



Vincent Arcuri, Jr.
Chairperson

Community Board No. 5

Borough of Queens
Ridgewood, Maspeth, Middle Village and Glendale
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Gary Giordano
District Manager

Minutes of Community Board 5 Public Meeting

June 14, 2017

Board Members Present

Vincent Arcuri, Tobias Sheppard Bloch; Robert Cermeli; Walter E. Clayton, Jr.; Peter Comber; Deborah Cox; Patricia Crowley; Brian Dooley; Dmytro Fedkowskyj; Sarah Feldman; Steven Fiedler; Mohan Gyawali-Chhetri; Patricia Grayson; Fred T. Haller, III; Fred Hoefflerle; Robert Holden; Paul A. Kerzner; John J. Killcommons; Kathleen Knight; Maryann Lattanzio; Edward Lettau; Michael LoCascio; Lydia Martinez; Katherine Masi; Eileen Moloney; Margaret O’Kane; Michael O’Kane; Michael Porcelli; Theodore M. Renz; Kelvin Rodriguez; Luis Rodriguez; Lee S. Rottenberg; Walter H. Sanchez; David Sands; Carmen Santana; Connie Santos; Barbara Toscano; Patrick J. Trinchese

Board Members Absent

Henry Cross; Jerome Drake; Angela Giovannello; John Maier; Donald Passantino; Lorraine Sciulli; Christopher Sperrazza; Catherine Sumsky; Maryanna Zero

Elected Officials

NYC Council Member Elizabeth Crowley, 30th CD and staff Maggie Hayes
Don Capalbi – US Representative Grace Meng, 6th C.D.
Evelyn Cruz – US Representative Nydia Velazquez, 7th C.D.
Neil Giannelli - NYS Senator Joseph P. Addabbo, Jr, 15th SD
Alexa Arrechi – NYS Assemblyman Andrew Hevesi, 25th AD
Meredith Wittmann - NYS Assemblyman Brian Barnwell, 30th AD
Alison Cummings – NYS Assemblywoman Catherine Nolan, 37th AD
Carmela Isabella - NYS Assemblyman Michael Miller, 38th AD
Boris Santos – NYC Council Member Antonio Reynoso, 34th CD

Staff Present

Gary Giordano, District Manager, CB5 Queens
Laura Mulvihill and Catherine O’Leary, Community Associates - CB5Q Staff
Joseph Nocerino – Queens Borough President Melinda Katz
P. O. Charles Sadler, Community Affairs Unit - 104th Police Precinct
P.O. Edwin Collado, Crime Prevention Officer - 104th Police Precinct
Thomas Smith – Associate Planner, Queens Office, NYC Dept. of City Planning

GUESTS

Deputy Commissioner Robert Martinez, NYPD Support Services, 1 Police Plaza, NY, NY 10007
Lt. Anthony Andreano and Sgt. Christian Oliva, NYPD Facilities Management Division, 1PP, NY, NY 10007
Inspector Thomas Scollan and Capt. Aaron Wright, NYPD Property Clerk’s Division, 11 Front St, Bklyn, NY 11201
David Velez, Project Consultant, Philip Habib & Associates, 102 Madison Ave, 11th FL, NY, NY 10016
Nina Kotter, Deputy Administrator, NYC Dept. of Citywide Administrative Services, 1 Centre Street, 20th Floor, New York, NY 10007

Minute of CB5Q Board Meeting on Wednesday, June 14, 2017

Amancia Reyes, Unique People Services, 83-34 58 Avenue, Middle Village, NY 11379
Crystal Wolfe, Catering for the Homeless, Maspeth, NY

Board Chairman Vincent Arcuri called the monthly Board Meeting to order at 7:37pm, following the Salute to the Flag. He introduced City Council Member Elizabeth Crowley to address the Board.

NYC Council Member Elizabeth Crowley gave a brief summary of the City Council's recent budget negotiations with the Mayor's Office regarding the City's Capital and Expense Budget for FY 2018, beginning on July 1st, 2017. She said that she was happy to report that \$16 Million was restored to the City's budget to fund citywide after-school programs in public elementary schools, and another \$100,000 in funding was allocated for the after-school programs that are operated by the Greater Ridgewood Youth Council and Maspeth Town Hall. The Council Member also reported that \$260,000 has been allocated to fund cultural enrichment programs in 13 local public schools over the coming year. In addition, funding will be available for local sports programs, including the Gottscheer Soccer League, Ridgewood Glendale Middle Village Little League, and some CYO sports programs.

In addition, the Council Member said that the final design plans for the capital improvement project to create 2 new ballfields and a soccer field in Frank Principe Park in Maspeth will be unveiled in the park at 11am on Thursday, June 29th, 2017. She said that work is expected to begin on this project by year end. Regarding the running track and soccer field in Juniper Valley Park, she announced that \$4 Million has been secured in the City's capital budget. She said that this project is slated to begin once the project in Frank Principe Park is completed.

Council Member Crowley also informed everyone that the Police Department's budget was increased to \$5.6 Billion in FY2018, which will cover the cost of hiring additional police officers, crossing guards, and installing new bullet-proof windows in departmental vehicles, among other things. She said that additional funds were allocated to the Fire Department, as well, to provide firefighters with a second pair of boots.

In addition, she said that additional funding has been allocated for new equipment in all local libraries in the Board 5 area. The Glendale Public Library rehabilitation project is expected to begin by year-end, she said. The project includes an elevator that will provide access to all three levels of the library, extensive interior renovations and renovation to the rear garden.

The Council Member also announced that the FY2018 budget includes \$250,000 for planting new street trees throughout the 30th Council District in the coming year. In addition, she said that funding to operate local senior centers has been restored, and additional funds were allocated for their programs and services.

In closing, the Council Member said that more funds were allocated to the Dept. of Sanitation's FY 2018 budget to pay for additional street cleaning along commercial strips and household collections.

The Board Chairman announced the first item on the Board Agenda as:

PUBLIC HEARING I RE: ULURP APPLICATION # C 170394 PCQ - 55-15 Grand Avenue in Maspeth, Queens – CEQR No. 16NYP001Q

IN THE MATTER OF AN APPLICATION TO THE NYC Planning Commission by the New York City Police Department and the Department of Citywide Administrative Services, pursuant to Section 197-c of the NYC Charter, for the site selection and acquisition of property located at **55-15 Grand Avenue** (Block 2610; Lots 305, 336 and 357) in Maspeth, Queens, to facilitate the development of a consolidated NYPD Property Clerk Warehouse facility.

NYPD Deputy Commissioner Robert Martinez began by introducing Nina Kotter, Deputy Administrator of the Dept. of Citywide Administrative Services, as well as several departmental staff who were present to answer questions about their power point presentation: Inspector Thomas Scollan and Capt. Aaron Wright of the NYPD

Minute of CB5Q Board Meeting on Wednesday, June 14, 2017

Property Clerk's Division; Lt. Anthony Andreano and Sgt. Christian Oliva in the NYPD Facilities Management Division; and David Velez, a consulting engineer with PHA Engineering. He explained that the proposed site acquisition involves the consolidation of six NYPD evidence warehouses into one warehouse facility, located at 55-15 Grand Avenue in Maspeth. He described the project site as approximately 385,000 square feet of privately owned property, bounded by Grand Avenue on the south and 57 Street to the east. On this site, there are currently six interconnected 1 to 2-story buildings, for a combined total of approximately 256,550 square feet of ground floor area, he said.

DC Martinez said that, as part of the acquisition, the City would enter into an agreement that allows Norampac, the current owner/operator, to continue using this site for a maximum of 24 months after the sale of the property to the City. He said that the corrugated box manufacturer is planning to relocate to a newly constructed facility that would better suit their current business needs.

DC Martinez gave a brief timeline of the proposed project, beginning with the completion of the NYC Dept. of Design and Construction's final design for this project by the end of 2019, which will involve the demolition of portions of the existing buildings on the north side of this site, and adaptive reuse and expansion of the remaining structures. He said that the project is expected to go out to bid and be awarded to a contractor in 2020. He estimated that the interior renovations to the existing buildings would take between 18 and 24 months to complete. He said that all of the remaining work on this site should be completed by the end of 2022, resulting in a state-of-the-art warehouse facility with approximately 416,800 square feet of space, and parking accommodations for 55 vehicles of NYPD staff, and 3 parking spaces for the public. As he spoke, several photos of site and maps of the affected properties and surrounding industrial area were displayed on the screen behind him.

DC Martinez said that if all the necessary approvals for the site selection and acquisition are granted, the NYPD expects to be fully moved into the new NYPD Property Clerk Warehouse facility in 2024.

DC Martinez explained that the NYPD presently warehouses evidence in six separate warehouse storage locations, totaling approximately 500,000 square feet of space, in Queens, Brooklyn and the Bronx. He said that the NYPD stores all kinds of material to be used as evidence in criminal cases, including DNA samples for biological evidence, general property, counterfeit goods and other contraband. Due to the fact that some of NYPD's existing warehouse facilities are located in flood zones that were significantly damaged during Superstorm Sandy, their relocation is mandatory. He said that in other locations, their warehouse facilities are either nearing their storage capacity, or they are not supported by emergency power, or they are housed in leased facilities where the terms of their tenancy would have to be renegotiated in the near future. As he spoke, he pointed to a map of the six existing NYPD warehouses with evidence material that will be consolidated at the proposed site, indicating two in the Bronx, two in Brooklyn and two in Queens. He said that the proposed consolidation of warehouse facilities into a central location will streamline their evidence process, and ensure that their services will be more reliable and cost-effective to the criminal justice system.

Nina Kotter, Deputy Administrator of the Dept. of Citywide Administrative Services, explained that as part of the Uniform Land Use Review Process (ULURP), her staff originally identified 13 potential sites in New York City that were considered for the proposed use. She said that the other properties ranged in size from a minimum of 100,000 square feet to 500,000 square feet. She said that this site was determined to be the most economical selection, because it is the most adaptable site to the proposed change in use and it is for sale. She said that the administration plans to execute their option to lease this site in September and close on the sale of this property by the end of next year.

Minute of CB5Q Board Meeting on Wednesday, June 14, 2017

Board Chairman Arcuri asked if any of the NYPD's other warehouse facilities will be sold, in conjunction with this relocation. Ms. Kotter replied that all of the other warehouse sites are leased properties.

The Board Chairman asked how many employees would be employed at the proposed site. Captain Aaron Wright of the NYPD Property Clerk's Division replied that at least 30 employees will be assigned to work at this site, in mostly civilian positions. He said that the proposed consolidation of warehouse facilities will significantly reduce the number of NYPD personnel who are assigned to this operation on a citywide basis. He said that the NYPD plans to hire 800 additional civilians to replace departmental personnel who are performing administrative functions now, including evidence storage, and that an additional 2,200 police officers will be assigned to patrol duties in the coming year.

Bob Holden asked how much truck traffic is anticipated to be travelling to and from this warehouse daily. Captain Wright replied that the NYPD delivery trucks are 18' box trucks. He said that he would expect there to be light traffic to and from the proposed warehouse, except for when the department makes a major takedown of counterfeit material on the street, once or twice a year. Otherwise, he said that he would expect delivery trucks to arrive twice a week on average.

Walter Sanchez asked if all of the department's vehicles would be parked on-site or would additional parking restrictions be posted for authorized vehicles to park on the street. Captain Wright replied that there will be sufficient on-site parking to accommodate all NYPD vehicles, as well as personal cars of their employees.

In response to a question from the floor, Captain Wright said that the proposed warehouse is expected to be operational around the clock, all year round.

As there were no more questions or comments, the Board Chairman referred the matter to the Zoning and Land Use Review Committee for further consideration at their next committee meeting at 7:30 pm on Monday, July 10th in the Board 5 office.

PUBLIC HEARING II RE: APPLICATION # N170425 ZRY which is a Proposal by the NYC Department of City Planning to require a special permit, under the jurisdiction of the City Planning Commission, for all new self-service storage facilities in newly established Designated Areas within manufacturing districts, in order to assure that the development of these facilities does not unduly limit future siting opportunities for more job intensive industrial uses.

Thomas Smith, Associate Planner in the Queens Office of the NYC Dept. of City Planning gave a power point presentation regarding the proposed Self-Service Storage Facility Text Amendment to the NYC Zoning Resolution, which would introduce a Special Permit under the jurisdiction of the City Planning Commission for all new self-service storage facilities in newly established Designated Areas within Manufacturing districts. He said that the newly designated areas largely coincide with Industrial Business Zones, which were created in order to encourage the development of manufacturing businesses in industrial areas. He said that this text amendment would ensure that the development of self-storage facilities does not unduly limit future siting opportunities for more job intensive, industrial uses.

Mr. Smith explained that, as part of the Mayor's 10 Step Industrial Action Plan that was adopted in 2015, the City administration's policy has been to strengthen core industrial areas in the city, invest in industrial and manufacturing businesses, and advance industrial-sector training and workforce development opportunities for New Yorkers.

Minute of CB5Q Board Meeting on Wednesday, June 14, 2017

Mr. Smith said that, for the most part, self-storage facilities are currently being built on large tracts of land that are located along industrial corridors, truck routes and major highways, without regard to the impact on the future development of the industrial business zones (IBZ) in that area. He said that the unregulated development of self-storage facilities in IBZs counteracts the City's goal of facilitating active industrial uses in these zones. He explained that self-storage facilities primarily serve households, who make up 70% to 80% of their customer base. In addition, he said that storage facilities employ a skeletal crew on-site, with perhaps only one custodian working there overnight. As he spoke, he pointed out the locations of the IBZs on the map behind him.

Mr. Smith said that Department of City Planning seeks to require that all new self-storage facilities obtain a special permit from the City Planning Commission, prior to constructing these facilities in an IBZ, because the IBZ zones represent the most viable potential for manufacturing development. He pointed out that in Queens, there are a total of 63 self-storage facilities, 25 of which are located in IBZs, another 26 are located in other manufacturing districts, 2 are in C-8 districts, and 10 are legal nonconforming uses that were in operation prior to the adoption of the City's Zoning Resolution in 1961. He said that self-storage facilities represent 25% of the new construction permits in IBZ areas since 2010.

Mr. Smith explained that under the proposed text amendment, a special permit could be granted to new self-storage facilities on sites that are not appropriate for other industrial uses, based on the following conditions: the zoning lot size, or the lot or building configuration; proximity to truck routes; the capacity of local streets providing access to the lot; investments in comparable sites in the vicinity; a need for environmental remediation; and the potential conflict between potential industrial uses and existing uses in the area. He said that under the proposed text amendment, developers would be required to go through the Uniform Land Use Review Procedure (ULURP) process, prior to building self-storage facilities in IBZs. He said that the entire ULURP process generally takes 15 months.

Mr. Smith explained that the proposed text amendment does not apply to existing self-storage facilities, which will be permitted to remain and even expand their capacity within their original zoning lot.

Lee Rottenberg said that self-storage facilities are increasingly in demand throughout the city, due to the economic pressure of high rent apartments and real estate prices. Mr. Smith replied that the proposed text amendment does not eliminate any self-storage facilities. Walter Sanchez replied that the special permit process will give developers an opportunity to submit their proposed plans for review by the Community Board, the Borough President, the City Council and City Planning Commission.

Fred Haller pointed out that many local businesses rent space in self-storage facilities. Mr. Smith replied that the most convenient warehouse sites are located in C-8 zoning districts and in manufacturing districts outside of the IBZs, which will not be affected by the proposed text amendment.

Board Chairman Arcuri thanked Mr. Smith for his presentation and congratulated him on his reassignment to the Dept. of City Planning's headquarters. There was a general round of applause.

PUBLIC FORUM

Raquel Namuche, a founding member of the Ridgewood Tenants Union, said that since last year, she has been working with Ridgewood Housing Matters, a coalition of local community groups and agencies, to protect the rights of tenants in rent-stabilized apartment buildings from illegal evictions, harassment and fraudulent real estate practices. She said that they are currently trying to reach an agreement with AB Capstone, the developer of the proposed construction of a 17-story tower on St. Nicholas Avenue at Palmetto Street, to provide

Minute of CB5Q Board Meeting on Wednesday, June 14, 2017

affordable housing units in their mixed use development. She welcomed anyone interested in working with their organization to contact them at: ridgewoodtenantsunion@gmail.com.

As members of the Ridgewood Tenants Union, Nina Psoncak, Hazel Newlevant and Maeve Cavadini , expressed concerns that the proposed 17-story residential tower on the block of St. Nicholas Avenue between Palmetto Street and Woodbine Street, in Ridgewood would accelerate the gentrification of Ridgewood, and result in displacing elderly tenants who are living on fixed incomes and low-income families from their rent-stabilized apartments.

In addition, Ms. Newlevant said that Community School District 24 is the most overcrowded district in the city, and said that prior to approving new high-rise housing developments, the City should ensure that adequate provisions are made for additional public facilities and amenities that are needed in the community. For example, she said that the public transportation system is already overtaxed with commuters crowding onto shuttle buses while repairs are underway on the M train on weekends, which will be expanded to a full-time basis this summer.

Ms. Cavadini said that she recently relocated to Glendale from Washington Heights, where she was priced out of her apartment due to the gentrification of her neighborhood. She said that due to gentrification, Washington Heights also lost many small businesses that were priced out of their storefronts. She asked the Board to support efforts to protect small businesses and low-income residents from the negative impacts of further gentrification.

Janice Fernandez, of Carly's Residence at 83-34 58 Avenue, said that this week, she witnessed a disturbing incident involving homeless women in Elmhurst Park who were drinking and cursing inside the public bathroom between 2pm and 3pm, just prior to school dismissal. She said that lots of school children play in that park when school lets out every day, and there was no park supervisor in the area. She requested that a full-time park attendant be assigned to this park, particularly when school is out of session.

CHAIRMAN'S REPORT

Vincent Arcuri, Jr.

Board Chairman Arcuri announced that the annual September 11th memorial service in Glendale will begin at 12:30pm on Sunday, September 10th, 2017 in Dry Harbor Playground at 80 Street and Myrtle Avenue, inside Forest Park. He welcomed everyone to attend this annual event.

He introduced the Board's District Manager Gary Giordano, and staff members Catherine O'Leary, and Laura Mulvihill.

He recognized P.O. Charles Sadler in the Community Affairs Unit, and P.O. Edwin Collado in the Crime Prevention Unit of the 104th Precinct, and welcomed them to address the Board.

P. O. Charles Sadler informed everyone that the 104th Precinct Community Council Meeting will begin at 7:30pm on Tuesday, June 20th, 2017 in Sacred Heart School at 84-05 78 Avenue, in Glendale. He said that the guest speaker at their meeting will be Police Commissioner James O'Neill. He welcomed everyone to attend.

P.O. Sadler reminded everyone that he plans to run a marathon around the track in Juniper Valley Park during the Relay for Life that is sponsored by the American Cancer Society, on the weekend of June 24th, 2017. He welcomed everyone to participate in this annual fund-raising event, starting around mid-day on Saturday, June 24th and ending at mid-day on Sunday, June 25th. He said that thousands of people turned out for last year's event and everyone had a great time. For more information about the event, flyers were distributed.

The Board Chairman welcomed representatives of local elected officials to address the Board.

On behalf of Queens Borough President Melinda Katz, Joseph Nocerino announced that Community Board Service Awards will be presented to Board members in a ceremony that will be conducted in the Helen Marshall Cultural Center in Queens Borough Hall, at 120-55 Queens Boulevard, in Kew Gardens, beginning at 5pm on

Minute of CB5Q Board Meeting on Wednesday, June 14, 2017

Tuesday, June 27th, 2017. He announced that awards will be given to: Brian Dooley, Jerome Drake and Michael O’Kane for 10 years of service as Board members; Margaret O’Kane in recognition of her 25 years of service on our Board; Walter Sanchez and Connie Santos for their 30 years of service as Board members; and Paul Kerzner for his 45 years of service as a member of Community Board 5. There was a general round of applause.

On behalf of Congresswoman Grace Meng, Don Capalbi reminded everyone that a representative from the Department of Veterans Affairs will be available to meet with local veterans and/or their beneficiaries to address any issues or concerns that they may have about VA benefits and services, information on pending claims, or assistance with filing claims, on Wednesday, June 28th in their main district office at 40-13 159th Street, in Flushing. He advised that appointments to meet with the VA representative in their office must be made on or before June 22nd, by calling their office at 718-358-6364.

Mr. Capalbi said that Congresswoman Meng visited FDNY Ladder Company 135 recently to present the company with a citation of the honorable mention that the late Firefighter William Tolley received in the Congressional Record, due to his untimely death while fighting a fire on Putnam Avenue on April 20th, 2017.

He also announced that six Queens students, who were nominated by Congresswoman Meng, will attend the United States Service Academies later this year, after being selected from a group of elite college-age students from around the country. He explained that in order for students to be accepted to attend the nation’s service academies, they must first be nominated by their local member of Congress, and are required to meet the highly competitive educational, physical and extracurricular standards for the institution to which they apply.

On behalf of State Senator Joseph Addabbo, Jr., Neil Giannelli announced that the Senator sponsored three bills that were passed by the State Senate this year: 1) a cockloft bill, which would give tax breaks to property owners who seal off the space beneath the roofs of attached homes, in order to prevent fires from spreading from house to house; 2) a bill to allow US Veteran homeowners 120 days to correct building violations on their homes prior to accruing penalties; and 3) a bill authorizing the creation of NY State license plates in recognition of Downs Syndrome Awareness Month.

On behalf of State Assemblyman Brian Barnwell, Meredith Wittman welcomed calls for assistance from constituents at (718) 651-3185, and said that their office is located at 55-19 69 Street, in Maspeth.

On behalf of Assemblyman Mike Miller, Carmella Isabella announced that their office will host the NYLAG Mobile Legal Help Center at their office, located at 83-91 Woodhaven Blvd, from 10am to 3pm on Monday, July 24th, 2017. She advised anyone interested in this service to make an appointment either by calling their office (718) 805-0950, or via email at: <https://mobilelegalhelpcenter.acuityscheduling.com>. Flyers were distributed.

On behalf of NYC Council Member Antonio Reynoso, Boris Santos thanked everyone who volunteered to spruce up the Starr Street Playground located on Onderdonk Avenue in Ridgewood this month. He announced that \$3 Million was secured for the rehabilitation of this playground. He also thanked everyone who participated in this year’s Participatory Budgeting process.

MINUTES

The Board Chairman asked Board members to review the minutes of the May 10th, 2017 Board Meeting. The minutes were approved by acclamation, on a motion to accept them as written by Katherine Masi, and seconded by Patricia Grayson.

LIQUOR, WINE and BEER LICENSE APPLICATIONS and RENEWALS

The Board Chairman read aloud the list of establishments in the Community Board 5 area that are in the process of applying for liquor, wine and beer licenses since the last monthly Board Meeting on May 10, 2017. Each Board member received a copy of the list.

Minute of CB5Q Board Meeting on Wednesday, June 14, 2017

New Liquor Licenses

- 1) **Kantu Inc.** 74-17 Metropolitan Avenue, Middle Village, NY 11379
- 2) Myrtle Dorado Restaurant Corp. **El Dorado Restaurant** 54-55 Myrtle Avenue, Ridgewood, NY 11385
- 3) **El Nuevo Jorge's Restaurant Corp** 689 Seneca Avenue, Ridgewood, NY 11385
- 4) * SAJ 777 Corp. d/b/a **Forno Pizzeria E Trattoria** 52-27 69 Street, Maspeth, NY 11378

Liquor License Renewals

- 1) **Pat's Sports Bar Inc.** 73-13 Metropolitan Avenue, Middle Village, NY 11379
- 2) * KRG PUB Inc. d/b/a **Bridie's Bar & Grill** 63-28 Woodhaven Blvd., Rego Park, NY 11374
- 3) * **Trattoria Cerbone Ltd.** 71-24 Fresh Pond Road, Ridgewood, NY 11385
- 4) Mt. Everest Indian Restaurant Inc. d/b/a **Nepalese Indian Restaurant** 907 Seneca Ave, Ridgewood, NY
- 5) **Poppers Locarno LLC** 15-63 Decatur Street, Ridgewood, NY 11385

New Wine and/or Beer Licenses

- 1) **Hungry Burrito Tacos Inc**, 811 Seneca Avenue, Ridgewood, NY 11385

Wine and/or Beer License Renewals

- 1) Clodomiro Canela d/b/a **La Cabana Jarabacoa Rest.** 65-13 Fresh Pond Road, Ridgewood, NY 11385
- 2) **New Estrella del Mar Restaurant Corp.** 552 Seneca Avenue, Ridgewood, NY 11385
- 3) *JCM Pizza Ltd d/b/a **Corato Pizza I** 60-91 Myrtle Avenue, Ridgewood, NY 11385
- 4) GW Ridgewood LLC d/b/a **Giro World** 66-57 Fresh Pond Road, Ridgewood, NY 11385
- 5) A& J Juniors Pizza Corp. d/b/a **Maspeth Pizza** 71-09 Grand Avenue, Maspeth, NY 11378

*Outdoor Area

Corporate Change Notification

- 1) KRG PUB Inc d/b/a **Bridie's Bar & Grill** 63-28 Woodhaven Blvd. in Rego Park , NY 11374 has removed Kevin Killarney as President. Renee Barbone is the new President and Jessica Valenti is the Vice President.

Demolition and Construction Notices

The Board Chairman reported that the Board received several demolition notices since last month's Board Meeting for the full demolition of a garage in backyard of a 2-family house at **77-01 79 Place in Glendale**; 3 parking garages at **1811 Menahan Street in Ridgewood**, and partial demolition in a 6-family building at **961 Seneca Avenue in Ridgewood**.

The Board Chairman asked Board members to remain vigilant and to advise the Board 5 staff about any questionable construction work in the Board area, so they can investigate further.

District Manager's Report

Gary Giordano

The District Manager reported that earlier today, he received a call from a representative of the Ridgewood Presbyterian Church on 70 Avenue in Ridgewood stating that their board is looking into the possibility of hosting a homeless residence for 10 to 15 seniors. He said that they have contacted Breaking Ground, a social service organization, but they have not entered into a contract yet.

Father Michael Lopez, who is a tenant of the Ridgewood Presbyterian Church, spoke about his work with the homeless outreach ministry at the Church, and said that he hosts Sunday morning breakfast and Monday night dinners for homeless people at the Church each week. He said that Breaking Ground has expressed interest in co-sponsoring an emergency bed shelter program for up to 15 seniors at their site. He informed everyone that he personally knows seniors who formerly lived in apartments in this community, but who are now living in their

Minute of CB5Q Board Meeting on Wednesday, June 14, 2017

cars due to their limited income. The Board Chairman invited Father Michael to attend the next meeting of the Special Committee re: Homeless Issues to discuss their future plans.

Regarding the major sewer replacement project in 69 Street and in Calamus Avenue on the Woodside/Maspeth border, the District Manager reported that C.A.C. Industries, Inc., the contractor for this \$25 Million project, is currently installing new sewer lines on Calamus Avenue between 72 Street and 72 Place, in Maspeth. He said that the entire project is expected to be complete by mid-year in 2018.

The District Manager also reported that work on the Penelope Avenue sewer replacement project is proceeding on schedule now. He said that the contractor will begin replacing the sewer mains on Gray Street next week. He said that a big box sewer will be installed in 74 Street, in Middle Village, as part of this project.

He said that work is nearing completion on the pedestrian plaza at the Glendale Memorial Triangle, where Cooper Avenue and Myrtle Avenue intersect with 70 Street. He said that the project is expected to be complete within the next month. And, the pedestrian plaza at the intersection of Myrtle Avenue, Forest Avenue and 71 Avenue is expected to be complete by September of 2017.

COMMITTEE REPORTS **Parks Services Committee** **Steven Fiedler**

Steven Fiedler reported that the committee met last night in the Board office to discuss several different items. He said that the committee met with representatives of the Mayor's Fund to Advance NYC, the NY Football Club, and the US Soccer Foundation last night to discuss the feasibility of creating a soccer field in Rosemary's Playground, under the sponsorship of the Mayor's Fund. He said that the plans for the new soccer field would place it in the basketball courts area of the softball field, inside this park. He said that he has concerns with these plans and would like to meet on-site in Rosemary's Playground next week to review the plans with the representatives of the Mayor's Fund and the Parks Department.

Regarding the Ridgewood Reservoir site, Mr. Fiedler said that earlier this year, the Dept. of Environmental Conservation announced their decision to re-classify the reservoir to a low-hazard Class A Dam, which the Community Board has consistently advocated for. And, last month, NYC H2O sponsored two Community Listening Sessions regarding the Ridgewood Reservoir to receive public input on the wetlands designation of the basins in the reservoir, and discuss the future possibilities of this site, he said.

And, next Wednesday, at 6 pm on June 21st, in St. Pancras School at 68 Street and Myrtle Avenue, the NYC Parks Department will sponsor a Ridgewood Reservoir Community Meeting in order to accept community comments on the proposed designation of the Ridgewood Reservoir as a Critical Environmental Area, he said. He reported that the committee supports the proposed designation of the entire reservoir as a Critical Environmental Area, and recommends that all three of the basins in the Reservoir be designated as natural wetlands.

As there was no further discussion on the matter, the Board Chairman requested a Roll Call vote on the committee recommendation, which carried unanimously by a vote of - 37 – in favor; - 0 – opposed; - 0 – abstentions; and - 0 – not voting.

Regarding the request to name a portion of Juniper Valley Park, bordered by 80 Street and Dry Harbor Road, in honor of the late City Council Member Thomas Ognibene, Mr. Fiedler said that the committee members who were present at the meeting were in favor of this request.

Minute of CB5Q Board Meeting on Wednesday, June 14, 2017

Regarding the proposed Welcome to Glendale sign proposed on Forest Park Drive on the southwest corner of Myrtle Avenue, Mr. Fiedler reported that this matter was referred to the Transportation Committee for further consideration.

Transportation and Public Transit Services Committee

Tobias Sheppard Bloch

Board Chairman Arcuri reported that all of the heavy construction work on the Myrtle Avenue/Cooper Avenue/70 Street pedestrian plaza will be finished in the coming month. He said that all of the trees and shrubs on the plaza will be planted in the autumn.

Toby Bloch reported that on Tuesday, May 23rd, the committee met in the Board 5 office to discuss numerous important issues. He said that due to bridge replacement work on the M Train line, there will be no M train service, between the Myrtle Avenue-Broadway station in Brooklyn and the Metropolitan Avenue station at the end of the line in Middle Village, from July 1st to September 1st. He said that shuttle bus service will be provided at each of the stations on the M train line during this time period.

He said that representatives from the MTA-NYC Transit plan to attend the next committee meeting at 7:30pm on Tuesday, June 27th, in the Board 5 office to discuss their plans to suspend service on the L Train line, beginning in 2019.

Library Services Committee

Sarah Feldman

Sarah Feldman reported that the committee met in the Board 5 office on Monday, May 15th, with Luisa Benedetto, Governmental Affairs representative of Queens Public Library, and Usha Pinto, Manager of the Maspeth Public Library, to discuss the status of needed repairs at the local libraries and the rehabilitation plans for the Glendale Branch Library, located at 78-60 73rd Place, at the corner of Myrtle Avenue.

Ms. Feldman said that Council Member Crowley invited the public to review the final design plans of the rehabilitation of the Glendale Library, as presented by representatives from the Dept. of Design and Construction and Queens Central Library staff, at a ceremony in the local branch library at 10am on Saturday, June 10, 2017. She pointed out that this library was originally built in the 1930's under the Work Progress Administration (WPA), with an imposing stone staircase at the front entrance on 73 Place. She said that the project designers worked to ensure that the building's historic features will be preserved. The renovation plans include the installation of an elevator, a new entrance and windows on the Myrtle Avenue side of the building, where a new book drop off machine and inclined walkway up to the front entrance will be installed. In addition, the plans include a newly designed mezzanine and courtyard, new windows near the ceiling on the main floor to allow natural light to stream in, and relocating the book stacks to a more central location within the branch to make them more accessible. She said that \$4 Million has been allocated for this project, which went out to bid last month. She said that the contract is expected to be awarded by the end of this month, and construction is scheduled to begin in December, and be finished in 2019. For the duration of this project, a book mobile will be dispatched by the Central Library two days a week to accommodate visitors to the library, she said.

Regarding the Maspeth Public Library, which is a one-story building, Ms. Feldman said their roof leaks during wet weather, creating water stains on the ceiling tiles and walls. There are two options to replace the roof: 1) a "green" roof, which is estimated to cost \$6 - \$7 Million; or 2) a standard roof replacement, which is estimated to cost \$500,000. No decision has been made as yet, she said. In addition, the Maspeth Library needs an automatic book drop at the front entrance, and a new furnace. She said that Council Member Crowley has secured \$500,000 for the roof replacement.

Regarding the Middle Village Public Library, Ms. Feldman reported that funds were approved to install a new vinyl sign next to the sidewalk in front of the library, which will be well lit at night.

Minute of CB5Q Board Meeting on Wednesday, June 14, 2017

In closing, Ms. Feldman said that at their next meeting, the committee plans to invite Camille Barrett, from the Central Queens Library, to discuss how to go about forming Friends of the Library chapters, one for each local library in the Board 5 area. She welcomed anyone who loves to read to become a Friend of the Library.

Zoning and Land Use Review Committee

Walter Sanchez

Walter Sanchez reported that the committee met on Tuesday, June 6th in the Board 5 office with Thomas Smith, Associate Planner at the Dept. of City Planning, to review the proposal by the NYC Department of City Planning to require a special permit, under the jurisdiction of the City Planning Commission, for all new self-service storage facilities in newly established Designated Areas within manufacturing districts, in order to assure that the development of these facilities does not unduly limit future siting opportunities for more job intensive industrial uses.

He said that after a full discussion of the matter at the committee meeting, the committee has no objection to the Dept. of City Planning's proposed Text Amendment to the NYC Zoning Resolution, submitted under Application # N170425 ZRY, regarding the Citywide Proposed Zoning Text Amendment Related to Self-Storage Facilities in Areas Zoned for Manufacturing. He pointed out that this amendment would only affect the future development of property that is located inside Industrial Business Zones throughout the city. Self-storage facilities will still be permitted as-of-right in other industrial areas, as well as in C-8 districts, he said.

As there was no further discussion on the matter, the Board Chairman requested a Roll Call vote on the committee's recommendation to have no objection to the proposed Zoning Text Amendment regarding Self-Storage Facilities in Areas Zoned for Manufacturing, as proposed. The Board voted unanimously in favor of the committee recommendation, by a vote of – 36 – in favor; - 0 – opposed; - 0 – no abstentions; and - 0 – not voting.

Special Committee on Homeless Issues

Dmytro Fedkowskyj

Mr. Fedkowskyj gave a brief update on recent developments regarding the city's policy on homelessness throughout the city. He reported that at the committee's last meeting on April 5th in the CNL Room of Christ the King High School, Amanda Nasner, the Queens Director in the Office of External affairs of the NYC Dept. of Homeless Services (DHS), gave a power point presentation about Mayor de Blasio's new initiative and Five-Year Plan known as "Turning the Tides on Homelessness" which involves creating 90 new homeless shelters, and expanding 30 existing shelters citywide. He said that at the time, he requested written responses to all of the questions and concerns that were raised at the committee meeting. He said that the written responses will be discussed by committee members at their next meeting at 7:30pm on Wednesday, August 2nd, in the CNL Room of Christ the King High School.

Nomination and Election of CB5Q Executive Committee Members

The Board Chairman announced the next item on the Agenda as the annual election of Community Board 5 Executive Committee members. He gave the floor to the District Manager to conduct the election.

The District Manager read aloud the current list of Executive Committee members, along with the candidates who were nominated at last month's Board Meeting, including the neighborhoods where they reside. A list of all of the candidates for the Executive Committee positions who were nominated at last month's Board Meeting was distributed to all Board members at the meeting. He said that all of the nominees on the list who were present at last month's Board Meeting had accepted their nominations. The District Manager asked Dmytro Fedkowskyj, who was absent from last month's Board Meeting, if he would accept his nomination for 2nd Vice-

Minute of CB5Q Board Meeting on Wednesday, June 14, 2017

Chair, which he did. The District Manager also pointed out that 8 Board members were nominated at last month's Board Meeting for the 4 Members-At-Large positions on the Executive Committee.

The District Manager asked if there were any other nominations for the position of Chairperson, other than Vincent Arcuri. As there were none, nominations were closed and Board Secretary Margaret O'Kane cast one unanimous ballot to elect Vincent Arcuri, the Chairman of Community Board 5, Queens.

The District Manager asked if there were any other nominations for the position of First Vice- Chairperson, other than Walter Sanchez. As there were none, nominations were closed and Board Secretary Margaret O'Kane cast one unanimous ballot to elect Walter Sanchez, as First Vice-Chair of Community Board 5, Queens.

The District Manager asked if there were any other nominations for the position of 2nd Vice- Chairperson, other than Dmytro Fedkowskyj. As there were none, nominations were closed and Board Secretary Margaret O'Kane cast one unanimous ballot to elect Dmytro Fedkowskyj, as 2nd Vice-Chair of Community Board 5, Queens.

The District Manager asked if there were any other nominations for the position of Treasurer, other than Katherine Masi. As there were none, nominations were closed and Board Secretary Margaret O'Kane cast one unanimous ballot to elect Katherine Masi, as Treasurer of Community Board 5, Queens.

The District Manager asked if there were any other nominations for the position of Secretary, other than Margaret O'Kane. As there no other nominations, Mr. Giordano closed the nominations and Board Secretary Margaret O'Kane cast one unanimous ballot to elect Margaret O'Kane, as Secretary of the Board.

The District Manager read aloud the names of the eight candidates who were nominated at last month's Board Meeting for the four positions of Members-At-Large, as follows: Patricia Grayson, of Glendale; Fred T Haller, III, of Glendale; John A. Maier, of Ridgewood; Theodore M. Renz, of Middle Village; Walter Clayton, of Middle Village; Kathleen Knight, of Ridgewood; Tobias Sheppard Bloch, of Glendale; and Steven Fiedler, of Glendale. The District Manager asked if there were any other nominations for the 4 Members-At-Large positions on the Executive Committee. As there were no other nominations from the floor, the District Manager closed nominations for the Members-At-Large positions. Voting ballots were distributed to all Board members, who were instructed to elect 4 of the 8 candidates for the Member-At-Large positions. After collecting the ballots and tallying the results, the District Manager announced the election of Patricia Grayson, Fred T. Haller, John A. Maier, and Theodore M. Renz, to serve as Members-At-Large on the Executive Committee. There was a general round of applause.

As there was no further business to come before the Board, Board Chairman Arcuri adjourned the public meeting of Community Board 5, Queens on a motion from the floor at 9:45pm.