



Melinda Katz
Queens Borough President

Community Board No. 2

43-22 50th Street, 2nd Floor
Woodside, New York 11377

(718) 533-8773

Fax (718) 533-8777

Email qn02@cb.nyc.gov

www.CB2Queens.org

Patrick A. O'Brien
Chairman

Debra Markell Kleinert
District Manager

April 7, 2016

Community Board 2 Meeting Minutes

Attendees

Czarrina Andres
Ryan Balas
Diane Ballek
Sandra Bigitschke
Bessie Cassaro
Claudia Chan
Stephen Cooper
Lisa Deller
Sally Frank
Dana Frankel
William Garrett
Ira Greenberg
Kenneth Greenberg
Benjamin Guttmann
Anne Hart
Ellen Kang
Denise Keehan-Smith
Badrun Khan
Marie Konecko
Jordan Levine
Sheila Lewandowski
Dominic Lippolis

Donald McCallian
Taina McShane
Thomas Mituzas
Dorothy Morehead
Patrick Murray
Patrick A. O'Brien
Steven Raga
Lakshmi Reddy
Norberto Saldana
Mark Salinas
Moitre Savard
Regina Shanley
Michael Son
Lauren Springer
Mary Torres
Karolina Tosi
Rebecca Trent
Anthony Tudela
Santiago Vargas
Maria Magdalena Vielma

Absentees

Terri Adams
Anna Bridge
Richard Gundlach
Mohammed Jewel
Charles Markey
Elliot Park
Elba Santiago
Carol Terrano

Public Members

Joseph Conley

Elected Officials

Ed Babor, Congresswoman Carolyn Maloney's Office
Kenny Medrano Council Member/Majority Leader Jimmy Van Bramer's Office
Dylan Cepeda, Council Member Elizabeth Crowley's Office

Department of City Planning

Penny Lee
Alexis Wheeler

Guests

David Schmid, Office of Emergency Management
Neil Weisbard, Treasure Island Storage
Charles Korgman
Costas Diamantis
Aliya Latif
Paul Wilson
Lisle Noll
Abdur Rahman, CERT

Public Comment

Patricia Dorfman, Sunnyside Chamber of Commerce
Dorothy Kominsky
William Kregler
Jim Condes
Yoselin Genao-Estrella, Neighborhood Housing Services
Gregory Munna
Margaret Flanagan, Waterfront Alliance
Barry Druss

Kim Moser
Jennifer Silverman, Sunnyside Community Services
Gerald Lederman, Kiwanis Club of Sunnyside
Miguel Cavanos
Christian Amez, Access Queens
James Finn, NYC Gymnastics Movement
Leon Gugel
Nate Dal Cais

Mr. O'Brien welcomed everyone to the meeting.

Pledge of Allegiance

Mr. O'Brien recognized the following individuals:

- Ed Babor, Congresswoman Maloney's Office
- Kenny Medrano, Council Member/Majority Leader Jimmy Van Bramer's Office

Kenny Medrano, Council Member/Majority Leader Jimmy Van Bramer's Office provided the following update:

- Participatory Budget Process.
- Council Member/Majority Leader Jimmy Van Bramer conducted a Town Hall Meeting with the MTA on April 5, 2016 at Sunnyside Community Services to put a spotlight on the issues concerning the #7 Line.

David Schmid, Office of Emergency Management

Mr. Schmid provided the following update:

- NYC OEM plan and prepare for emergencies and coordinates the City's response and recovery citywide.
- OEM educates the public about preparedness.
- OEM recently celebrated 20 years.
- Their headquarters was located in the World Trade Center Number 7, which was destroyed on 9/11. They relocated to Cadman Plaza in Brooklyn.
- OEM Commissioner is Joe Esposito, a 44 year veteran of the NYC Police Department, who worked his way up the ranks to eventually become Chief of the Department.
- His initiative at OEM has been to expand public outreach.
- OEM is responsible to prepare when multiple agencies are required for a response.
- OEM acts as a liaison to help collect and share information.
- OEM has a 24-hour a day Watch Command Operation.
- Mr. Schmid distributed information on Notify NYC, a program which provides notifications of incidents that occur in the City and encouraged everyone to sign up. Anyone who is interested in more information can visit the website at: www.ny.gov/notifynyc, or call 311.

- Mr. Schmid provided information about Ready NY and he stated that OEM will provide presentations at schools, senior centers, etc.
- Mr. Schmid announced and thanked members of the CERT Team including Claudia Chan of Community Board 2 and representatives from CB 1. These teams are a tremendous asset, as they must go through a 10 week training program. They expand OEM's ability to work on the ground and are a conduit to the local community.
- A board member suggested putting solar energy panels on emergency shelters such as Aviation High school, and the Senior Center.

Public Comment

Patricia Dorfman, Sunnyside Chamber of Commerce, 108th Police Precinct Community Council, Sunnyside Artists

Ms. Dorfman spoke about the following:

- Ms. Dorfman discussed the Zoning for Quality and Affordability /Mandatory Inclusionary Housing.
- Requested that CB 2 pass a resolution of the Small Business Jobs Survival Act.

Dorothy Kominsky

Ms. Kominsky spoke about the following:

- Barnett Avenue Project.
- Toll on Queens Borough Bridge.
- Bike Lanes on Queens Boulevard

William Kregler

Mr. Kregler spoke about the following:

- Mr. Kregler announced that he attended a meeting at St. Mary's Parish with NYC Department of Transportation concerning the 70th Street Conversion to a one way.

Mr. O'Brien stated this was a meeting that was set up in conjunction with DOT and Denise Keehan-Smith, Chair of CB2's Transportation Committee. Ms. Keehan-Smith and Debra Markell Kleinert were in attendance at this meeting. Mr. O'Brien announced that Ms. Keehan-Smith would provide a full update during the Transportation Committee Report.

Jim Condes

Mr. Condes spoke about the following:

- Announced this is the second time he was rejected for Board Membership.
- Requesting Access A Ride is included in the 2017 CB2 Expense Budget.
- MTA will not change the system, as it is cost effective.
- Requesting CB 2 meet with Council Member/Majority Leader Jimmy Van Bramer to put the issue of Access A Ride into the City Budget.
- Received correspondence from Queens Borough President Katz concerning the MTA.

Mr. O'Brien reported that we have heard the complaints from Mr. Condes concerning the poor quality of Access A Ride. The Health and Human Services Committee is addressing this issue. Mr. O'Brien announced that CB 2 has put together a joint task force with the Health and Human Services Committee and the Transportation Committee to focus specifically on this issue. CB 2 will be inviting Access A Ride to attend a board meeting before we break for the summer.

Yoselin Genao-Estrella, Neighborhood Housing Services

Ms. Genao-Estrella provided the following update:

- NHS provides tools for people to become first time home buyers and to become successful homeowners. NHS work with different agencies to provide tools.
- The Program helps seniors who do not have funds for emergencies. This program is for homeowners with low to moderate income that have emergency repairs. NHS will provide up to \$20,000 for emergency repairs.
- NHS also provides individuals with Home Maintenance Training.
- Announced there will be a Housing Expo on April 23, 2016 at the Queens Museum from 10:00 am to 2:00 pm. Anyone interested in more information may visit their office at 60-20 Woodside Avenue, Woodside, NY. The telephone number is (718) 457-1017 or they may visit the website at: www.nhsnyc.org
- There are three different levels for the Home Maintenance classes which review the basics, information about boilers, plumbing and electrical work.

Gregory Munna

Mr. Munna spoke about the following:

- Discussed the expansion of IS 125, which is much needed for the community.
- As a result of the construction, there has been a complete elimination of street parking in the area.
- Thanked Kenny Medrano of Council Member/Majority Leader Jimmy Van Bramer's Office, and thanked Assemblywoman Cathy Nolan's office.
- Requesting DOT waive parking meters fees during construction.
- Stated residents of the area were not notified of the construction project.
- Requested information on how long the project will go on.

Mr. O'Brien reported that we have heard from other individuals concerning this issue and CB 2 is working closely with the School Construction Authority and PD to address this issue.

Margaret Flanagan, Waterfront Alliance

Ms. Flanagan provided the following update:

- Waterfront Alliance works to protect, transform, and revitalize our harbor and waterfront.
- Waterfront Alliance is working with Hālāwai, a local cultural not-for-profit organization.
- Hālāwai will be joining with the Polynesian Voyaging Society, the sponsor of the Worldwide Voyage.
- The Malama Honua Worldwide Voyage will be coming to Queens, NY on June 7 and June 8, 2016 at Gantry State Park for World Oceans Day. Delegates from the United Nations will be attending on June 8, 2016.
- For more information visit the website www.halawai.org/contact.

Barry Druss

Mr. Druss spoke about the following:

- Mr. Druss is a Transportation Advocate.
- Presented a proposal for the Number 7 Subway Reconfiguration onto the Queensboro Bridge to Columbus Circle, 59th Street, Central Park South.

Kim Moser

Ms. Moser spoke about the following:

- Ms. Moser lives on a small dead end street near 58th Street off Queens Boulevard. The location is 59th Street and 47th Avenue.
- There is an empty lot near this location which has an old tree that has split and is in danger of falling onto residential properties. She is concerned about the power lines, should the tree fall. There are problems with displaced animals at the location as well.
- Ms. Moser reported she received correspondence from CB 2 indicating this empty lot is in fact private property.
- Ms. Moser reported there are no sidewalks one half blocks from Queens Boulevard near Skyview Towers and people are forced to walk out into the street which is creating dangerous and hazardous conditions.
- Ms. Moser reported that this block is the last street to get plowed during a snow storm. It generally takes 2 to 5 days after a snow storm for the street to be plowed.

Jennifer Silverman, Sunnyside Community Services

Ms. Silverman provided the following update:

- The second round of Universal Pre-K Slots will open on May 2, 2016.
- The program is called Sunnyside UP and next year they plan to have an aftercare program at a reasonable cost.
- CARE NYC Program provides assistance to those caring for family members suffering with Alzheimer's or Dementia. For more information visit the website at carenyc.scsny.org.

Gerald Lederman, Kiwanis Club of Sunnyside

Mr. Lederman spoke on behalf of the Kiwanis Club of Sunnyside who are requesting a street renaming in honor of Murray Fox, who passed away recently.

- Mr. Fox was a resident and business owner in Sunnyside and Woodside for many years.
- He owned and operated a store called Fox's on Greenpoint Avenue and 44th Street.
- He was a devoted member of the Kiwanis Club of Sunnyside.
- Mr. Fox was a strong advocate for under privileged children as he ensured that local children had a chance to go to camp for vacation. He supported the Kiwanis Club essay contest as well as the Big Time Valentine's Day Party held at Sunnyside Community Services.
- The Fox family is in support of the street renaming.
- Mr. Lederman requested CB 2 support the street renaming in honor of Murray Fox.

Miguel Cavanos

Mr. Cavanos spoke about the following:

- He is a resident of Blissville, Queens.
- Discussed Traffic Enforcement on Borden Avenue/Greenpoint Avenue and Van Dam Street.
- Spoke about poverty in New York City.

Christian Amez, Access Queens

Mr. Amez spoke about the following:

- Thanked Council Member/Majority Leader Jimmy Van Bramer for the Town Hall Meeting with the MTA. Also thanked Sunnyside Community Services for hosting and CB2 members who attended the meeting.

James Finn, NYC Gymnastics Movement

Mr. Finn announced that he and his partner Eric Parker have opened a gymnastics program at the Sunnyside Reformed Church.

- Mr. Finn stated he is a member of the USA gymnastics Team.
- This program will be a good addition to the community.
- There is currently a waiting list and they are looking to expand.
- The program is held at Sunnyside Reformed Church on Tuesday and Thursday between 2:30 pm and 4:00 pm. For more information visit the website at nycgm.org or email Mr. Finn at: info@nycgm.org

Leon Gugel

Mr. Gugel spoke about an ongoing issue concerning junk vehicles that are taking up extra spots which is affecting his business. The location has approximately 20 vehicles that are parked on 44th Avenue, 11th Street and 21st Street. Mr. Gugel is requesting enforcement at this location.

Mr. O'Brien reported this has been an ongoing problem and CB 2 will request enforcement at the noted location.

Landmark Application 39-54 48th Street, Sunnyside, NY

This is a Landmark Application at 39-54 48th Street to complete work on exterior alterations.

Shane McKeon, the applicant provided an update about the following:

- Mr. McKeon discussed and presented photographs of work that has been completed on his house.
- He reported that during Hurricane Sandy a branch came down and hit the slate roof. He experienced water damage, contacted the Landmarks Preservation Commission and asked if he could get a permit. He was informed it would take approximately 10 weeks. He was advised that he should put a tarp over the roof.
- Mr. McKeon reported that he informed the Landmarks Preservation Commission that he would install the roof whether he got the permit or not.
- Mr. McKeon reported that a local architect recommended that he use an alternative material to slate, called Eco Star. He had the roof installed and the material he used looks like slate and matched the colors as best he could; however, he received a violation concerning the work done on the roof without a Landmarks Permit.
Mr. McKeon reported that he recently found out Eco Star is a material you can use for only small sections, not the whole roof. Eco Star has a 60 year warranty, and it looks like slate.
- Mr. McKeon discussed violations received for back yard work including a spiral stair case, deck enclosure and the installation of pavers.

- Mr. McKeon is seeking to remove his awning and wants to install an A-frame with slate on the side. He has received a permit for pointing and is seeking to pursue the installation of windows. The applicant is seeking to get violations lifted.
- Mr. McKeon stated he will be presenting his application on April 19, 2016 at the Landmarks Preservation Commission.

BSA Application 60-06/12 Northern Boulevard – 17-92-BZ

This application is for a variance for the eating and drinking establishment (Taco Bell) with an accessory drive-through facility and parking which does not conform to the use regulations.

Michael Nacmius, Eric Palatnik's PC announced he is the representative for the applicant and provided the following update.

- Mr. Nacmius introduced the Store Manager, District Manager and Vice President of Operations.
- The application seeks to renew the term of the variance for 20 years. It was first granted in 1994 and expired July 19, 2014. If it is approved, they will continue to operate until July of 2034.
- Taco Bell has done some upgrades to the interior of the building and completed exterior changes including a modern sign and repaired the roof.
- Mr. Nacmius stated he had met with the Land Use Committee in March.
- Northern Woodside Coalition presented some issues of concern.
- Mr. Nacmius stated the new owner had not been aware of these issues until he received the letter from Mr. Ryan. Immediate action was taken.
- Questions were entertained.

Tom Ryan, Northern Woodside Coalition

Mr. Ryan spoke about the following issues of concern at Taco Bell at 60-06/12 Northern Boulevard:

- The fence that was installed is a 6 feet rather than 8 feet. The light and sound can still go through the fencing.
- The landscaping has not been completed.
- The community will monitor that they stay open until 1 am.
- The community will monitor the garbage pick-up.
- Mr. Ryan requested traffic controls, as people are making a left hand turns and blocking traffic. They must work with the DOT as the location needs a left turn signal.
- Discussed the drive-through speaker. The sound is heard in the rear yards of the neighbors.
- Mr. Ryan suggested the installation of a touch screen that does not make sound.
- Mr. Ryan discussed a stipulation with the Community Board
- He requested that CB2 does not approve the renewal for 20 years.
- Mr. Ryan reported that Taco Bell does not clear the sidewalks of snow.
- Mr. Ryan stated they have paved over the tree pit and do provide litter baskets.

BSA Application – 45-26 51st Street – 1016-11852-A

This application is to discuss a proposed variance for the Treasure Island of Asbury Park Self Storage LLC, to allow construction of a four story with cellar, 29,077 square foot, use group 16 self-storage facility of a zoning lot which includes lot 53 and a portion of lot 54 on block 2283, Queens.

Neil Weisbard, Pryor Cashman LLP, Council to Treasure Island of Asbury Park Self Storage LLC provided the following update:

- The applicant is seeking a special permit from the New York City Board of Standards and Appeals to construct a four story building with cellar, 29,077 square foot, Use Group 16 self-storage facility on a zoning lot which includes Lot 53 and a portion of Lot 54 on Block 2283, Borough of Queens within the unimproved portion of 51st Street
- The site consists of Lot 53 and a portion of Lot 54, located on the west side of 51st Street, between 47th Avenue and Queens Boulevard.
- Existing building on the south side will be demolished.
- The building will comply with zoning regulations.
- The proposed four story with cellar, self-storage building will contain approximately 56,264 gross square feet and 29,077 square feet of zoning floor area.
- The site will contain two curb cuts seven parking spaces two loading berths, a turn-around area and landscaping.
- The applicant proposes to construct the front wall of the proposed building in the exact area of the existing street wall of the building on Lot 53, but will be reduced in length to approximately 137 feet.
- The requested bulk waivers are necessary to address the non-compliance of street wall and sky exposure plane requirements resulting from the location.
- If the Applicant is required to construct the proposed building beyond the unimproved portion of 51st Street, the proposed building could not contain a fourth floor due to an extremely inefficient floor plate. It would be unable to utilize all floor area available for development.
- Photographs were presented.
- The applicant is in contract to buy the site and discussed the hours of operation which will be from 8 am to 8 pm Monday through Friday and on weekends from 9 am to 5 pm.
- The applicant has been in the business a long time, and currently operates three others storage facilities in New York City and have two under construction. They are not calendared at the BSA as of yet and are hoping to be scheduled soon.

Attendance

Total Present 42

Total Absent 8

Approval of the March 3, 2016 Community Board 2 Meeting Minutes

Mr. O'Brien reported that Sheila Lewandowski requested a correction be made to page 8 of the March 3, 2016 Meeting Minutes. Dorothy Morehead requested a correction be made to page 9 of the March 3, 2016 CB 2 Meeting Minutes.

Subject to these changes, Santiago Vargas made a motion and it was seconded to approve the March 3, 2016 Community Board 2 Meeting Minutes.

Mr. O'Brien welcomed the following individuals:

- Nick Gulotta, Mayor's Office of Community Affairs
- Irving Poy, Queens Borough President's Office
- Dylan Cepeda, Council Member Elizabeth Crowley's Office

Chairperson's Report

Mr. O'Brien provided the following update:

- Mr. O'Brien announced the passing of Board Member Beth Sexton on March 5, 2016 and requested that all observe a moment of silence in honor of Beth Sexton.
- Mr. O'Brien announced and welcomed the newly appointed Community Board 2 Members. New members will be invited to attend a meeting at the CB 2 office.
 - ✓ Ryan Balas
 - ✓ Ira Greenberg
 - ✓ Taina McShane
 - ✓ Thomas Mituzas
 - ✓ Stephen Raga
 - ✓ Mark Salinas
 - ✓ Maria Magdalena Vielma
- Mr. O'Brien reminded all Board Members about attendance requirements.
- Mr. O'Brien announced that Woodside on the Move has a new Executive Director, Amy Paul.
- On March 30, 2016, CB2 participated with the Mayor's Office and Council Member/Majority Leader Jimmy Van Bramer on the Smoke /Carbon Monoxide Alarm giveaway at St. Sebastian's.
- CB2 attended the DOT meeting on the 70th Street Conversion. CB 2 is revisiting this issue and it will be fully vetted through the Transportation Committee.
- On April 5, 2016, CB2 attended Council Member/Majority Leader Van Bramer's MTA Town Hall meeting regarding problems with the #7 Line.
- Concerning IS 125 The School Construction Authority has begun the construction of an addition at the school. CB 2 has received parking complaints from area residents and CB2 has been proactive and has been in contact with PD and SCA on this issue to help alleviate this problem.
- Lisa Deller attended LIC Partnership Real Estate Breakfast.
- Mr. O'Brien provided the following update concerning SLA establishments:
 - On March 4, 2016, Cityscapes, 55-61 58th Street, Maspeth was nuisance abated
 - On March 5, 2016, a violent physical assault occurred at 41-24 54th street. An arrest was made.
- Mr. O'Brien discussed plans for a joint task force concerning the Access A Ride issue. Access A Ride will be invited to attend a Community Board 2 meeting, and this issue is on our radar.
- Mr. O'Brien provided an update concerning 62-03 Queens Boulevard :
 - CB 2 spoke with DOB on March 10th and they stated the following. CB 2 will continue to monitor the location.
 - A dorm is allowed to be in a residential area and it's as of right.

- They currently have a permit which expires 4/23/16
 - They are currently doing restoration /interior renovation on the 2nd floor
 - They have a capacity for 100 beds.
 - DOB has not signed off yet.
 - Until its occupied DOB cannot do anything.
- Mr. O'Brien provided an update concerning 61-12 / 14 Laurel Hill Boulevard also known as the dumpling factory:
 - Has been referred to the USDA department of agriculture. The inspection was conducted and CB 2 is waiting for the report.
 - CB 2 is following up on the fumes with DEP; however we have not received a report yet.
 - CB 2 submitted the rat complaint to the department of health.
- The next meeting of the City Services Committee is scheduled for April 13, 2016 at 7:00 pm.
- Mr. O'Brien provided an update on an SLA Application for The Gutter Bar located on 10-22 46th Avenue, which is being developed into an 8 lane bowling alley. The bar will seat about 30 people. There has been concern as people were not aware of what it was going to be. Mr. O'Brien discussed the doors on the residential street are not going to be opened but will be used for a fire emergency exit. There will be a commitment by the applicant who will provide sound attenuating measures and the hours of operation will be until 2 am.
- The next Community Board 2 meeting will be held on May 5, 2016.

District Manager's Report

Ms. Markell Kleinert provided the following update:

- Ms. Markell Kleinert requested that the new Board Members fill out the Board Member contact sheet in their packets to insure we have correct contact information.
- Ms. Markell Kleinert reminded the current Board Members that if any of their contact information changed, they must notify the CB 2 Office.
- Ms. Markell Kleinert provided an update about the CB 2 website which is updated regularly. We have added additional useful links to city agencies. The website is: www.nyc.gov/queenscb2

Mr. O'Brien introduced and welcomed Penny Lee and Alexis Wheeler, Department of City Planning.

Department of City Planning

Ms. Lee provided the following update:

- DOT and DDC presented the conceptual plans for the Hunters Point Street Reconstruction Project to the Design Commission earlier this week. This was conceptual ideas, nothing set in stone. This will come back to the Transportation Committee next month to speak in more detail about some of specific intersections that require more thought than just repaving the street.
- Proceeding with the LIC Core and they are intending to begin to conduct public outreach and public discussions, which will take place this spring.
- As part of their efforts around the LIC Core, as a follow up to the MTA meeting on the #7 Line , it would be good to establish new bus service or some type of new transit service serving the

waterfront and getting people from the far western edge of the community to the subway. The Q103 extended their service and now it runs every 20 minutes rather than every half hour.

- As part of their planning efforts for the LIC Core, Ms. Lee stated she followed up with the MTA and was informed they will start resuming discussions, which had ended after the Hunters Point South Project was approved in 2008. One of the mitigation measures in the FEIS for Hunters Point South was an extension of the Q103 into the waterfront blocks assuming that demand and funding was available. Will start discussion about this.

Ms. Deller asked about the time line for the LIC Core Study and asked how long the process is. Ms. Lee responded that the ULURP process will begin sometime next year.

Ms. Lee reported that the LIC Core Study area boundary is principally the Queens Plazas Sub District which is 34 blocks that were rezoned in 2001 between the Court Square and Queens Plaza, triangular area 23rd Street, and 41st Avenue and the yards. They picked up Northern Boulevard frontage from 41st Ave extending to 39th Street. The northern or western side of Northern Boulevard which is part of the Dutch Kills Sub District also has the optional Inclusionary Housing provision there now. Residential development has been occurring but no one is using the Inclusionary Housing Provision. On the South or East Side of Northern Boulevard, the part of the street that abuts Sunnyside Yards is zoned for manufacturing M-15 there are number of large loft buildings on that side and under filled sites.

Ms. Lee said that DCP wants to look and see how that side of Northern Boulevard is being used. The northern boundary extends to the East River along Queens Plaza, but not necessarily for zoning change purposes. This is a comprehensive planning effort looking at infrastructure improvements. They also want to restore Queensbridge Baby Park located under the Queensboro Bridge between 21st Street and Vernon Boulevard.

Ms. Lewandowski requested a follow up on her question from last month regarding the Western Queens Street Redesign project. The matter was discussed at the February Transportation Committee Meeting which is to come to the full board. Ms. Lee stated she has spoken to Neil about this and it went to the Design Commission for conceptual review. They showed the Design Commission what the Committee had already seen. Ms. Lewandowski stated there was a lot of feedback.

Ms. Lee stated they will be coming back in May. The contract for this work is based on the conceptual design, and then they will issue an RFP for a more specific design.

Transportation Committee

Ms. Keehan-Smith provided the following update:

- Ms. Keehan-Smith reported she had to postpone the Transportation Committee Meeting as CB 2 wanted to support Council Member/Majority Leader Jimmy Van Bramer on his Town Hall Meeting regarding the #7 Line. She wanted to hear what the residents and commuters had to say.

- Ms. Keehan-Smith thanked all who attended the meeting including Debbie Markell Kleinert, Lisa Deller, Sheila Lewandowski and Dorothy Morehead.
- Ms. Keehan-Smith provided an update on the DOT meeting regarding the 70th Street Conversion. There were concerns about converting the street currently to a one way northbound. This has been an ongoing issue for a while. The DOT did a feasibility study and determined that something had to be done, either lose parking or convert to a one way. The DOT invited Ms. Keehan-Smith and Debbie Markell Kleinert to discuss the issue and also invited the church, school and businesses. They wanted to hear what the concerns were. The people in attendance chose to give up the parking. They felt the conversion would be too convoluted. The DOT will have a follow up meeting and thanked Samantha Dolgoff, DOT for doing a great job.
- Ms. Keehan -Smith provided an update about the MTA meeting, and reported that many people spoke about wanting alternatives.
- Ms. Keehan-Smith discussed the Capital Improvements at the 52nd Street Station which is not scheduled until 2019. She will discuss with Luke DePalma, of the MTA.
- There will be an installation of a city bench at 41-31 58th Street by 41st Drive and 43rd Avenue.
- New Kosciuszko Bridge Construction Notifications are on the website.
- Anyone interested in submitting memories of the Old Kosciuszko Bridge may do so by completing the form entitled "Remembering the Old Kosciuszko Bridge."
- The next Transportation Committee meeting will take place on April 11, 2016 at 6:30pm. Two items on the agenda will be the Brooklyn/Queens Connector and the Maspeth By Pass.
- Dorothy Morehead asked if the LIRR will cross honor Metro Cards when the #7 train is not running. Ms. Keehan-Smith advised there is not an official policy, but the LIRR has honored Metro Cards in the past when there is a problem with the #7 train.

Board Member Rebecca Trent discussed construction on the Pulaski Bridge which is causing massive traffic and there have been a lot of "near misses". Ms. Keehan-Smith stated she will follow up with DOT on this matter.

Environment Committee

Ms. Morehead provided the following update:

- The Environment Committee did not have a meeting in March.
- Ms. Morehead provided an update on the Request for Expressions of Interest which was responded to by the Montauk Cutoff Coalition. The presentation is about 30 pages long. Ms. Morehead stated she can provide a copy to those that are interested. CB 2 has not officially endorsed it yet.
- She reported that Coffeed also responded. They are located on Northern Boulevard and in LIC and it has been reported they have approximately 10 million dollars' worth of investors. Ms. Morehead is hopeful the Montauk Coalition has a good chance of getting it.
- The Request for Proposals will have to come up with plans to raise money.

- The Environment Committee will have a meeting on April 28, 2016.
- Ms. Morehead discussed a NYC Bill that is being proposed to prohibit NYC Waste Water treatments plants to accept any waste water that comes from fracking.
- Ms. Morehead announced she has taken training classes for a program where Harbor Lab will be taking students to kayak and fish on the Never Sink Reservoir this summer.

Land Use Committee

Ms. Deller provided the following update:

Street Renaming

Ms. Deller stated she knew Mr. Fox and his family and spent time in his store called Fox's. The Kiwanis Club requested Community Board 2 consider a street renaming in honor of Murray Fox. They requested the location of the street renaming for Greepoint Avenue and 44th Street. The Land Use Committee made a recommendation for the street renaming in honor of Murray Fox.

Patrick O'Brien made a motion and it was seconded to approve the street renaming in honor of Murray Fox on Greenpoint Avenue and 44th Street. The vote was unanimous with all in favor by a show of hands with none opposed and no abstentions.

Stephen Cooper discussed a proposal on the Street Renaming Guidelines and asked if there was any action taken on this proposal.

Ms. Deller responded that CB 2 had drafted a set of standard and stated that we adhere to the standard.

Landmark Application 39-54 48th Street, Sunnyside, NY

Ms. Deller reported this is a Landmark Application at 39-54 48th Street to complete work on exterior alterations.

Ms. Deller announced that the applicant had received a violation for work performed on his house, which replaced the roof with non-conforming materials. The applicant had also done work in the back yard including a spiral staircase and deck enclosure and pavers.

The applicant did the roof work in response to damage caused by leaking and informed the Landmarks Commission.

Ms. Deller stated the Land Use Committee would never endorse someone for doing the work and then saying I am sorry.

Ms. Deller reported there were factors in this case. Slate is very expensive and people in Sunnyside Gardens would like to find a material that is in compliance with Landmarks.

Ms. Deller stated in our recommendation it would be great to endorse the use of alternative material for the roofing. Concerning the work in the rear yard, the spiral stair case and pavers, the space is not visible from the street.

Ms. Deller stated the Land Use Committee voted unanimously to support the application to the Landmarks Commission and using alternative material for the roof replacement, as well as improvements to the back yard.

Ms. Lewandowski asked if in the past, Landmarks has previously approved the use of alternative materials. The response was no.

Ms. Morehead reported there is a Church in Forest Hills Gardens that has concrete imitation slate that was approved by the Landmarks Commission which approved this material and that this material lasts forever.

A discussion followed.

Mr. Cooper made a motion and it was seconded to support the Land Use Committee Recommendation to approve the application to legalize what the applicant has already done.

Ira Greenberg stated he supports this. This material is fine and slate is way too expensive. It would be good if people do not have to go through the full process and we do need an alternative material for roofing.

Ms. Deller stated Landmarks does not approve the alternative material. The material they approve is slate, but it is expensive and hard to work with it.

The cost of a slate roof was discussed. The applicant reported the material is Eco Star which is approved for minor patches; if you decide to redo the whole roof you cannot use this material. It is not that cheap, and it has a higher lifetime warranty and is installed with stainless steel mounts.

Ms. Lewandowski stated that the Land Use Minutes reflect there was vote on the whole thing. Ms. Lewandowski requested that we vote individually so there can be a discussion.

Ms. Deller stated the motion was for the whole thing.

Mr. Vargas made a motion to call the question. The vote was 26 in favor, 15 opposed and no abstentions.

Ms. Deller stated the vote is not to oppose the application.

Mr. O'Brien discussed the voting process for the new board members. He explained that members can abstain for cause if someone has a conflict. If they do abstain, it counts as a no vote. Mr. O'Brien stated that he will review this with the new board members when the orientation takes place.

Ms. Lewandowski stated for the record that we really did not have time to discuss the issue and we pushed through a vote without even talking through the other two topics.

Mr. O'Brien stated we follow a process and that the process follows Roberts Rules. A discussion followed.

BSA Application 60-06/12 Northern Boulevard – 17-92-BZ

Ms. Deller stated this application is for a variance for the eating and drinking establishment (Taco Bell) with an accessory drive-through facility and parking which does not conform to the use regulations.

Ms. Deller discussed the following:

- The applicant came to the Land Use Committee to extend their variance which expired two years ago and to upgrade the interior/exterior of facility. Shortly thereafter CB2 heard from the Northern Woodside Coalition and they reminded the Board that CB 2 voted against this application 20 years ago. In the interim, Taco Bell has not been a good neighbor. They erected a fence, the speaker faced the back of the facility and disturbed their neighbors, their hours of operation went to 3 am, and garbage was picked up during the overnight hours and not during the week day. The Northern Woodside Coalition was opposed to supporting the BSA application.

Ms. Deller stated she has been in contact with Tom Ryan, Northern Woodside Coalition and discussed his concerns.

Ms. Deller reported that Taco Bell came to the next meeting with photos and stated they made repairs and reported the following:

- The applicant contracted Rose Fence, Inc. to repair the rear yard fence, by ensuring it is the required height of eight (8) feet. The fence will be repaired and new opaque privacy slats will be installed.
- The applicant will retain a landscaper to restore the 60th Street side planters. The shrubbery will be planted, weather permitting. There was an issue that a tree was cut down in front of the premises. The current owner paid a fine for cutting down the trees and the City replanted a street tree.
- The applicant has changed the hours of operation to 1:00 am. Also in response to the noise from the drive-thru speaker, the decibel level has been lowered from level 10 to level 7. The workers can still hear drivers in the drive-thru, but the noise from the drive-thru is now lower.
- The applicant proposed changes to the signage, specifically the Taco Bell signs on the buildings. The current signs are rounded at the top, but will now be a square at the top, and increase in height by approximately one foot. The building height will remain unchanged and there are no structural changes to the building. Any changes to the signage will be approved by the BSA.
- The applicant has contracted with Environmental Services, Inc. to pick up garbage and recycling at the Premises after 6:00am, and only during the daytime. Letter was provided.
- The applicant has contracted International Towing & Recovery, Inc. who will provide snow removal service for the parking lot and sidewalks at the Premises. Letter was provided.
- According to the project architect, the dumpster must be located in the back corner, because under the zoning resolution, it must be located 50 feet from every street frontage. The drive

thru design is dependent on the location of the dumpster. Therefore, the applicant cannot change the design of the drive thru, since the dumpster cannot be relocated.

- The applicant has contracted C & G General Contractor, who replaced light bulbs on the light poles at the rear of the premises and installed light shields to lessen impact on neighbors. The lighting still provides a safe environment in the parking lot at the premises. Invoice provided.
- The franchise operator was present at the meeting as they were not previously aware of these issues. They want to be good neighbors.
- The operator met with their immediate neighbor next door who was very happy with the work being done on the fencing.

Ms. Deller stated the Land Use Committee voted to support the application to allow them extend the variance application to make the interior and exterior changes, however there are still concerns.

Ms. Deller stated the Land Use Committee is proposing the board place a stipulation on an accountability and feedback from the Neighborhood Association. They must be respond in a timely manner to the Community Board concerns.

Mr. Cooper discussed a shorter variance

Ms. Deller discussed the letter that was submitted.

The applicant provided the following update:

- He stated they have gone down the list and believe they are nearly compliant.
- The applicant reported the previous owner cut down the tree and the new owner paid the fine.
- A new tree was planted at the site.
- The shrubbery along 60th Street was removed as there were homeless individuals living in the bushes. They were cut down and never replaced, however the applicant promised to put landscaping back.
- The applicant stated the hours of operation will be from 8 to 1 am.
- Garbage will be limited to weekdays and they have submitted a letter from the Collection Company.
- 20 years for the Variance
- The applicant reported they have replaced lenses inside the lighting.

Mr. O'Brien made a motion and it was seconded to table this matter pending further confirmation of the improvements which the new owner presented.

BSA Application – 45-26 51st Street – 1016-11852-A

Ms. Deller discussed the BSA Application for 45-26 51st Street.

Stephen Cooper made a motion and it was seconded to support the application. The vote was unanimous with none opposed and no abstentions.

Health and Human Services Committee

Dr. Savard provided the following update:

- The April 18, 2016 Health and Human Services Committee Meeting was cancelled.
- Dr. Savard reported that at the last meeting they came up with issues concerning Access A Ride.
- Dr. Savard reported the Executive Committee held a discussion concerning a Task Force which will be starting.
- Carol Terrano will be on the task force committee and a member from the Transportation Committee will be appointed to get facts and make suggestions for Access A Ride.
- East River Ferry is an issue that affects different Committees.
- Dr. Savard discussed the hospital closures in Western Queens.
- Dr. Savard reported there are two proposed ferry sites for 52nd Street and 90th Street on the upper east side of Manhattan. There are world class medical institutions and that we want to make sure our area has access to these medical institutions.
- Dr. Savard has asked the Executive Committee to write a letter on behalf of the Land Use Committee, Transportation and Health and Human Services Committee as LIC has no access to any of those stops on the Upper East Side. This is an important issue for the Sunnyside, Woodside and LIC communities.

The meeting was adjourned.

Respectfully submitted:

MA Gurrado

04072016 Community Board 2 Meeting Minutes