



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](mailto:qn02@cb.nyc.gov)

[www.nyc.gov/queenscb2](http://www.nyc.gov/queenscb2)

Denise Keehan-Smith  
Chairwoman

Debra Markell Kleinert  
District Manager

Amended Copy as of July 26, 2016

June 2, 2016

## Community Board 2 Meeting Minutes

### Attendees

Terri Adams  
Czarinna Andres  
Ryan Balas  
Diane Ballek  
Sandra Bigitschke  
Bessie Cassaro  
Claudia Chan  
Stephen Cooper  
Lisa Deller  
Sally Frank  
Ira Greenberg  
Kenneth Greenberg  
Richard Gundlach  
Benjamin Guttmann  
Anne Hart  
Ellen Kang  
Denise Keehan-Smith  
Badrun Khan  
Marie Konecko  
Jordan Levine

Sheila Lewandowski  
Dominic Lippolis  
Charles Markey  
Donald McCallian  
Taina McShane  
Thomas Mituzas  
Dorothy Morehead  
Patrick Murray  
Patrick O'Brien  
Elliot Park  
Steven Raga  
Norberto Saldana  
Mark Salinas  
Moitri Savard  
Regina Shanley  
Michael Son  
Lauren Springer  
Carol Terrano  
Mary Torres  
Karolina Tosi  
Maria Magdalena Vielma

### Absentees

Anna Bridge  
William Garrett  
Mohammed Jewel  
Charles Markey  
Lakshmi Reddy

Elba Santiago  
Rebecca Trent  
Anthony Tudela  
Santiago Vargas

**Community Board 2 Staff**

Debra Markell Kleinert, District Manager

MaryAnn Gurrado

**Public Members**

Joseph Conley

**Elected Officials**

Elaine Fan, NYC Comptroller's Office  
Nick Gulotta, Mayor's Community Affairs Unit  
Yoni Bokser, Queens Borough President Melinda Katz's Office  
Ed Baber, Congresswoman Carolyn Maloney's Office  
Kenny Medrano Council Member/Majority Leader Jimmy Van Bramer's Office  
Dylan Cepeda, Council Member Elizabeth Crowley's Office  
Irving Poy, Queens Borough President Melinda Katz's Office

**Department of City Planning**

Penny Lee  
Alexis Wheeler

**Guests**

Captain John Travaglia, 108<sup>th</sup> Police Precinct  
Ken Stuart, NYC Transit Paratransit  
Lynda Edmond NYC Transit Paratransit  
Felicia Jones, NYCT Paratransit  
Luke DePalma, MTA NYCT  
Elizabeth Lusskin, LIC Partnership  
Paula Kirby, Plaxall

**Public Comment**

Dorothy Kominsky  
Bill Kregler  
Jim Condes  
James Chan, Sunnyside Community Services  
Rachel Thieme, Sunnyside Shines  
Laura Heim  
Rob Mackay, Queens Economic Development Corporation

Jason Marr, Hip to Hip Theatre Company  
Witold Rak  
Pat Dorfman, Sunnyside Chamber of Commerce  
Manny Gomez, Sunnyside Chamber of Commerce  
Magdy Jahin, Street Vendor Project  
Besma Eid, Street Vendor Project  
Amy Paul, Woodside on the Move  
Matt Quigly, Plaxall  
Arlene Thomas, Police Pac  
Angelo Ippolito, LIC BID Expansion  
Miguel Cavanzos, Blissville  
Frank Castillo  
Jack Freeman  
Sumumba Sobukuve, NYC Homeless

Mr. O'Brien welcomed everyone to the meeting and announced this is our last regularly scheduled meeting before we break for the summer.

Pledge of Allegiance.

Mr. O'Brien recognized the following individuals:

- Ed Babor, Congresswoman Carolyn Maloney's Office
- Dylan Cepeda, Council Member Elizabeth Crowley's Office
- Kenny Medrano, Council Member/Majority Leader Jimmy Van Bramer's Office
- Elaine Fan, NYC Comptroller Scott Stringer's Office

**Elaine Fan, NYC Comptroller Scott Stringer's Office**

Ms. Fan provided an update on the Access A Ride Audit Report released by the NYC Comptroller Scott Stringer. Ms. Fan announced she sent a copy of the report to the CB 2 office and brought additional copies to the meeting and would be available to answer questions.

- Mr. O'Brien announced that the Audit Report is a comprehensive report that contains statistics and findings. It has also been posted to the CB 2 website.
- Carol Terrano stated she received a copy of the report and that there is mismanagement of Access A Ride and stated those who are being hurt are the disabled and the elderly and something has to be done to let the MTA know their behavior is unacceptable.
- Mr. O'Brien announced that Ken Stuart from Access A Ride is in attendance at the meeting and that the MTA may not have not fully digested the report and there will be a response forthcoming.

**Yoni Bokser, Queens Borough President Melinda Katz's Office**

Mr. Bokser provided the following update:

- Announced that Borough President Melinda Katz wished to thank Chairman Patrick O'Brien for the wonderful and amazing job he has done for the past year and a half as Chairman, CB 2.
- Borough President Melinda Katz has secured \$1.5 million for the Vietnam Veterans War Memorial at Elmhurst Park.
- City and State magazine has a profile of Queens.
- Queens Borough President Melinda Katz was recently honored at Museum of the Moving Image.
- Queens Day in June at Flushing Meadows Corona Park.
- Announced the concert series for the whole summer.

**Kenny Medrano, Council Member/Majority Leader Jimmy Van Bramer's Office**

Mr. Medrano provided the following update:

- Council Member/Majority Leader Jimmy Van Bramer has been working very hard on the budget and is fighting very hard for libraries.
- Council Member/Majority Leader Jimmy Van Bramer is opposed to the Phipps Project.

**Nick Gulotta, Mayor's Office of Community Affairs**

Mr. Gulotta provided the following update:

- On behalf of Mayor Bill de Blasio and the entire administration, Mr. Gulotta thanked Patrick O'Brien for his service and announced that Mr. O'Brien has done an amazing job.
- Announced we are finishing the Community Board year with some amazing accomplishments such as:
  - 850,000 New York City Id's issued.
  - Universal Pre-K for every child eligible and 68,500 have been enrolled.
  - These accomplishments would not have been possible without community partnerships such as the Community Boards and thanked all for their service.

Mr. O'Brien introduced Luke DePalma, MTA and Ken Stuart, Customer Service Officer, Access A Ride.

**Access A Ride**

Ken Stuart provided the following update:

- Thanked all the elected officials for their representation.
- Thanked the Board Members and the public for attending.
- Introduced Lynda Edmond, NYC Transit Paratransit, investigates complaints.
- Introduced Felicia Jones, NYCT Paratransit, overseas the comments line.
- Announced there are 3,000 to 4,000 comments that come in every month and all are responded to.

- Announced he and his staff would remain to answer all questions and address service issues and concerns.
- Regarding the Audit Report from the Comptroller's Office, they will be drafting a response and it will be a thorough review and will address each point.
- They acknowledge that there are issues and they strive to improve service and do not to deny a request for a trip.
- Discussed 31,000 who had late arrivals represents one half of 1% of all trips that were completed last year, which is approximately 6.3 million and equals 99.7 goal.
- Gave a brief overview of Access A Ride, which is part of NYC Transit. They provide transportation for those who are disabled and can't use public transportation for some or all of their trips.
- Most people are accepted and there is an appeal for those who are not.
- They are in compliance with the American with Disabilities Act of 1990.
- Majority of people are seniors and 70 – 75 is the median age.
- Shared ride service and provide pick up and dropped off, door to door, depending on disability or nature of the trip.
- They operate 24/7, 365 days a year.
- They are a large organization not an impersonal organization.
- Structured to service and meet needs as they come up.
- 150,000 are currently registered with Access A Ride.
- There are 14 dedicated carriers who are subcontractors.
- There are two broker companies. The broker works well for some and not for others and that Access A Ride should be notified if this does not work for them.
- Staten Island has a voucher service.
- Funding is always an issue. Para Transit Service is an unfunded mandate, and they draw funds from the MTA Budget.
- They have quadrupled as more and more start to use the service and it will continue to grow.
- Traffic is way up in NYC, and Access A Ride does not want to be late for trips.
- The reasons for lateness is due to increased congestion, more construction, reduced speed, safety issues, and more bike lanes reduce a lane for traffic and there are more cars on the road.
- Have adjusted the guidelines, and acknowledge that trips take longer.
- Do not have enough dedicated vehicles to meet demand.
- Access A ride encourages the use of cell phones and it helps to reduce missed connections.
- Encouraged all to register their cell phones with Access A Ride.
- Access A ride is improving GPS software and will allow them to track better.
- Testing smart phone technology.

Mr. O'Brien asked the following questions:

- When will the response to the Audit Report be provided? Mr. Stuart stated the response will be provided as soon as it is ready.
- Can we expect the response to have a detailed statistical analysis as well as the solutions? Mr. Stuart stated he believes the report will address the issues.

Stephen Cooper asked if statistics are kept by borough and asked if the MTA has someone who is in charge by borough that can provide statistics for Queens.

Mr. O'Brien requested that Access A Ride provide statistics for Queens County and the CB 2 district.

In response to a question, Mr. Stuart stated they try to work with broker services and work closely with the broker companies in terms of the way the trips are distributed. There is a commitment to work with the brokers.

Sheila Lewandowski asked what the approximate cost per user per year is. The response was \$450,000 to \$475 million dollars each year and the cost per trip is \$50 to \$60 dollars per trip.

Mr. Stuart discussed the purchase of the vehicles is funded by the capital program.

Sheila Lewandowski asked about the statistics for abandonments. Mr. Stuart stated that if a driver has left then the individual should contact the command center who will then arrange for another trip.

Sheila Lewandowski asked for these statistics. Mr. Stuart did not have that information.

Sheila Lewandowski requested an analysis report versus what the operators report.

Mr. Stuart will look at the trip history, the command center and log center and will go back to flash back to see where the vehicle was and if the carrier is at fault. Sending them the information to the contract manager and an investigation will be conducted and put on file.

Mr. O'Brien stated this is not something that is going to be solved tonight. There is an Access a Ride Joint Task Force that has been set up and it is an important issue.

Diane Ballek asked why the seniors can't have the voucher system back. Mr. Stuart stated they get many commendations.

Mr. Stuart spoke about the voucher service throughout NYC and that it became unwieldy and on SI they do a good job. It is being considered and he cannot promise it will come back soon.

Questions were entertained.

Mr. Stuart reported that he left literature and will remain at the meeting to discuss individual matters. If there is a problem with a trip to contact the command center, or contact them through the website or the comment line. Mr. Stuart stated that individuals continue to have a problem, to reach out to his office directly.

Mr. O'Brien introduced and thanked Captain Travaglia and 108<sup>th</sup> Police Precinct. He reported that we have one of the best commands in the City of New York and we should remember to thank them for the great job they do.

**Captain John Travaglia, Commanding Officer, 108<sup>th</sup> Police Precinct**

Captain Travaglia provided the following update:

- Thanked everyone for their support.

- Appreciated seeing everyone and thanked Community Board 2 and everyone for their partnership as it helps to make the community a better place.
- Responded to CB 2's request for the presence of police officers at CB 2 meetings. Thanked the Auxiliary Officers and hopes to continue to have the 108<sup>th</sup> presence at future meetings.
- Provided the following crime stats for the 28 day period.
  - There has been a 3.8% increase in crime which has been driven by grand larcenies.
  - No Murders, No Rapes
  - Robberies 11 versus 11
  - Felony Assaults 8 versus 16
  - Burglaries 6 versus 16
  - Grand Larcenies 52 versus 32
  - Grand Larcenies Autos there have been 6 stolen cars
  - Felony assaults are down 30%
  - 40% increase for the year for Grand Larcenies
  - Increase in financial sector, id theft up 110%, credit cards and bank accounts being compromised, etc.
  - Street crimes are down.

Captain Travaglia announced that we will be hosting the Macy's July 4 Fireworks Display at Hunters Point South Park in LIC.

- Last year we received overwhelming cooperation from the community and we need the same type of support this year.
- The LIC Area will need to be cleared of vehicles from 10:00 pm on July 3 to midnight on July 4.
- There will be a tow truck operation in place at 10:00 pm on July 3, 2016 however; they will not be impounding vehicles.
- The location will be from 44<sup>th</sup> Drive to 45<sup>th</sup> Avenue, Vernon Boulevard to Center Boulevard near Gantry State Park. We will need to have vehicles cleared in order to keep everyone safe.
- Will not impound but will relocate them on Skillman Avenue and Greenpoint Avenue.
- Tow trucks will upload information to 311 where the cars were removed and where they have been relocated to and will be able to get them back.
- Businesses will be impacted and he requested that businesses that may be affected to take reservations in advance so that PD can verify their destination and get them through to their institution.
- Bags will be checked and all are encourage to arrive early.

Questions were entertained.

## **Public Comment**

### **Bill Kregler**

Mr. Kregler spoke about the following:

- CB 4 voted down the Phase II bike lanes.
- There will be a 17 story hotel on Queens Boulevard, even though CB 2 voted against it.
- Dormitory on Queens Boulevard.

### **Jim Condes**

Mr. Condes spoke about the following:

- Discussed the recent audit by NYC Comptroller's Audit on Access A Ride.
- Broker Service should be replaced and is requesting the voucher system be brought back.
- Requesting the Access A Ride Program is included in the City Budget.
- People who utilize Access A Ride deserve dignity and respect and the best service possible.

### **Rachel Thieme, Executive Director Sunnyside Shines BID**

Ms. Thieme spoke about the following:

- Distributed Shop Sunnyside Cards and encouraged all to utilize them for discounts at local businesses.
- Spoke in favor of the two sidewalk café applications located within the BID area which are Sole Luna and Riko.

### **Laura Heim**

Ms. Heim spoke about the following:

- She is an architect and a local Sunnyside Gardens Resident.
- Met with the Land Use Committee.
- Announced it is not hard to get a Landmarks Commission Permit.
- People need to apply and the first question that should be asked when an applicant is trying to legalize work is why they are here and why they did not apply.
- May not want what they want to do.
- Landmarks Commission has put all permits on line.
- Encouraged all to utilize this resource.

### **Bob McKay, Queens Economic Development Corporation**

Mr. McKay spoke about the following:

- A new store opening at 27-24 Queens Plaza South. It is a non-profit organization that will sell crafts and food by people from the Borough of Queens. Invited all to visit and announced there will be a grand opening on Wednesday, June 15, 2016 at 7:30 pm.

**Jason Marr, Hip to Hip Theatre Company**

Mr. Marr spoke about the following:

- Celebrating 10<sup>th</sup> Season of Shakespeare in the park.
- Thanked Queens Borough President Melinda Katz and Council Member/Majority Leader Jimmy Van Bramer for their support and for seeing the value of cultural activities.
- Invited all to attend and for more information to visit their website at: [www.hiptohip.org](http://www.hiptohip.org).

**Witold Rak**

Mr. Rak spoke about the following:

- LIRR Retaining wall on 38<sup>th</sup> Avenue, 56<sup>th</sup> Street and 57<sup>th</sup> Street to prevent children from going on the tracks.
- Discussed the condition of the information boards at 61<sup>st</sup> Street, 58<sup>th</sup> Street & Roosevelt Avenue which are in bad shape. He is requesting new information boards similar to the ones on the subways be installed at these locations.

**Pat Dorfman**

Ms. Dorfman spoke about the following:

- The new 17 story hotel will be a huge problem.
- Spoke in favor of Sole Luna's sidewalk café.

**Many Gomez, President Sunnyside Chamber of Commerce**

Mr. Gomez spoke about the following:

- Sunnyside Artists will be holding an Art Fair on June 12, 2016 9:30 am to 4:30 pm.
- Film Festival on July 15 and 16, 2016 the location to be announced.

**Basma Eid, Street Vendor Project**

Ms. Eid reported that she is an organizer for street vendors and discussed that the mobile food vendors who legally vend at 31-00 47<sup>th</sup> Avenue. On approximately, May 26, 2016 the vendors showed up to work to find that over 10 large planters had been placed in their spots as a clear attempt to displace them from their livelihood. The planters were not approved by the DOT and caused unwarranted duress to the vendors who have been vending in that location for over two years.

### **Magdy Jahin**

Mr. Jahin reported that he is a mobile food vendor who has his business at 31-00 47<sup>th</sup> Avenue. He reported that he has been displaced due to 10 large planters that had been placed as a clear attempt to displace him. He has contacted numerous agencies for assistance as well as the 108<sup>th</sup> Police Precinct. This is creating a hardship for him and his family and is seeking assistance from CB 2.

Mr. O'Brien requested that the details be submitted to the CB 2 Office for follow up.

### **Amy Paul, Woodside on the Move**

Ms. Paul spoke about the following:

- Invited all to attend World Wide Woodside Street Festival on Saturday, June 4, 2016 and Saturday, June 11, 2016 at 61<sup>st</sup> Street between Woodside Avenue and Roosevelt Avenue.

### **Arlene Thomas**

Ms. Thomas spoke about the following:

- Works with NYPD and spoke about civilian job opportunities that are available with the NYPD and encouraged people to apply through the website at: [www.nycdcas.gov/jobs](http://www.nycdcas.gov/jobs).

### **Miguel Cavanzos**

Mr. Cavanzos spoke about the following:

- BQX Connector, this project will be good for our city and will create more jobs especially for the youth of the community.
- Tolls on Bridges, believes this is a good idea.
- City Owned Land Process.

### **NYPD Vehicle Storage Facility – ULURP No N 180249 PCQ**

The proposed ULURP application is to acquire space on the property located on 54<sup>th</sup> Avenue, west of Maurice Avenue across Mt Zion Cemetery.

Dennis DeQuatro, Deputy Chief, NYC Police Department provided the following update:

Seeking support for the acquisition and site selection of two contiguous parcels of privately-owned property (block 2656, Lots 75 and 80) located in the Maspeth area of Queens Community District 2. These parcels are presently used by the department for vehicle storage under license agreements from 2011 (Lot 75) and 2013 (Lot 80). Working with DCAS, the Department proposes the acquisition and site selection of these parcels for the continued storage of various Police Department vehicles, with no

changes occurring on site. Approximately 200 Police Department vehicles are presently stored at this location, including cars, vans and tow trucks.

Deputy Chief DeQuarto further reported the following:

- Vehicles are in various stages of repair and no work will be conducted at these lots, they are strictly for storage.
- There will be security cameras and lights.
- Only members of the NYPD will be permitted.
- Lots are owned by Mt Zion Cemetery.
- Not looking to seek rezoning or development and want to be good neighbors on 58<sup>th</sup> Street.
- No alterations for street parking.
- Seeking to negotiate a long term lease with Mt. Zion.
- Occupied 2 different lots, one lot in 2011 and one lot in 2013 and have been there for 5 years.
- DCAS does the negotiating.
- The goal is to get a 10 year lease and are still discussing with the landlord.

Deputy Chief DeQuatro entertained questions.

**Sunnyside Barnett Associates 50-25 Barnett Avenue – ULURP No: N 160101 ZRQ, N160102 ZRQ 60103ZMQ**

The proposed ULURP by applicant, The Barnett, is proposing a zoning map change and related text amendments to facilitate the development of affordable housing at a property located at 50-25 Barnett Avenue in Sunnyside. The proposed project would be constructed on Block 119, Lot 143 on the north side of Barnett Avenue between 50<sup>th</sup> and 52<sup>nd</sup> Streets. The proposed actions would facilitate the development of a new residential building with approximately 220 affordable units for low and moderate income households and a universal pre-k facility in a portion of the ground floor. The proposed zoning map amendment is required in order to allow residential use on a site currently zoned for light industrial and commercial uses. The proposed zoning text amendments are needed in order to allow appropriate building shape for an irregular lot and to incentivize affordable housing.

Michael Wadman, Vice President of Real Estate at Phipps Houses provided the following update:

- There was a full hearing a couple of weeks ago.
- 220 unit apartment building on Barnett Avenue.
- Will provide affordable housing provides the following.
  - 50% of median income.
  - 100 % of median income.
  - 130% of median income.
- There will be a community facility space which could be used for a UPK or other form of community facility.

- Using the process to hear views on the subject. Many opposing different elements of the project.
- Looking to consider those views as well as any expressed by the board to see if there are changes that can be made before the final consideration.
- Some of the issues that have been discussed are:
  - Size and unit count
  - Availability of parking
  - Need for 80% of median income affordable housing
  - Senior housing
  - Services community facility space

Mr. Wadman discussed the environmental issue at the site nearby and provided a written explanation to the Board. It is located at 50-45 Barnett Avenue and is part of a Department of Environmental Conservation State Superfund Program. DEC is overseeing the evaluation and eventual remediation due to dry cleaning chemicals spilled on site from a company there from 1952 to 2007. The chemicals are approximately 25 feet below the surface; building foundation is no deeper than 15 feet. Foundation will not interfere.

If it passes, there will be an environmental designation put on the building by the City, which would be overseen by the office of Environmental Remediation and a strict set of protocols they would have to follow. Chemicals would be capped and a soil vapor barrier would be placed to prevent it from rising to the surface. The site will be remediated.

Mr. Wadman entertained questions.

**Jack Freeman, Sunnyside Gardens**

Mr. Freeman spoke in support of the project and to urge the Board to vote for it.

**Frank Castillio**

Mr. Castillio spoke about the following:

- He is a building service worker with 32BJ.
- Discussed that 32BJ has called on Phipps Houses to sustain these jobs.
- Discussed the affordable housing crisis.
- Requesting the Board add to their final recommendation that Phipps commit to creating good jobs at 50-25 Barnett Avenue.

**Sumumba Sobukuve**

Mr. Sobukuve spoke about the following:

- He has been homeless and is now employed.

- Seeking something the community has a voice in and that people should be able to have a good quality of life and requests the board respects the community's wishes.

### **Consumer Affairs Applications**

This is an application for an unenclosed sidewalk café with 12 tables and 24 seats at APU Food Corp./dba/Riko Restaurant located at 45-23 Greenpoint Avenue, Sunnyside.

Argiilio Rodriquez, general counsel for the applicant and the applicant was present at the meeting. He provided the following information:

- The establishment serves Peruvian Cuisine.
- They have four locations in NYC.
- This application is for the location at 46<sup>th</sup> Street and Greenpoint Avenue.
- The other location is on 44<sup>th</sup> Street and Queens Boulevard.
- Presented to the Land Use Committee.
- The applicant has agreed to a reduction in the sidewalk café to maintain pedestrian traffic.
- Two tables were removed from the original proposal. The revised proposal is for 10 tables of 2 for 20 seats.
- The hours of operation for the restaurant are Monday through Thursday until 11:00 pm and Friday, Saturday and Sunday until Midnight.
- The café will close the same time as the neighboring sidewalk cafes. There was a discussion of the planters.
- There will be no tables on Greenpoint Avenue.
- There will be a standing barrier and no less than a 3 foot service lane.

This is an application for an unenclosed sidewalk café with 7 tables and 14 seats at Nacxiti Deli Coffee Shop Corp. d/b/a The Haab Restaurant located at 47-22 48<sup>th</sup> Avenue, Woodside.

The applicant was not present at the meeting.

This is an application for a new unenclosed sidewalk café with 5 tables and 10 seats at Il Sole, LLC dba Soleluna Restaurant located at 43-45 40<sup>th</sup> Street, Sunnyside.

The applicant provided the following information:

- The location is on 40<sup>th</sup> Street and Queens Boulevard.
- The hours of operation for the establishment are from 8:00 am until 10:00 pm.
- 8 foot clear sidewalk.
- Hours of the sidewalk café will close at 10:00 pm.
- There will be 5 tables and 2 seats each.
- Planters to separate the sidewalk café.

Ms. Deller requested the Bikes that are parked on 40<sup>th</sup> Street be removed.

## **Landmark Commission Applications**

### **39-39 47<sup>th</sup> Street, Sunnyside**

This is a new application for an LPC Application at 39-39 47<sup>th</sup> Street. This application is to complete work on exterior alterations.

Bruce Jenson, applicant provided the following update:

- He and his neighbor had steps that they share in front of their houses which were deteriorated. They were cinder block and had them repaired.
- Done at the same height and are now brick with limestone on top.
- Applying to have the work that was done legalized.

### **39-36 47<sup>th</sup> Street, Sunnyside**

This is a new application for an LPC application at 39-36 47<sup>th</sup> Street. This application is to complete work on exterior alterations.

Neil Blackwell, architect provided the following update:

- The architect presented a diagram and stated the homeowner is proposing to renovate the entry vestibule and switch windows and door to add a sliding door out to a deck with a bluestone patio.
- There is currently a chain link fence that will be eliminated.
- Scheduled for a hearing on July 12, 2016.

### **Jack Freeman, President of the Hamilton Court Association**

Mr. Freeman spoke about the following:

- Hamilton Court is one of the few intact courts as it was originally constructed when Sunnyside Gardens was built.
- They follow the rules and guidelines and require homeowners to come to them.
- They try to be helpful and look at all developments and properties within the court.
- Review their plans and discuss them with immediate neighbors and they are in support of the project.

Mr. O'Brien welcomed the following individuals:

Paula Kirby, Plaxall, Co-Chair of Bid Expansion and Angelo Ippolito, Co- Chair of the BID Expansion, Chiropractor in LIC

## Long Island City Partnership – BID Expansion

Elizabeth Lusskin, President of the LIC Partnership/LIC BID provided the following update:

- Distributed an information sheet and described what a Business Improvement District does and the public approval process.
- Original BID was set up in 2005 to do supplemental sanitation, horticultural improvements, planted many tree pits with begonias.
- The Partnership and existing BID have been discussing the BID expansion for the past few years.
- They established a formal steering committee two years ago and people for the three corridors, Vernon Boulevard, Jackson to 44<sup>th</sup> Drive participated to expand the Business Improvement District.
- There are three Co-Chairs, Paul Kirby, Angelo Ippolito and Giana Cerbone-Teoli.
- Council Member Van Bramer has been supportive.
- CB 1 and CB 2 have a seat on the board as well as the BP's Office, Council Member, etc.
- Thanked Patrick O'Brien and Joseph Conley for their assistance.
- Ms. Lusk introduced Chris Goddard of NYC Small Business Services Department.
- All BIDS work closely with Small Business Services.
- Discussion about the boundaries, budget etc. took place.
- The public process and meetings were held last summer.
- The proposal is for a modest \$350,000 budget for all three corridors.
- Most properties pay less than \$660 a year for services.
- CB 1 voted in favor for the proposal.
- Ms. Lusskin described how the rates are set.
- Discussed retail and foot frontage.
- The LIC Partnership is one BID with two sub districts, and has separate budgets.
- Ms. Lusskin stated their community outreach included two public hearings and a lot of time in one on one conversations, and mailings.
- 100 % of the funds collected go to the BID. The City collects it through tax bills and 100% comes back.
- Ms. Lusk maintains a binder that has all of the minutes of all meetings, letters, mailings, surveys and public meetings.
- There is one board and funding will be split proportionally with the original BID budget of \$450,000 expansion \$350,000.

Sheila Lewandowski asked the following questions:

As a follow up to a previous discussion, the majority of non-property owning businesses that she knows of, have expressed their number one issue is rent and lease negotiations, but it is not something she has seen BIDs pursue. Since they are looking for BID improvement, is this something that could be considered as part of the packages of services when the majority of the voting board are the actual property owners?

Ms. Lusskin discussed the following:

- The law of the BID.
- The majority of board members are elected by the business owners.
- Elected officials sit on the board as well as Community Boards.
- Discussed the role of the BID is to make a business environment and not to be involved with lease negotiations.
- They want more businesses and people to the market the businesses.
- It is not the role of the BID to deal with individual negotiations.

Sheila Lewandowski discussed the Small Business Survival Act.

Ms. Lusskin discussed what the BID is and that its purpose is to try to deliver the services.

Sheila Lewandowski stated that small businesses did not know about it and is concerned that after the fact, they do not have a voice and asked how is it evaluated and how do they continue to have a voice?

Ms. Lusskin reported this process has taken a long time. They went door to door, took out ads in newspapers. Notices were mailed and they conducted a lot of outreach and went around to speak to everyone and it takes time to do this. Most services are for individual business owners. Ms. Lusskin stated she received many positive responses.

Ms. Lusk discussed the differences between a BID and the Chamber of Commerce.

Pat Dorfman spoke about preserving small businesses.

A motion was made and seconded to approve the application for the LIC BID Expansion. The motion carried with 36 in favor, 4 opposed and 0 abstentions.

### **Attendance**

Total Present	40	Total Absent	9
---------------	----	--------------	---

### **Approval of the May 2016 Community Board 2 Meeting Minutes**

Sheila Lewandowski made a motion and it was seconded to approve the May 5, 2016 Community Board 2 Meeting Minutes. All were in favor by a show of hands.

### **Chairman's Report**

Mr. O'Brien provided the following update:

- Welcome and thanked Captain Travaglia, Commanding Officer, 108<sup>th</sup> Police Precinct.
- Thanked Sunnyside Community Services for all of their support throughout the year.

- Reminded the New Board Members of the Swearing Ceremony that will take place on Wednesday, June 22, 2016 at the Hall Of Science.
- CB2 attended the Borough President's Memorial Veteran's Day event.
- Summer homework for all Board Members. Please review the Capital and Expense Budget Priorities over the summer. They were emailed and will be placed on the Website. Please call or email the Board Office with any requests.
- The Taste of LIC will take place on June 13, 2016 at 6pm at Gantry State Park.
- The Comptrollers Audit Report on Access A Ride is posted on the CB 2 Website.
- The Community Board Breakfast at the Queens Zoo is Saturday, June 11' 2016 from 8:30am - 11:30am.
- Reminder Flag Day Parade will take place on June 11, 2016. The formation will be at 41<sup>st</sup> Street and Greenpoint Avenue and the parade will end at Sabba Park.
- Rain Barrel Giveaway with Assemblywoman Cathy Nolan and CB 2 will take place on Saturday, June 18, 2016 from 10:00 am to 1:00 pm at All Saints Church.
- Rain Barrel Giveaway sponsored by Assemblywoman Markey will take place on Saturday June 11, 2016 from 9:00 am to 12:00 pm at The Growing Up Green Charter School 39-27 28<sup>th</sup> Street.
- Mr. O'Brien stated we had an incredibly busy year and were supported by District Manager Debra Markell Kleinert, our assistant MaryAnn Gurrado and the staff at CB 2 for all their hard work and dedication and support.
- Mr. O'Brien announced the next meeting of the City Services & Public Safety Committee was scheduled for June 8, 2016. We are in the process of scheduling a meeting in the Hunters Point area for a Linizo's Pizza. They are seeking to expand their liquor license by serving liquor in their rear yard. The date of the meeting will be announced.
- Mr. O'Brien announced this will be his last meeting as Chairman and thanked each and every one of the members. He stated that we have worked very hard and it has been great to work with everyone. He is not leaving the Board. He thanked all for their assistance over the years.

## **Election**

Lisa Deller, First Vice Chair accepted additional nominations from the floor.

There was a motion to close the nominations.

Lisa Deller announced the ballots would need to be filled out for the election of the Chairperson.

Lisa Deller made a motion to have people consider who would want to run for Secretary and that the full board elections would take place in November. We will take nominations in October and that we would defer nominations for Secretary for the October meeting.

Dorothy Morehead made a motion and it was seconded to elect Denise Keehan-Smith for Chairwoman.

Lisa Deller stated that we would do it as a roll call vote. The vote was 39 in favor 0 opposed and 1 abstention.

Motire Savard made a motion to postpone the nomination for Secretary until the October Meeting. All were in favor by a show of hands with none opposed and no abstentions.

## **City Planning**

Alexis Wheeler provided the following update:

- HPD released the RFP for Hunters point South Parcel F & G which are the southern-most parcels.
- The submission deadline is September 1, 2016 and will be mixed use development.
- There will be a Community Facility for boating recreation.
- There are Infrastructure challenges.
- 60% will be affordable.
- There are major challenges, and the proposed school will be split, half will be on parcel C and half will be on parcel F.
- Public Meeting for LIC South portion of the BQX on June 14, 6 to 8 at CUNY School of Law
- There will be an additional Public Meeting for LIC north portion but date not confirmed yet
- Ms. Wheeler thanked everyone and wished everyone a good summer.

## **Land Use Committee**

Ms. Deller provided the following update:

**NYPD Vehicle Storage Facility – ULURP No N 180249 PCQ**

Ms. Deller stated there was a request for a stop sign at the interior.

The Land Use Committee met with the applicant on more than one occasion and the Land Use Committee voted unanimously to support this application.

Dorothy Morehead made a motion and it was seconded by Ira Greenberg to approve the application.

All were in favor of the motion with 40 in favor 0 opposed and 0 abstentions.

**Sunnyside Barnett Associates 50-25 Barnett Avenue – ULURP No: N 160101 ZRQ, N160102 ZRQ 60103ZMQ**

Lisa Deller stated a public hearing was held and they came to the Land Use Committee. The Land Use Committee considered it quite thoroughly and unanimously voted on a motion that included the following:

At the Land Use Committee a motion was made to oppose the pending ULURP Application, unless the applicant amends and modifies the application to satisfactorily address the Board's concerns and objections relating to each if the following items:

- An increase in the number of affordable units that would enable residents earning between 50 and 100% AMI to be eligible;
- The inclusion of a larger community facility space that would provide a much wider variety of needed community services than solely UPK, including but not limited to day care and/or senior activities, to serve a much wider range of community residents through a partnership or other arrangement with a reputable, qualified, not-for-profit service provider;
- A reduction of the size and scale of the proposed building to bring it more in line with the surrounding buildings;
- Full and proper remediation of all existing environmental issues on the site;
- A firm and reliable commitment to work with our elected officials, Community Board No. 2, and federal, state and city agencies toward sidewalk improvements along the rest of Barnett Avenue, the siting and construction of a middle school in the community, the improvement of transportation infrastructure, particularly, including the #7 train and relocation of parking that is being removed.
- A commitment to use of union labor
- The vote was all in favor of the motion to oppose with 8 in favor 0 opposed and 0 abstentions.

Stephen Cooper made a motion to oppose the application but suggested the reasons for the opposition be included in the motion. There will be a precedent if it is passed.

- Pressure on infrastructure
- Middle school
- Deep affordability
- Effect on businesses

- Loss of parking
- Pressure to zone the rest of the area

The vote was 38 in favor 1 opposed and 1 abstention

Lisa Deller stated we will list all of the reasons that we heard which are very lengthy in opposition and add the stipulations.

### **Consumer Affairs Applications**

**This is an application for an unenclosed sidewalk café with 12 tables and 24 seas at APU Food Corp./dba/Riko Restaurant located at 45-23 Greenpoint Avenue, Sunnyside.**

Lisa Deller stated they agreed to amend their application to 10 tables and 20 seats.

Dorothy Morehead made a motion and it was seconded to not oppose the application. It was unanimously approved by a show of hands with none opposed and no abstentions.

**This is an application for an unenclosed sidewalk café with 7 tables and 14 seats at Nacxiti Deli Coffee Shop Corp. d/b/a The Haab Restaurant located at 47-22 48<sup>th</sup> Avenue, Woodside.**

Lisa Deller stated the applicant was invited to attend and was not present at the meeting. They have been reinvited to the Land Use Committee. A motion was made and seconded to oppose the application for failing to attend the Land Use Committee and the Community Board 2 Meeting. All were in favor of the motion with none opposed and no abstentions.

**This is an application for a new unenclosed sidewalk café with 5 tables and 10 seats at Il Sole, LLC dba Soleluna Restaurant located at 4345 40<sup>th</sup> Street, Sunnyside.**

Dorothy Morehead made a motion and it was seconded to no oppose the application. All were in favor by a show of hands with 40 in favor of the motion, with none opposed and no abstentions.

### **Landmarks Application**

**39-39 47<sup>th</sup> Street, Sunnyside**

Lisa Deller reported the Land Use Committee voted to defer to the Landmarks Commission on this matter.

Dorothy Morehead made a motion was made and it was seconded to defer the application to the Landmarks Commission as we do not have an opinion on this.

All were in favor by a show of hands with 39 in favor and 1 opposed and 0 abstention.

**39-36 47<sup>th</sup> Street**

Lisa Deller stated the Land Use Committee voted to not approve the application as we did not have their application.

Lisa Deller reported that we have received their application and received a letter of support from the Court Association.

Ira Greenberg made a motion and it was seconded by Stephen Cooper to support the application.

The vote was 40 in favor with none opposed and no abstentions.

#### **LIC BID Expansion**

Stephen Cooper made a motion to support the application. All were in favor by a show of hands with 4 opposed and 0 abstentions.

#### **Transportation Committee**

Ms. Keehan-Smith provided the following update:

- Announced the Street Safety and Design Open House LIC/Hunters Point Street Reconstruction on June 20, 2016 at 6:30 at PS/IS 78 at 46-08 Fifth Street.
- Update on the presentation by Councilwoman Crowley on the Queens Light Rail. The Committee voted to send a letter of support for a study.
- Update on the presentation of the Maspeth Bypass.

#### **Health and Human Services Committee**

Dr. Savard provided the following update:

Will follow up on the Access A Ride issue.

#### **Environment Committee**

Ms. Morehead did not provide a report as the meeting was cancelled.

The meeting was adjourned.

Respectfully submitted by:  
MA Gurrado