



## COMMUNITY BOARD # 4Q

Serving: Corona, Corona Heights, Elmhurst, and Newtown

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

Corona, New York

11368-2882

Telephone: 718-760-3141

Fax: 718-760-5971

e-mail: qn04@cb.nyc.gov

**Melinda Katz**  
Borough President

**Louis Walker**  
Chairperson

**Melva Miller**  
Deputy Borough President

**Christian Cassagnol**  
District Manager

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November 10, 2015

### COMMUNITY BOARD MEETING

DATE: TUESDAY, NOVEMBER 10, 2015

TIME: 7:00 P.M.

PLACE: VFW POST #150  
51-11 108 STREET  
CORONA, NY

I. Chairperson Louis Walker opened the meeting at 7:20 p.m.

II. The Pledge of Allegiance was recited by all.

A moment of silence was observed for slain NYPD officer Randolph Holder.

Also, the Board was asked to remain standing for Veteran's Day to honor the service of all U. S. Military veterans who served in peacetime as well as war and to observe the Marine Corps. Birthday on November 10.

III. Executive Secretary Lucy Schilero took the roll call. A quorum was *not* present.

Since a quorum was not present and no vote could be taken on the Minutes, Chairperson Walker moved to the Chairperson's Report.

#### IV. REPORT OF THE CHAIRPERSON

Chairperson Walker turned the floor over to D. I. Christopher Manson, Commanding Office of the 110 Precinct, who reported crime is down—7.9% for the year. Massive crime reduction in 110 major crimes.

*Burglary* – down 31%; last year 275 burglaries were reported. This year 190 burglaries were reported. For the 28 day period: last year 31 burglaries; this year 12.

Right now, the biggest crime is cellphone snatches. Several snatches have been committed by the same person and he spoke of one case in particular. Apprehension methods have been set up and the Deputy Inspector is very optimistic the perp. will be apprehended. Ten to twelve cellphones have been snatched in the past month.

Traffic – Up 149 accidents from last year (5%). Up this year. When there is a very large decrease one year, figures are up slightly. For the whole year, up 7 injuries which is less than 1%. (almost even).

Pedestrians struck by cars – Down 18 or 11%. From 166 last year; to 148 this year.

Bicycles – up 79 vs. 70; fatalities last year 7 people were killed; this year 1. (86% decrease)

Summonses

Bicycles (People driving recklessly on bicycles). Last year, 636 summonses issued; this year 872 summonses written (up 37%)

Speeding

Last year 514 summonses; this year 747 summonses written (up 233 or 45%).

Texting

Last year 123 summonses issued, this year 321 summonses written (up 44%).

Total Hazardous Summonses – 8,700 (up 400 summonses or 5% for the year).

At this point, D. I. Manson took questions from the Board Members.

Board Member Giancarlo Castano asked about the accident statistics on 111 Street, but D. I. Manson did not have those statistics on hand.

Subsequently, D. I. Manson announced Capt. Forgione was transferred to the 111 Precinct in Bayside, Queens. Captain Ortiz will assume Capt. Forgione's duties.

Board Member Edgar Moya inquired were any major incidents reported on the 102 or 104 Street areas.

D. I. Manson responded one assault was reported and no attempted rapes. He continued there were 22 rapes for the year. One in particular he mentioned on January 1. A female was entering her building. A male followed her into the building, knocked her to the ground, and tried to rape her. Another male heard the screams and the perpetrator ran off. The other 21 rapes are father/daughter, boyfriend/girlfriend, and co-workers etc. Special Victims Unit is assigned those cases.

Next, D. I. Manson spoke about forcible touching. There were about 40 cases for the year. Arrests were made in 10 or 11 cases. Details were given.

Violent Crimes – As an example, on Monday, at 4 o'clock in the afternoon, an Asian man was walking down 94 Street. Two preps. walked up to him and demanded his property. The preps. slashed the victim across the face inflicting a deep cut then ran off. Four hours later, the same perps. approached another male Asian, jumped on him and stole his property. An apprehension plan was put into effect. Two days later four perps attacked another Asian male, jumped on him and beat him severely and stole his property. They were observed by Police and apprehended. More examples of violent crimes were provided by D. I. Manson. There is violent crime but it tends to be sporadic and arrests are made said D. I. Manson.

A Board Member brought up the prostitution on 81 and 82 Streets.

D. I. Manson responded the NYPD is going after the prostitutes, not the johns. For the year there were 88 arrests. Also, the NYPD is going after the Chica Chica Cards. Two males were arrested on National Street & 41 Avenue. The NYPD is changing the method on how it was done in the past. Different officers are being brought in. The NYPD must observe the perps. passing out those cards to a certain amount of people and will be targeted by the NYPD.

The problem of illegal vendors on 82 Street was brought up.

At this point, D. I. Manson cited an assault on a 70 year old Asian male. There were no witnesses and the victim did not see the perps. Enough evidence must be gathered so that the case can be brought to the District Attorney. This case must be worked a certain way.

Subsequently, D. I. Manson answered more questions about crime in the Board area.

Before concluding, D. I. Manson mentioned the food and coat drive held at the Precinct. Also, the 110 Precinct raised \$11,300 toward cancer research.

Next, Assembly Member Francisco Moya reported on P. S. 19. Funding was allocated to remove the trailers from P. S. 19 so that our children would be sent to the new school, P. S. 315. This did not happen, however, and the children were bused to other schools because of the pre-K program put there, which we were not told about. A meeting was held with the DOE regarding our children who should not be bused a mile and a half away outside of Corona to another school for the next four years until the DOE resolves its issues. We want to ensure our children are attending the school the DOE said they would be and make sure the children that leave the trailers will be housed in the new school, until the new school is built in 2019. The DOE has not come up with a concrete plan. Several issues, which the Council Member and other elected officials in the area, are not in agreement with have been brought up. The Borough President is also leading the charge on this issue. Our children should not be shortchanged. When new schools are built, our children should not be bused out of the district to alternate sites. We are going to fight to make sure our children get what they deserve. If the DOE promised that plan, we want to make sure it happens. A Public Hearing scheduled for next week was postponed because the plan is not in place yet. A meeting is planned for December with the parents, principals and the community.

Next, he spoke about the mobile mammography van in the district to raise awareness for breast cancer. It was very successful!

Partnering with the Corona Lions, the Assembly Member's office donated pumpkins to give to the children of Corona at St. Leo's.

Continuing to work with the 110 Precinct on the towing operations, it is more successful each month. Please notify the Assembly Member Moya's office with any locations you see those For Sale cars parked in our neighborhoods. Legislation is in effect now awaiting the Governor's signature to stop this practice. Call the Assembly Member's office with locations. Cars will be towed.

On November 19, a Citizens Preparedness Training Program is scheduled at the Queens Spanish Seven Day Adventist Church, 40-34 102 Street, Corona, NY, at 6:00 p.m. Learn about citizenship.

Lastly, Assembly Member Moya wished all a Happy Thanksgiving. Also, he acknowledged and thanked all our veterans who fought in the Armed Forces because we treasure our freedom.

At this point, a quorum was present. Chairperson Louis Walker called for a vote on the minutes.

#### **V. VOTE - Minutes October 13 Meeting**

Board Member Clara Salas made a motion, seconded by Board Member Alirio Orduna, to **approve** the minutes.

By a voice vote, the Board voted 28 in favor, 0 opposed, with 0 abstentions. Motion passed.

#### **VI. REPORT OF THE CHAIRPERSON**

Chairperson Louis Walker reported the Sunshine Fund this year has been used frequently for many causes where flowers and fruit baskets were sent to Board members and their families. As a result, funding is low. Another collection is now needed. For those members who can contribute, please do so. Otherwise, for the annual holiday party the menu will have to be reduced. It's optional to contribute. Please see the Board Treasurer Giancarlo Castano anytime during the meeting.

#### **VII. REPORT OF THE DISTRICT MANAGER**

District Manager Christian Cassagnol reported on the cancellation of the Public Hearing for P. S. 19.

He urged all to attend the NYC DOT's Safety Improvement Workshop: Queens Boulevard (74<sup>th</sup> St. to Eliot Ave) on Thursday, November 12, 7:00-9:00 p.m., John F. Kennedy Jr. School, 57-12 94<sup>th</sup> Street, Elmhurst, NY.

Chairperson Walker emphasized it is important to attend this meeting because there is a proposal to put bike lanes on Queens Boulevard. We do not have enough room for cars let alone bike lanes. There is too much traffic there. Please attend to express your concerns.

#### **VIII. REPORT OF THE LEGISLATORS**

Alexander Bennett, representing U. S. Rep. Grace Meng, reported on the following Federal updates:

Last month Congresswoman Meng visited two Elmhurst senior centers, the Italian-American and Elmhurst senior centers to say she vehemently opposes any plan that jeopardizes Medicare and Social Security.

Also, on October 20, U. S. Reps. Grace Meng and Joseph Crowley sent a letter to Schools Chancellor Carmen Farina to urge her to create a dual language program in South Asian languages. Both U. S. Representatives called for South Asian languages to be included in the city's dual language programs. Presently, NYC public schools have 182 dual language programs that include languages such as Chinese and French to Haitian Creole and Russian. But despite the large South Asian population in New York, there are no dual language programs in any South Asian language.

The measurers, which passed unanimously, were part of the \$325 billion Surface Transportation Reauthorization and Reform Act, the Bill that funds roads, bridges, highways and mass transit systems.

The provisions include the following:

- Legislation to improve school bus safety
- Legislation to improve the performance of child car seats
- Legislation to address privacy protections in driverless cars

Lastly, he spoke about a bet between Representatives Grace Meng and Lynn Jenkins of Kansas on the World Series. U. S. Rep. Meng is supporting the Mets, while Representative Jenkins backs the Kansas City Royals.

The losing lawmaker is to wear the winning team's jersey and be photographed in that jersey while congratulating the winner of the bet.

Next, he reported Congresswoman Meng along with several other legislators will be hosting a Veteran's Resource Fair to make veterans aware of programs available. Federal and local agencies will be present to assist at P.S./I.S. 49Q, Gymnasium, on November 12, Middle Village, 6:00-8:00 p.m.

Saturday, November 14, from 10:00 a.m.-3:00 p.m., Congresswoman Meng, along with Public Advocate Letitia James, will be hosting a Small Business Resource Fair, at Plaza College, Forest Hills, New York. Various opportunities for small and potential business owners will be presented.

#### **IX. REPORT OF THE TREASURER**

The Sunshine Fund was previously discussed.

#### **X. GUEST SPEAKER: NYC Dept. of City Planning**

--Zoning for Quality and Affordability (ZQA)

--Mandatory Inclusionary Housing (MIH)

With the aid of a slide presentation, both Debbie Carney, Deputy Director of the Queens Office Department of City Planning, and Jenna Breines, NYC HPD, addressed the Board.

Deputy Director Debbie Carney announced on September 21 City Planning referred out two text amendments, which are very different. The Mandatory Inclusionary Housing Text Amendment (MIH) does not start until an action comes before City Planning. In the future, for zoning or a special permit that is intended to produce housing units of more than ten, nothing would happen today if the Commission were to approve this today. This is merely a text amendment that would be triggered by future actions. Essentially, it means to the developer affordable housing is that if you want a special permit, if the development cannot be done as of right, affordable housing must be provided, either 25% or 30% of the residential floor area. Three options will be available to the developer.

- Provide that housing within the same apartment building where the market rate housing is.
- Or, provide it in a different building.
- Or, provide it in a different location within a half mile from the site.

This is permanently affordable housing.

At this point, Chairperson Louis Walker asked for clarification what is affordable housing in relation to specific income.

Deputy Director Debbie Carney responded affordability is generally thought of as 1/3 spent for rent and utilities, which is what we would like to think. Unfortunately, it is not the case.

Next, she spoke about the second text amendment (ZQA) Zoning for Quality and Affordability. The text amendments are very different. Both are intended to work with other HPD programs, subsidies, and 421-a. ZQA also seeks to update zoning resolution so that the resolution looks better with the way buildings are built today to achieve better quality buildings.

On September 21, those two text amendments were referred out to all 59 Community Boards.

Housing New York was a plan the Mayor introduced in 2014. It's a comprehensive plan to build and preserve 200,000 units of high quality affordable housing over the next decade. This plan will create opportunities for New Yorkers with a wide range of incomes from lowest to middle class. These are some of the highlights that come out of the Affordable Crises Housing crises report:

Some of the highlights presented were:

#### *The Affordable Housing Crises*

Population Growth: 230,000 new NYC residents since 2010 and 600,000 more expected by 2040.

Senior Population Growth: The population of those 65 years and older is expected to increase 40% by 2040.

High Rent Burden: 55% of renter households are rent burdened and 30% are extremely rent burdened.

#### *Gap Between Rents and Incomes*

Over the past decade, average rents rose by more than 10% while wages stagnated.

Insufficient Housing Production: Queens' rental housing vacancy rate is at 3%. The housing market is tight with a very limited supply of affordable units. Resources must be stretched, noting federal subsidies have also decreased. Notably, there is an affordable housing crisis.

#### *What Is Affordable?*

What is affordable varies based on income and household size. Ms. Carney spoke about the Annual Median Income (AMI), which is determined By HUD. Every year the guidelines change. This year, it is \$77,700 for a family of three. Details were provided. Also explained were typical incomes and AMI's for New Yorkers in various occupations. The AMI is used to determine eligibility.

#### *CD4-Median Household Income*

CD4 - \$44,412

Queens - \$57,001

New York City - \$52,259

### *1. Housing New York – Mandatory Inclusionary Housing (MIH)*

A new proposal to use zoning to require permanently affordable housing to require permanently affordable housing when future City Planning Commission actions encourage substantial new housing.

#### *Goals of Mandatory Inclusionary Housing*

Promote vibrant, economically diverse neighborhoods

Ensure affordable housing in areas that are planning for growth

Meet the needs of a range of low and moderate income New Yorkers

Ensure that program meets legal standards

#### *Mandatory Inclusionary Housing Options*

For each rezoning, the City Planning Commission and City Council can apply:

Option 1: 25 percent of housing at an average of 60% AMI

Option 2: 30 percent of housing at an average of 80% AMI

Workforce option: 30 percent at an average of 120% AMI (without direct subsidy)

*Key Features of Proposed Program*

Other Requirements:

Required units would be new, permanently affordable units

Applies to developments, enlargements, or conversions greater than 10 units

*Locations of Affordable Units*

On-site, same building as market-rate units, spread on at least half of the building's stories, with a common street entrance lobby

On-site, separate building, completely independent from the ground to the sky; would not stigmatize residents of affordable units

Off-site, different zoning lot located within the same Community district or within ½ mile

*Other Considerations*

Payment-in-lieu option for buildings of between 11 and 25 units

Requirements could be reduced through BSA where the units themselves would make development infeasible (Legal requirement for hardship relief)

Ms. Carney explained both options.

At this point, Board Members were given the opportunity to ask questions.

Board Member Alton Derrick Smith inquired how does the HPD fund work. Who decides how the money is allocated and to what projects?

Deputy Director Debbie Carney replied that will be determined by HPD. Regarding the payment-in-lieu option, Jenna Breines, HPD, responded details are still being finalized. It is likely, though, the money would be used for other affordable housing projects. The City is somewhat restricted presently when money is taken in. The money would be used to subsidize other affordable housing projects rather than going to the General Fund. However, the procedure is still being worked out. HPD would like to have the money earmarked for affordable housing.

At this time, the money might be spent somewhere else, commented Chairperson Walker.

No, said Deputy Director Debbie Carney. In this program, the money would be spent in the Board area.

Chairperson Walker asked if the money would be spent for Board 4 housing specifically; not allocated to the General Fund.

Ms. Breines replied the mechanism is being worked out to ensure it.

Board Member A. Redd Sevilla asked if this was only for new construction.

Deputy Director Debbie Carney replied yes. It's not only new construction but new construction that happens as a result of a re-zoning or special permit. This does not affect as-of right-development.

More questions were asked by the Board Members about MIH.

2. Zoning for Quality and Affordability - Goals (ZQA)

Quality

Encourage better buildings that contribute to attractive and livable neighborhoods.

### *Affordability*

Ensure zoning works more efficiently with financial and other programs to create more affordable housing for a wider range of New Yorkers.

Key Facets of the ZQA Issues:

Senior Population Growth

Federal Resources for Affordable Housing Have Dwindled

Spectrum of Senior Housing Care Facilities

Inclusionary Housing Building Constraints

Costly Parking Requirements

Contextual Bulk Envelope Constraints

### *Why Does Zoning Need to Change?*

Population 65 years and older is projected to increase 40% by 2040—over 400,000 additional seniors.

Dated zoning does not recognize today's spectrum of senior housing and care facilities such as

- Independent living
- Assisted living
- Nursing care

In medium and higher density districts: affordable senior housing is allowed more floor area, but zoning doesn't allow room for it all to fit in a well -designed building

In lower density multifamily districts: zoning is based on walkup houses, but seniors need elevator buildings.

### *Key Elements of the Proposal—Help Seniors Remain in their Communities*

- Update use regulations to allow a spectrum of affordable senior housing care Facilities
- Affordable Independent Residences for Seniors (AIRS)
- Long term Care Facilities
  
- Allow flexibility for mixing of uses
- Align as-of-right floor area ratios in districts that permit multiple dwellings

### *Key Elements of the Proposal – Help Seniors Remain in their Communities*

Update height and setback regulations

In medium and high density districts

- Allow limited additional height in contextual envelope in lower density multifamily districts:
- Accommodate an apartment building with an elevator

Retain existing discretionary actions to allow additional flexibility where needed

### *How Much Additional Height Is Needed for Affordable Senior Housing and Care Facilities?*

Medium and high density districts: In over 95% of affected areas, no more than 1 or 2 additional stories

### *How Much Additional Height Is Needed for Affordable Senior Housing and Care Facilities*

*Low density districts that allow multi-family housing:*

Buildings would not exceed 4 to 6 stories



### *Affordable Senior Housing and Long Term Care Floor Area*

Floor area ratio maximums would be updated for certain types of affordable senior housing and long term care facilities in certain districts.

#### Affordable Senior Housing and Long Term Care:

##### Contextual districts

To better accommodate floor area already permitted today, maximum heights would be updated in certain contextual districts.

#### *Affordable Senior Housing and Long Term Care:*

##### Non-contextual districts

- To provide a flexible envelope in non-contextual districts, maximum heights would be updated in certain districts.
- Currently affordable senior housing developments in non-contextual may choose between a height factor building, without fixed height maximums, or a quality housing option, which creates a contextual envelope.

### *Parking – Reduce Parking Requirements for Affordable and Affordable Senior Housing*

Current parking requirements make it difficult to meet the need for affordable housing.

- Off street parking can cost as much as \$30,000-\$50,000 per parking space to provide.
- Residents of affordable housing cannot pay the fees necessary to support the cost (Approx. \$200-300+per month).
- Lower income households own fewer cars, especially in transit served areas and low income seniors own extremely few.
- Operators report that low income residents are less likely to park in their facilities.

### *Current Parking Requirements*

- Requirements for affordable housing are about half those for market rate housing
- Requirements for affordable senior housing are lower
- Requirements may be waived when a small number of spaces is required
- No waiver for affordable senior housing

### *Proposed Transit Zone*

- Includes only districts that allow multifamily housing
- Denser neighborhoods with a variety of public transportation options, generally within a half-mile of a subway station
- Reflects existing low car ownership rates within Transit Zone

### *Transit Zone: Off street parking requirements*

- Portions of Queens CD4 are located in the proposed Transit zone
- To encourage senior and affordable housing, parking requirements would be eliminated for new affordable and senior units in the Transit Zone.
- Outside the Transit Zone, parking requirements for new senior and affordable housing will be simplified and in some cases reduced.

### *Quality: Building Envelope*

#### Contextual Building Envelopes

*Existing “contextual” building envelope controls make new housing difficult and expensive to build*  
Since the 1980’s, housing regulations and building practices have changed. These changes include:

- Increased requirements for fire prevention, building codes, and other regulations.
- Increase in typical floor to floor heights, closer to historic norms
- New construction practices, such as block and plank and modular construction
- More irregularly shaped sites being developed

*Contextual Districts: Basic Residential changes*

In order to better accommodate the floor area already permitted today and allow better design, maximum heights would be updated in certain contextual districts.

*Non-Contextual Districts:*

*Basic Residential Changes*

- In Non-Contextual districts, buildings have a Quality Housing option similar to the Contextual envelope.
- In order to match the Contextual envelope, the Quality Housing option will be updated in certain districts.

*Residential Ground Floors Today*

Ground floor units front directly on sidewalk, at eye level

*Residential Ground Floors with Proposal*

Ground floor units elevated above sidewalk and set back so planting can be provided

*Commercial Ground Floors Today*

Tight height limits produce low ground floors, often too short for quality retail space

*Commercial Ground Floors With Proposal*

Allows maximum heights to increase by 5 feet for buildings that raise the ground floor

*Irregular Sites*

Why Does Zoning Need To Change?

Most zoning regulations were based on regular, 100-foot-deep sites

However, today’s housing sites are frequently irregular or shallow-especially outside Manhattan

Proposal

In R6 through R10 districts, accommodate better buildings with adjustments for:

- Shallow Lots
- Sloping Sites
- Distance Between Buildings
- Relief for Unusual Conditions

Both applications are in Community Board review. The Borough Board is expected to vote November 16. The City Planning Commission’s Public Hearing is scheduled for December 16. At the beginning of the year, the application will be at the City Council.

At this point, the Board Members were given the opportunity to ask questions.

ULURP & Zoning Committee Chair Alton Derrick Smith asked will the senior citizen space be much smaller than what they are now.

Deputy Director Debbie Carney replied it will depend on the type of senior citizen facility. For the first category, there will be smaller units. But there will be more common area and more amenities in the building. She referred to the AIRS (Affordable Independent Residences for Seniors) she mentioned earlier. In another facility, there will be independent living. Essentially, it depends on the type of senior that will be served.

ULURP Committee Chair Alton Smith continued in terms of private developers, under the new proposal, can they enter the game.

Deputy Director Debbie Carney responded private developers can always enter the game. But, there are some developers who build affordable housing. This will make it easier for those developers to provide more flexibility that is somewhat more restricted and difficult today. Those types of units are encouraged.

Why the need for private developers was asked by the ULURP Chair Alton Derrick Smith. What is the change for the developer?

Any developer can build affordable units. They do not have to be not-for-profit said Ms. Carney. Also, they can use subsidies. This is designed to work with subsidies.

Next, Board Member Clara Salas said the proposal is very good, but it is only 200,000 units. The problem we are facing is the economic population of the United States is diminishing. The middle class is declining. The poor working class needs the NYCHA type of apartment buildings. Because of the economy, there will be fewer jobs and jobs will be more technology oriented. People will be depending more on Public Assistance. This is a nice project for New York City for a few people. Actually, for the larger picture, for the future it is not for New York City. Looking at the economic projections, by 2080/2090 most of the population will be on welfare.

Deputy Director Debbie Carney responded all of the players involved in building affordable housing today will still be involved. This will compliment what other entities are already doing.

Next, Board Member Giancarlo Castano asked about the ZQA and MIH. Can they stand independently or can they be merged?

Deputy Director Debbie Carney responded there are two text amendments. For the ZQA there are two components supporting affordability and updating zoning to work better with better building practices today. They were designed to work together but they are both also designed to work with a broader comprehensive strategy, which could include 421-A and other subsidies provided by HPD and other programs. They do not stand alone.

Next, Board Member Sandra Munoz commented this is a program for developers who want to change the zoning in order to build ten units or more (which is the MIH). What is the incentive for the developers? Is there anything that will require developers to build affordable housing?

Deputy Director Debbie Carney replied no. We would be creating a hardship. As of right development will occur without any problem. What is being addressed is the need to provide mandatory inclusionary housing.

This is one way of making developers provide affordable housing, which we need.

Board Member Ashley Reed asked for more clarification on the figures previously mentioned, which were based on the census count.

Deputy Director Debbie Carney replied those figures are always changing. Situations will be created which must be monitored.

Additional questions were asked by the Board Members.

More discussion ensued about the text amendments.

Following this presentation, Michael Mallon representing Council Member Daniel Dromm's office, reported Council Member Dromm is sponsoring a free flu shot event on Wednesday, November 18, at two locations:

- The Council Member's District Office, 37-32 75<sup>th</sup> Street, First Floor, 2:00 p.m.-8:00 p.m.
- Walgreen's, 84-20 Broadway, Elmhurst, NY—ALL DAY. To make an appointment, please call 718-803-6373.

Board Member Lucy Schilero asked Mr. Mallon for the Council Member's feelings on the ZQA and MIH proposals.

Mr. Mallon responded replied he was not prepared to comment on it. There is a housing crisis in the city and we need to encourage affordable housing. But he was not prepared to speak to the finer points.

Subsequently, Board Member Lucy Schilero said the Pan Am Hotel would make a great assisted living facility. Please let the Council Member know.

## **XI. REPORT AND VOTE**

### **ZQA/MIH**

Before the vote was taken on the MIH text amendment ULURP Chair Alton Derrick Smith reported a committee meeting was held and there were some concerns. Unfortunately, a quorum was not present so there was no official position. Some of the concerns were:

- Affordability—what does it really mean?
- How many units—the bulk of the units will be market rate with a minority of those units affordable. It's not enough.
- On the ZQA text amendment, parking was a major concern.
- The \$50,000 figure per parking space was questioned. To sacrifice parking because many seniors still drive was an important concern

Chairperson Walker said there are many organizations in the city that are against the text amendments. Unless the number is seriously questioned, Chairperson Walker does not have much confidence in that number.

Subsequently, ULURP Chair Alton Derrick Smith said we are asked to sacrifice parking, especially for senior citizens because many seniors still drive. Because a senior is 62 years of age does not mean seniors stop driving. Many concerns had been brought up by the ULURP Committee.

Many organizations in the city were not in favor of the text amendments and those Community Boards that have already voted have denied the text amendments.

Board Member A. Redd Sevilla asked what the reasons were.

Chairperson Walker responded we have not received all of the reasons yet.

ULURP Committee Chair Alton Derrick Smith reported he had attended Community Board 7's meeting last night where these text amendments were discussed. He said a developer could opt out of the program and not produce affordable housing simply by giving money. The money would go into a fund. Concerns were raised about that—what would happen with the money is it going to be used for the community?

The other concern was affordability. The numbers were reviewed and they found a lot of money was being paid for those apartments. 30% of income is looked out but the fact that taxes, gas, electric are being paid out was not taken into consideration.

Parking was a major issue. Community Board 7 was not satisfied. People are used to having cars and do not rely on public transportation. Feedback from the developer is the extra five feet enough? Is it worthwhile? Maybe, government should not get involved dictating to private owners what they should or should not do. Subsequently, Community Board 7 voted down both proposals.

At this point, Chairperson Louis Walker called for a vote on the Mandatory Inclusionary Housing (MIH) text amendment.

ULURP/Zoning Committee Chair Alton Derrick Smith made a motion, seconded by Board Member Priscilla Carrow, to **deny** the Mandatory Inclusionary Housing (MIH) text amendment for the reasons previously mentioned, adding it does not meet the needs of the community or the city.

Before a vote was taken, Board Member A. Redd Sevilla stated he would rather deny the text amendment and make an alternative recommendation. If we are voicing concern and representing our neighbors who are low income families, let's not just vote it down but rather make an alternate solution. Unfortunately, he does not have the professional expertise to make a recommendation. If the Board is going to accommodate a change in zoning, it needs to be an incentive; otherwise, developers will not choose it and build as of right.

Discussion ensued.

More research would need to be done responded Chairperson Louis Walker. ULURP Chair Alton Derrick Smith said it would need to go back to the Committee level and discussed again. Unfortunately, we cannot go back.

Chairperson Walker added the vote must be taken tonight because it must be given at the November 16 Borough Board meeting. No time is left.

More discussion ensued.

Before the vote was taken, Chairperson Louis Walker explained a **yes vote means to deny the text amendment;**

**A no vote means to accept the text amendment for MIH.**

By a roll call vote, the Board voted 17 yes, 3 no, with 8 abstentions. Motion to **deny** passed.

Next, the Board voted on the Zoning for Quality and Affordability Text Amendment (ZQA).

Before the vote was taken, more questions by ULURP/Zoning Chair Alton Derrick Smith were referred to Deputy Director Debbie Carney and Jenna Breines, NYC HPD.

Discussion ensued.

At this point, Board Member Ann Pfoser Darby made a motion, seconded by Board Member Lester Youngblood, to **deny** the Zoning for Quality and Affordability (ZQA) text amendment.

More discussion ensued.

At this point, Chairperson Louis Walker explained the same parameters apply: a **yes vote means to deny the text amendment; a no vote means to approve it.**

By a roll call vote, the Board voted 22 yes, 3 no, with 3 abstentions. Motion to **deny** passed.

## **XII. CB4Q CAPITAL AND EXPENSE FY17**

Looking at the FY17 Capital and Expense listings, Chairperson Louis Walker reported the items are in the same order as last year. There were a few changes because some items had been funded. For the Capital budget, items, #37, #38, #39, and #40 are new, which were voted on at a meeting for Committee Chairs and the Executive Board.

For the FY'17 Expense Budget is basically the same as last year except for #11 and #14.

Subsequently, Chairperson Walker called for any questions.

Board Member Georgina Oliver asked with modern technology and information online, do we need as #1 on the Capital Budget:

*Build A New Reference Library In The Vicinity of Corona  
(108 Street and Corona Avenue)*

Discussion ensued.

District Manager Cassagnol clarified the Corona Library is within Community Board 3's boundaries.

Chairperson Walker said libraries now do have computers. Then, Chairperson Walker asked the Board how many thought the request should not be #1. There was no raise of hands by the Board Members.

Board Member Sandra Munoz brought up there are many people who do not have access to computers in their home. Therefore, they must go to a library.

Board Member Lucy Schilero reported libraries today are overwhelmed. Many students, especially our immigrant population do not have computers.

Board Chairperson Louis Walker called out, "Are there any changes being proposed?"

More discussion ensued by the Board Members on the budget priorities.

Before the vote was taken, Board Member A. Redd Sevilla #25 and #36 on the Capital items should be in the top ten priorities because they generate economic activity.

Board Chairperson Louis Walker called out to the Board if they wished to move those two items up.

Board Member A. Redd Sevilla continued there is significant poverty in our neighborhoods. Looking at priorities #1 through #10, it costs the City more, even though it improves the quality of life. But there is more direct impact in #24 and #36. Move those priorities to #6 and #7 and move the other priorities down,

“Keep in mind that for many priorities on the list, the agencies stated they will continue to look into it,” said Chairperson Walker. He continued it will not happen anytime soon.

Chairperson Walker reiterated priorities #25 and 36 will now be #'s 6 and 7 on the FY'17 Capital listing.

Board Member A. Redd Sevilla made a motion, seconded by Board Member Sandra Munoz, to move Capital priorities #25 and #36 to slots #6 and #7. The other existing priorities would be moved down.

Before the vote, Chairperson Walker clarified a yes vote means to make the change; a no vote means to leave the priorities as is.

By a roll call vote, the Board voted 12 yes, 16 opposed, with 0 abstentions. Motion to deny passed.

Conversely, Board Chairperson Louis Walker called out for a motion on the FY'17 Capital and Expense budgets.

Chairperson Walker noted, however, because the vote just taken expressed that the budgets stay the same, the vote would count as accepting those budgets as is.

### **XIII. PUBLIC SAFETY COMMITTEE – Report and Vote SLA Applications**

Committee Chair Lucy Schilero reported on the following SLA applications:

#### **NYS LIQUOR AUTHORITY LICENSES**

**November 2015**

#### **NEW APPLICANTS**

<b><u>Establishment's Name</u></b>	<b><u>Establishment's Address</u></b>	<b><u>Recommendation</u></b>
KS Cafeteria Wine and Beer Only	48-03 108 Street Corona, NY	Approved
Kai Fish Market Liquor, Wine and Beer	102-33 Horace Harding Expressway Corona, NY	Approved
77-14 Entertainment Corp. Liquor, Wine and Beer	77-14 Queens Blvd. Elmhurst, NY	Denied
Representative contacted us to state that they were not ready to proceed at this time.		

El Trio Corp. Liquor, Wine and Beer Possible 200 foot rule.	102-01 44 <sup>th</sup> Avenue Corona, NY	Denied
Blamey Corp. <i>Costa Verde</i>	94-59 Corona Avenue Elmhurst, NY	Approved

**RENEWAL APPLICATIONS**

<b><u>Establishment's Name</u></b>	<b><u>Establishment's Address</u></b>	<b><u>Recommendation</u></b>
Boca Juniors Steakhouse LLC Liquor, Wine and Beer	81-08 Queens Blvd. Elmhurst, NY	Approved

With the proviso that they give us a copy of their C of O within 30 days or our approval is revoked.

Magdaleno Leonel Ramos <i>Lomazoyatl Deli Grocery Inc.</i> Beer Only	106-10 Corona Avenue Corona, NY	Denied
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Applicant failed to respond to our request to meet to discuss their license.

85-16 Food. Corp. Wine and Beer Only	85-16A Roosevelt Avenue Jackson Heights, NY	Denied
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Concerns regarding several C Summonses for failure to check ID, and sales to minors  
1/18/15 – Failure to check ID, 1/29/15 – Sale to Minor, 9/20/15 – Failure to check ID

Mitad del Mundo Bar Restaurant Corp. Liquor, Wine and Beer	104-10 Roosevelt Avenue Corona, NY	Denied
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Applicant failed to respond to our request to meet to discuss their license.

**ALTERATION**

<b><u>Establishment's Name</u></b>	<b><u>Establishment's Address</u></b>	<b><u>Recommendation</u></b>
85-16 Food Corp. Wine and Beer Only <i>Cevicheria El Rey</i>	85-16A Roosevelt Avenue Jackson Heights, NY	Denied

They are not filing for an alteration, should instead file new application for full liquor

**CORPORATE CHANGE**

<b><u>Establishment's Name</u></b>	<b><u>Establishment's Address</u></b>	<b><u>Recommendation</u></b>
Forest Hills Spa Wine and Beer Only	59-21 Calloway Street Corona, NY	Approved

At this point, Board Member Georgina Oliver made a motion, seconded by Board Member Edgar Moya, to **approve** the Committee's report as presented.

By a voice vote, the Board voted 28 in favor, 0 opposed, with 0 abstentions. Motion passed.



### **XIII. COMMITTEE REPORTS**

#### ***Environmental/Parks***

Committee Chair Giancarlo Castano reported the Committee met to review the plans for Hoffman, and CC Moore Parks. The plans looked nice and submitted some recommendations. The next Committee meeting is scheduled for November 18.

#### ***Health***

Committee Chair Sal Lombardo reported a meeting is planned for November.

#### ***Postal***

Committee Chair Gigi Salvador reported the Committee has not yet met, however, she reported the Post office is hiring. Go online to see which positions are open. There are both permanent and temporary positions available. Log on to [usps.com/careersearch](http://usps.com/careersearch) for more information. United Postal Service Authority is also recruiting. They are hiring, but a registration fee of \$70 is required. Starting salary is \$21/hour with good benefits.

At this point, Board Member Lucy Schilero brought up problems with mail delivery. She requested a letter be sent not only to the Postmaster General but also to the Washington, D.C. Mail delivery is getting worse and more services are needed in Community Board 4. She is also requesting a guest speaker from the Post Office to address the Board.

Discussion ensued on existing postal services in the community.

Chairperson Walker commented on the Post Office has become a mini bank because many people go in to purchase money orders, which was not the original purpose of the Post Office.

#### ***Transportation***

Chairperson Walker reported Committee Chair Joe DiMartino was not feeling well and could not attend tonight's Board meeting.

#### ***Youth***

Committee Chair Pasang Tsering reported the Committee did not meet. Also, he announced his resignation as Youth Committee Chair because he is not able to Chair the Committee as he wished because of his enormous academic responsibility. He stepped down so that a new person can come in and serve in the best possible manner. He will still serve as a committee member.

Following this further, Board Chairperson Louis Walker said a new Youth Chair is needed. Please let him know if you are interested.

### **XV. PUBLIC FORUM**

Board Member Gurdip Sing Narula reported Diwali is one of the largest and brightest festivals in India. Diwali in 2015 will start on Wednesday, the 11<sup>th</sup> of November and will continue for 5 days until Sunday, the 15<sup>th</sup> of November. He also thanked our veterans.

Mr. Chen, a community resident, reported the street light on Roosevelt Avenue and Case Street had been repaired. However, there is still an odor emanating corner of Elmhurst Avenue. He also reported on other complaints that were still not resolved. He would appreciate any help on these issues.

There being no further business, Board Member Edgar Moya made a motion, seconded by Board Member Gurdip Singh Narula, to adjourn. Meeting adjourned at 10:00 p.m.