option. 3. Community Board must review the proposed locations for affordable units that are to be placed off site from the source project. 4. Reduce the ½ mile catchment area for sites that receive payments in lieu. To foster economic diversity in newly rezoned areas, receiving sites must be in close proximity to the revenue generating building. 5. Once formulated, there must be Community Board review and comment on the rules and guidelines for payments in lieu. 6. There must be Community Board review and comment on any future changes to the rules and guidelines for payments in lieu.

- Joseph Risi: The approval is subject to the conditional stipulations and requested to be incorporated to any guidelines. It was second by Tom Ryan.
- George Stamatiades: Roll call. 33 in favor, 0 against.
- Joseph Risi: We thank Liz Erion and the committee. A large amount of work and preparation went into this item.

Department of Consumer Affairs

- Joseph Risi: Item number five, #1402273 – Premises 36-19 30th Avenue J.J.M.A.P. (Via Trenta) – An application to operate an unenclosed sidewalk café with 18 tables and 40 seats.
- John Katsanos: Asks representative to state his name.
- Representative: Robert Callahan (licensed expeditor).
- John Katsanos: Stated this is an application to operate an unenclosed sidewalk café with 18 tables and 40 seats. John informs him he will be asking him some general questions. What are your hours of operation? Evenings on weekdays and weekends.
- Robert Callahan: The café is open until midnight, Monday through Thursday and 1am on Friday and Saturday.
- John Katsanos interviewed the representative regarding the full operation of the unenclosed sidewalk café.
- Joseph Risi: States committee will go into a breakout session.
- John Katsanos: The consumer affairs committee met and we discussed the applicant's blueprint. There are 2 rows, 3 sets of tables in each row on 30th Avenue. We are asking the applicant to remove certain chairs adjacent to some of the tables, to move the tables further back from the hydrant. The applicant does not want to do that. The other option that I recommend is to deny the application but they are a good neighbor. We have to take a vote now we can't delay the application, no extension of time. We have to make a decision now, approve the application with renewal of an unenclosed sidewalk café with the stipulation to remove those chairs from both rows.
- Joseph Risi: The committee is making a recommendation, there is a motion on the floor and it was second (inaudible).
- George Stamatiades: Roll call. 19 in favor, 14 against.

Public Comments

- Joseph Risi: We are now giving an opportunity to anyone who would like to make a comment from the public.
- Judy Milo: We should be given more time. Public finds out at the last minute. Taxes are extremely high, tax abatements do not make sense anymore. Doesn't want to see the middle class priced out of New York especially in Astoria.
- James Furey: I live on 34th St bet 34th and 35th Avenues. Regarding P.S. 166 no one in the neighborhood was told about the closing of the Street, that this was being proposed. Found out about it in the Queens Chronicle. The school has 2 complete gyms and a play area between the buildings. It may be late but I would like you to think about your approval of this. It was totally wrong.
- Joseph Risi: Stated we are waiting for Department of Transportation to make a recommendation and the Community Board did make a recommendation subject to the approval of the 114th precinct to make sure it does not affect the quality or safety of the children or people who do use the street. You can contact the office if you would like us to give you a status.

- Jessica Bathurst, Executive Director, Astoria Performing Arts Center: Wanted to introduce herself and tell us about their program, they have a Fall program right now and hopes to see everyone there. She left some information on the table.
- Joseph Risi: Thanked Jessica and congratulated her on her new position with APAC. Followed by closing the public section. Motion to approve the minutes. Minutes Approved.

Board Hearing Items

Nomination & Election of Executive Secretary-Ballot Vote

- Joseph Risi: We will now be opening for Nominations and the candidates are: Richard Khuzami, Pauline Jannelli and Evie Hantzopoulos. Ed Babor, Jean Marie D'Alleva and Ann Bruno will collect and count the ballots. Count ensued, 31 board members voting, 17 for Richard Khuzami, 8 for Evie Hantzopoulos and 6 for Pauline Jannelli. Congratulations to Richard Khuzami.

Chairperson's Report: Joseph Risi

In your folder you will find information provided by Borough President's office from October 22nd, Foil disclosure and Open Meeting Law, not to be discussed this evening. You can call the office to speak to me or Florence and we can discuss it next month. Also you will find request for preference for committee assignments. I was not given an opportunity of what I wanted to do. I would like to hear your input. You can email or fax it and you can give it to me by next month. On November 16th which is Monday I will be attending my first Borough Board on land text amendments, will keep you informed. Thank you for all your hard work. Please give us comments or suggestions on the minutes, if you have any.

District Manager's Report: Florence Koulouris

Good Evening, Our office has been very busy this month, we have been part of a lot of different events. I was privileged to attend civic groups and organizations. OANA had a meeting regarding the ferry this month and their previous meeting was with the Buildings Department which I attended and heard the concerns of the constituents on the peninsula. Chairman Risi and I attended an event at the Borough President's office regarding FOIL and Open meetings. I attended the Greek Homeowners Association Pre-Thanksgiving meeting. Councilman Constantinides had a meeting for Traffic Planning at Bohemian Hall discussing the traffic flow around Astoria Park. Over 70 people attended and participated. The 114 Community Council had a very special meeting honoring Ann Bruno's 25 years of service. All of the old Commanders were there to honor her along with our public officials and constituents. In your folders are several flyers, The Greek Homeowners Thanksgiving event, UCCA's Annual Holiday Brunch honoring Linda Perno and a host of Honorees. You will also find a flyer in front of you we have shared for a Holiday Auction hosted by Kiwanis. Thank you, have a good evening.

Committee Reports

- Daniel Aliberti, Access and Disability Concerns: Reported that last month he discussed access in general. Asking for a task force, would like some volunteers. No one has approached him but one person to join this task force. He would appreciate it.
- Joseph Risi: I am sure your committee is more than capable to carry out that task without a task force. If you want, you can set up a meeting.
- Rosemarie Poveromo, Airport Access: No report
- Florence Koulouris on behalf of Norma Nieves-Blas, Capital and Expense/Community Development: Norma asked her to mention that due to certain circumstances that they have not submitted the Capital & Expense, but were not the only ones. They had a huge problem with facilitating boards with the Capital & Expense, working with a new program. They have one

person in Manhattan handling all the boards in Queens. Everything is going in. They will submit electronically. To protect our Board they will also email a paper copy and also fax the paper copy everything they have done and will be in by Friday, if not Monday.

- John Katsanos, Consumer Affairs: No report.
- Tom Ryan, Industrial/Commercial (EDC): Announced that there are newspaper articles in the folders and asking committee members to review them. He will be setting up a meeting prior to next meeting and will have a report next month.
- Linda Perno, Education: No report
- Joan Asselin, Environmental Protection: Reported she attended a brief meeting jointly with Health and Environmental Protection regarding the “Pool” project. The pool will be shaped and looks like a red cross. The walls of the pool would do the filtering. It has been approved but will take about 5 years. Thinks it is a great idea.
- Judy Trilivas, Health and Social Services/Senior: No report
- Mary O’Hara, Housing: No report
- Richard Khuzami, Parks and Recreation/Cultural Affairs: Reported we got funding for Playground 35 renovation. With the help of Nancy Silverman, they met with Partnership for Parks and she is putting together a Friends of Playground 35 group. On the 21st is “It’s my Parks Day” at Playground 35. Astoria Park Alliance is working on 2016 with New York Cares to increase on cleanup along Shore Boulevard and Shore Line they will reach out to the community for help especially during busy months of June July and August. Contact them at: astoriaparkalliance.org and get involved.
- Nancy Silverman: If anyone knows anyone that would like to get involved we are looking for people who use the playground. Come out on the 21st, the park is located at 35th Avenue and Steinway Street. Contact me at: nancysilverman2021@gmail.com
- Antonio Meloni, Public Safety: Reported the 114th precinct is accessible via NYPD website and you can get all the stats for this community. You have to scroll down to access. We are doing very well seems like we are going to be in a very good year.
- Joe Risi: If any of the chairpersons are planning a committee meeting and would like other committees to become involved, please let us know you would like to have a joint committee meeting. The office will help facilitate that.
- Ann Bruno, Street Festivals: Reported all festivals went well this year, no problems.
- Robert Piazza, Transportation: No report
- Jose Batista, Youth: No report
- John Carusone, Zoning and Variance: No report

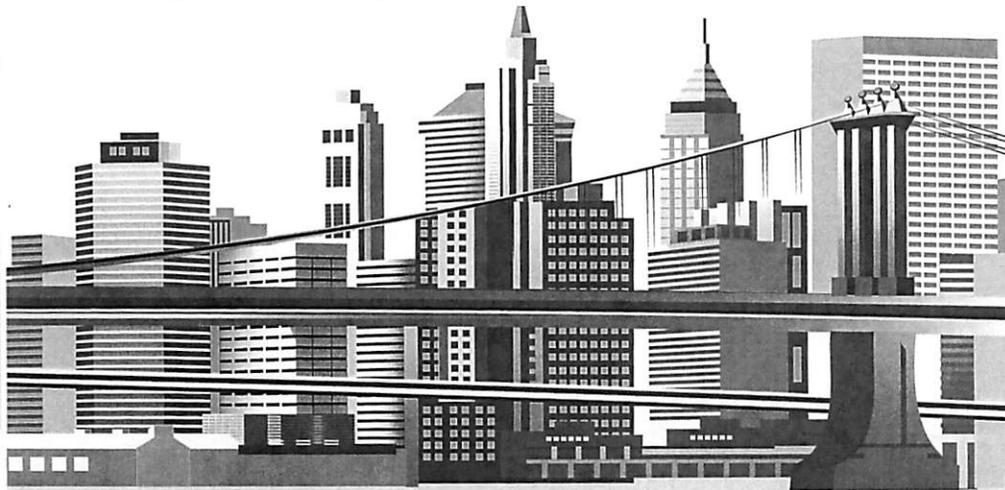
New/Old Business

- George Alexiou: On behalf of the Greek Homeowners Association, everyone is welcome to the Thanksgiving Lunch celebration at 23-49 31st Street from 12:00 – 4:00 pm. Last year we fed more than 2000 people and gave 550 turkey’s to poor families.
- Joseph Risi: On behalf of Sharing & Caring, they are having a benefit at Ricardo’s tomorrow night, if you can’t make it, they will take any contributions or donations you make to the organization. Would anyone else like to comment? Motion to adjourn. Next meeting is on December 15th.

Meeting Adjourned – 9:33 p.m.

CITYWIDE FERRY SERVICE

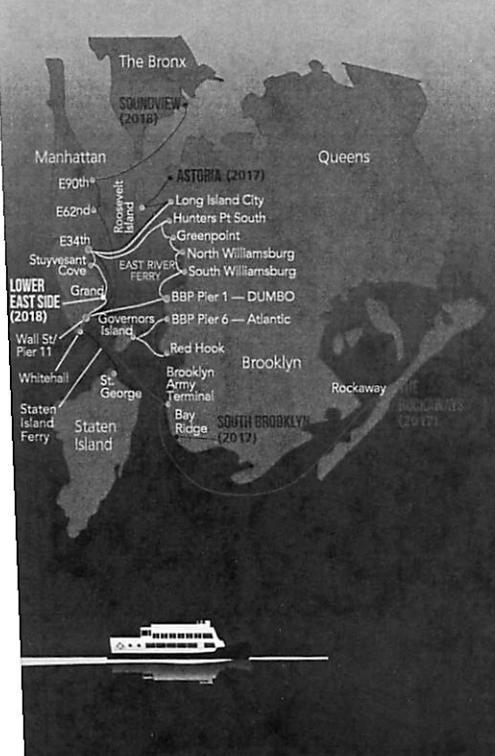
Connecting New York City's Waterfront



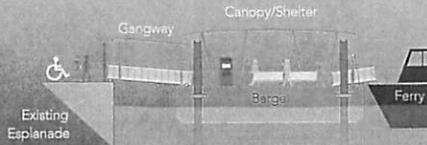
Getting around New York City is about to get easier! In addition to the East River Ferry, there will be **5 NEW FERRY ROUTES** connecting New Yorkers and visitors to the City's waterfront communities—including neighborhoods, job centers, and parks.



THE NEW ROUTES



THE FERRY LANDING DESIGN



New ferry landings will have ticket machines, information kiosks, and waiting areas, all connected to the land with a gangway. **TICKETS COST \$2.75**, the same fare as the subway or bus!

THE WATER'S THE WAY TO GO

- Total of **SIX ROUTES** will run over about **60 MILES** in the water
- A total of **21 LANDINGS** will be **FERRY-CONNECTED**
- Projected **4.6 MILLION TRIPS** per year
- **OVER HALF A MILLION PEOPLE** live within 1/2 mile of a ferry landing



For the latest Citywide Ferry Service news go to www.nycfdc.com/ferry or follow @CitywideFerry and #CitywideFerry on Twitter, email citywideferry@nycfdc.com
Citywide Ferry Service — Connecting New York City's Waterfront



15-Oct COMMUNITY BOARD 1, QUEENS

Attendance Record

DATE 11/10/15

YES- Present

NO- Absent

EXC.- Excused

Community Board Member	YES	NO	Exc.
	✓		
Rose Ann Alafogiannis	✓		
George Alexiou	✓		
Daniel Aliberti	✓		
Joan Asselin	✓		
Edward Babor	✓		
Jose Batista			E
Ann Bruno	✓		
Gerald Caliendo	✓		
John Carusone			E
Jean Marie D'Alleva	✓		
Joanna D'Elia	✓		
Dolores DeCrescenzo	✓		
Mary Demakos	✓		
Antonella Di Saverio	✓		
Katie Ellman		X	
Elizabeth Erion			E
Mackenzi Farquer	✓		
Dean Feratovic		X	
Evie Hantzopoulos	✓		
Amy Hau	✓		
Pauline Jannelli		X	
Vanessa Jones-Hall	✓		
John Katsanos	✓		
Richard Khuzami	✓		
Nancy Konipol	✓		

Community Board Member	YES	NO	Exc.
	✓		
Jerry Kril	✓		
Melanie La Rocca	✓	X	
Vincent G. Marsanico	✓		
Frances Luhmann-McDonald	✓		
Antonio Meloni	✓		
Prabir Mitra			E
Kevin Mullarkey			E
Stella Nicolaou	✓		
Norma Nieves-Blas	✓		
Mary O'Hara	✓		
Linda Perno	✓		
Robert Piazza			E
Rose Marie Poveromo	✓		
Gus Prentzas		X	
Joseph Risi	✓		
Yawne Robinson	✓		
Thomas Ryan	✓		
Rudolfo Sarchese	✓		
Nancy Silverman	✓		
George L. Stamatides	✓		
Dominic Stiller	✓		
Danielle Tharrington		X	
Marie Torniali	✓		
Judy Trilivas			E

TOTALS

NUMBER OF BOARD MEMBERS PRESENT 36

COMMENTS _____

15-Oct COMMUNITY BOARD 1, QUEENS

Attendance Record

DATE 11/10/15

YES- Present

NO- Absent

EXC.- Excused

Community Board Member	YES	NO	Exc.
Rose Ann Alafogiannis	✓		
George Alexiou	✓		
Daniel Aliberti	✓		
Joan Asselin	✓		
Edward Babor	✓		
Jose Batista			E
Ann Bruno	✓		
Gerald Caliendo	✓		
John Carusone			E
Jean Marie D'Alleva	✓		
Joanna D'Elia	✓		
Dolores DeCrescenzo	✓		
Mary Demakos	✓		
Antonella Di Saverio	✓		
Katie Ellman		X	
Elizabeth Erion			E
Mackenzi Farquer	✓		
Dean Feratovic		X	
Evie Hantzopoulos	✓		
Amy Hau	✓		
Pauline Jannelli		X	
Vanessa Jones-Hall	✓		
John Katsanos	✓		
Richard Khuzami	✓		
Nancy Konipol	✓		

Community Board Member	YES	NO	Exc.
Jerry Kril	✓		
Melanie La Rocca		X	
Vincent G. Marsanico	✓		
Frances Luhmann-McDonald	✓		
Antonio Meloni	✓		
Prabir Mitra			E
Kevin Mullarkey			E
Stella Nicolaou	✓		
Norma Nieves-Blas	✓		
Mary O'Hara	✓		
Linda Perno	✓		
Robert Piazza			E
Rose Marie Poveromo	✓		
Gus Prentzas		X	
Joseph Risi	✓		
Yawne Robinson	✓		
Thomas Ryan	✓		
Rudolfo Sarchese	✓		
Nancy Silverman	✓		
George L. Stamatiades	✓		
Dominic Stiller	✓		
Danielle Tharrington		X	
Marie Torniali	✓		
Judy Trilivas			E

TOTALS			
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COMMENTS _____

CITYWIDE FERRY SERVICE

Connecting New York City's Waterfront



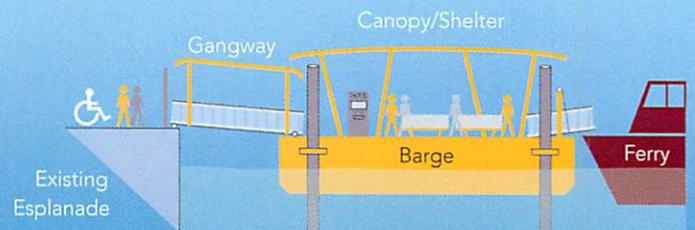
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 **NYCEDC**