



## Community Board No. 5

Borough of Queens  
Ridgewood, Maspeth, Middle Village and Glendale  
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Vincent Arcuri, Jr.  
Chairperson

Gary Giordano  
District Manager

### Minutes of Community Board 5 Public Meeting June 11<sup>th</sup>, 2014

#### Board Members Present

Vincent Arcuri, Jr.; Robert Cermeli; Walter E. Clayton, Jr.; Peter Comber; Daniel Creighton; Patricia Crowley; Venera Lucy Dolce; Dmytro Fedkowskyj; Steven Fiedler; Dorie Figliola; Caroline Fuchs; Patricia Grayson; Fred Hoeffler; Robert Holden; Richard Huber; Paul A. Kerzner; John Maier; Lydia Martinez; Katherine Masi; Eileen Moloney; Margaret A. O'Kane; Michael O'Kane; Donald Passantino; Michael Porcelli; Theodore M. Renz; Luis Rodriguez; Lee S. Rottenberg; Walter H. Sanchez; Connie Santos; John F. Schell; Lorraine Sciulli; Catherine Sumsky; Jean Tanler; Barbara Toscano;

#### Board Members Absent

Henry Cross; Brian Dooley; Jerome Drake; Angela Giovanniello; Fred T. Haller, III; ; John J. Killcommons; Michael LoCascio; Mercy Wong; Maryanna Zero

#### Elected Officials

Melinda Katz, Queens Borough President  
Jordan Goldes – U.S. Representative Grace Meng, 6<sup>th</sup> C.D.  
Alex Maureau - NYS Senator Joseph Addabbo, 15<sup>th</sup> SD  
Chris Kaznowski - NYS Assemblyman Andrew Hevesi, 28<sup>th</sup> AD  
Anne Krzyzanowski – NYS Assemblywoman Catherine Nolan, 37<sup>th</sup> AD  
Kathleen Bossio - NYS Assemblyman Michael Miller, 38<sup>th</sup> AD  
Helen Ho – NYC Mayor Bill de Blasio  
Dominick Dale - NYC Council Member Elizabeth Crowley, 30<sup>th</sup> CD  
Kevin Worthington - NYC Council Member Antonio Reynoso, 34<sup>th</sup> CD

#### Staff Present

Gary Giordano, District Manager, CB5 Queens  
Laura Mulvihill and Catherine O'Leary - CB5Q Staff  
Catherine Moore – Queens Borough President's Office

#### Guests

Brian Connell, Deputy Executive Director – NYC Civilian Complaint Review Board , 100 Church St, NY, NY 10007

Board Chairman Vincent Arcuri called the monthly Board Meeting to order at 7:40pm, following the Salute to the Flag. The Board Chairman announced the first Item on the Board Agenda as:

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**PRESENTATION Re: Civilian Complaint Review Board**  
By Brian Connell, Deputy Executive Director

Brian Connell explained that the Civilian Complaint Review Board (CCRB) is an independent city agency, with subpoena power, that is not part of the NY Police Department. He said that the CCRB is completely separate from the criminal, civil, and traffic court systems. He explained how their Board investigates complaints, which are broken down into four different categories of alleged police misconduct:

1. **Use of Excessive or Unnecessary Force**, which includes punches, shoving or choking a civilian, using pepper spray and up to and including the use of deadly force.
2. **Abuse of Authority**: such as, intimidating or mistreating a civilian; an officer's refusal to provide name and badge number, an improper strip search or vehicle stop and search, or an improper "stop, question and frisk."
3. **Discourtesy**: includes cursing and using other foul language or gestures.
4. **Offensive Language**: includes slurs and derogatory remarks or gestures based upon race, ethnicity, religion, gender, sexual orientation, or physical disability.

Mr. Connell said that the interpretation of the NYPD's Stop and Frisk policy has been very controversial for the past decade. As part of a recent court settlement, the City of New York has hired an Inspector General to monitor NYPD policies and procedures to ensure compliance with local laws, as well as the state and federal constitution. He said that the NYPD's Stop and Frisk policy was at the heart of the controversy. In order to clarify the parameters of police authority, particularly the Stop, Question and Frisk patrol guidelines that are in effect under the Consent Decree, Mr. Connell said that in street encounters, police officers are permitted to question individuals about their identity, destination, or reason for being in a certain area, based on objective, credible reasons that may not necessarily be associated with the commission of a crime. During their questioning, he said that patrol officers may focus on possible criminality, based on a founded suspicion that some kind of criminal activity has actually occurred.

During a stop, Mr. Connell said that police officers may temporarily detain individuals, based on a reasonable suspicion that they are about to commit a crime, or already have committed a crime. In this case, while the individuals are not under arrest, they are not free to leave the scene. During routine traffic stops, he said that officers must have a reasonable suspicion that someone in the car committed a crime, or probable cause to believe that the driver committed a traffic violation, based on observable conduct or information.

If at any point during a stop, police officers reasonably believe the individual has a weapon, Mr. Connell said that the officers are permitted to pat down, or frisk, any outer clothing and if they detect what could possibly be a weapon, officers are permitted to reach inside clothing in order to retrieve it.

Mr. Connell said that police officers are permitted to conduct searches of your clothing, your bag or other container, your car and various compartments, based on probable cause to believe that you have committed a crime. He said that police officers are required to obtain search warrants prior to entering a private home, or searching data on cell phones, computers and other data storage devices.

Mr. Connell said that their office receives an average of 6,000 complaints per year about alleged police misconduct which are assigned to staff members for further investigation. He said that in regard to complaints about a police officer's use of offensive language, he said that whenever possible, their office attempts to establish a dialogue between the complainant and the police officer in question in order to resolve the situation. He said that in most cases, they succeed in resolving the situation this way. However, if the complainant is dissatisfied with the results of this process, they may file a formal complaint against the police officer.

Mr. Connell said that during the process of investigating cases involving alleged improper searches, their focus is mainly on whether the officer had probable cause to believe that the complainant committed a crime; whether the

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officer had probable cause to believe that a weapon or contraband was inside the complainant's car; whether the officer had obtained a search warrant or arrest warrant authorizing the search; or whether there were exigent circumstances that justified the officer's actions.

Mr. Connell said that two years ago, the adjudication process for complaints about police misconduct was revised by the Mayor and City Council, awarding the CCRB with the authority to determine the penalty phase in the disposition of disciplinary charges in all cases that are decided by the Administrative Tribunal.

In closing, Mr. Connell welcomed calls for assistance at the CCRB's hotline 1(800) 341-CCRB, or 1 (800) 341-2272. He said that complaints about alleged police misconduct may be reported to 3-1-1, at the local police precinct, or mailed into CCRB's office at 100 Church Street, 10<sup>th</sup> Floor, NY, 10007, or registered through their website at [www.nyc.gov/CCRB](http://www.nyc.gov/CCRB). He said that complaints may be registered by witnesses of police misconduct, not just victims themselves. Informational pamphlets were distributed.

The Board Chairman thanked Mr. Connell for his informative presentation, and introduced Queens Borough President Melinda Katz to address the Board.

Queens Borough President Melinda Katz said that since she entered office five months ago, she has attended Community Board meetings throughout the Borough and thanking Board members for their service to the community. She announced that from now on, Board members will be permitted 5 absences per year.

The Borough President announced that her office is planning a series of events this year to celebrate the 50<sup>th</sup> Anniversary of the 1964 World's Fair, as well as the 75<sup>th</sup> Anniversary of the 1939 World's Fair, in Flushing Meadows Park. She said that over 60,000 attended last month's celebration in the Park, held on Sunday, May 18th. She said that she is seeking capital funding this year to restore the NY State Pavilion in Flushing Meadows Park. She pointed out that it's the first recognizable landmark in Queens that tourists see from an airplane. She said that plans are underway to restore the structure so that it will serve as a tourist destination, attracting people from around the world to Queens.

The Borough President said that she has always been a strong advocate for the arts, and has been working to develop a public private partnership to foster the growth of cultural organizations throughout Queens.

In addition, the Borough President said that she recently met with the Schools Chancellor Carmen Farina to discuss the problem of school overcrowding throughout the borough, particularly School Districts 24 and 30.

In closing, the Borough President said that she looked forward to meeting and greeting the newly appointed Board Members, as well as reappointed Board members, at tomorrow night's Swearing-In Ceremony. She welcomed Board members' suggestions and ideas to be forwarded to her email address at [katz@queensbp.org](mailto:katz@queensbp.org).

The Board Chairman recognized all of the local elected officials and their representatives who were present, and invited them to address the Board.

On behalf of Mayor Bill de Blasio, Helen Ho informed everyone that the Dept. of Education has extended the deadline to enroll 4-year olds in All-Day pre-Kindergarten classes until June 26<sup>th</sup>, 2014 for the new school year starting in September. She said that expanding educational opportunities in early childhood education programs is one of the Mayor's major budget priorities. She welcomed input from Board members and staff in identifying additional public or private facilities that might accommodate new community-based early childhood education programs this Fall. In closing, she said that prior to working in her current position, she had served as the Queens representative for the NYC Partnership for Parks and the NYC Parks and Recreation Department. Flyers about the expanded Pre-Kindergarten Opportunity Program were distributed.

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On behalf of NYC Council Member Antonio Reynoso, Kevin Worthington said that the Councilman prepared a letter stating his objections to granting a zoning variance for the corner lot located at 1504/06 Decatur Street, under BSA Cal # 54-14 BZ.

On behalf of Congresswoman Grace Meng, Jordan Goldes said that the Congresswoman plans to propose legislation that would increase the penalties on criminals who deface and destroy headstones in cemeteries. For more information, he welcomed calls to their district office at (718) 445-7861.

On behalf of NYS Senator Joseph Addabbo, Alex Maureau said that Job Fair sponsored by State Senator Addabbo, for Senior Adults 50+ Years of Age in the Queens Community House, located at 80-02 Kew Gardens Road in Kew Gardens, Queens on Friday, May 30, 2014 was a great success. He said that all of the participants were interviewed on site for job openings and many were hired on the spot. He said that they will sponsor another Job Fair in the Fall.

Chris Kaznowski announced that at the end of this week, Alex Schnell will be leaving Assemblyman Hevesi's staff to work in the Public Affairs Unit of the NYC Department of Buildings. Mr. Kaznowski said that he will take over the position of chief of staff in their office. He welcomed calls from constituents to their district office at (718) 263-5595.

On behalf of Assemblyman Mike Miller, Kathleen Bossio announced that on Saturday, June 21<sup>st</sup>, from 10AM to 2PM, State Senator's Addabbo and Assemblyman Miller will co-sponsor a Health and Safety Event in the Forest Park Bandshell Parking Lot. She welcomed everyone to attend; flyers were distributed. In addition, Ms. Bossio announced that their offices will co-sponsor a Small Business Seminar at 7:30PM on Wednesday, June 25<sup>th</sup>, in Emmanuel United Church of Christ, located at 93-12 91 Avenue in Woodhaven. She said that representatives from various city agencies will be on hand to answer questions and address local residents' concerns. Flyers were distributed.

On behalf of Council Member Elizabeth Crowley, Dominick Dale said that their office has been relocated into new office space at 71-19 80 Street, in the Atlas Mall, in Glendale. He said that they plan to keep the same phone number, (718) 366-3900.

## **PUBLIC FORUM**

Alex Maureau reminded everyone that volunteers are needed to help with set-up operations beginning at 9AM on Saturday morning, June 21<sup>st</sup>, 2014, and to clean up from 6:30AM to 10AM on Sunday morning, June 22<sup>nd</sup>, 2014 for the annual Relay for Life, sponsored by the American Cancer Society, in Juniper Valley Park this year. He said that so far, 607 people have registered to walk around the running track in Juniper Valley Park in order to raise funds for cancer research. He said that their goal is to involve as many as 1,000 people in this year's event. He welcomed calls to his office at (718) 497-1630 for more information about the event. Informational flyers were distributed.

Jean Tanler, the Coordinator of the Maspeth Industrial Business Zone, expressed strong opposition to granting a zoning variance for the property located at 1504/06 Decatur Street, in the Ridgewood Industrial Business Zone. She said that due to the fact that the national economy had stalled, lots of small businesses closed their doors in the past few years. Now that the economy is improving, manufacturers are moving into New York City, particularly into Queens. She said that she does not believe this corner lot on Decatur Street at Irving Avenue is too small to accommodate an industrial building. She said that all of the adjoining lots on this block are zoned M1-4, for light manufacturing use.

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## **CHAIRMAN'S REPORT**

**Vincent Arcuri, Jr.**

The Board Chairman recognized the press corps in attendance at the meeting, and thanked them for their accurate reporting on all Community Board matters and events.

### **MINUTES**

Board Chairman Arcuri asked Board members to review the minutes of the May 14th, 2014 Board Meeting. Kathy Masi made a motion to approve the Minutes, seconded by Barbara Toscano. The minutes were accepted by voice vote.

### **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 last month. Each Board member received a copy of the listing.

#### **New Liquor Licenses**

- 1) \* Ridgewood Coffee & Liquor Co. Inc. d/b/a **Onderdonk & Sons** 566 Onderdonk Avenue, Ridgewood, NY 11385
- 2) \* Ron Reagan's Leotard Inc. d/b/a **Bierfeichen** 582 Seneca Avenue, Ridgewood, NY 11385
- 3) Popper's Locarno LLC d/b/a **Popper's Locarno** 1563 Decatur Street, Ridgewood, NY 11385
- 4) **Ltauha Restaurant LLC** d/b/a 55-50 Myrtle Avenue, Ridgewood, NY 11385

#### **Liquor License Renewals**

- 1) Carom Corp. d/b/a **Arena Billiards & Café** 341 St. Nicholas Avenue, Ridgewood, NY 11385
- 2) \* Nostro Joe's Inc. d/b/a **Joe's Restaurant** 66-11 Forest Avenue, Ridgewood, NY 11385
- 3) The Simply Dip Corp d/b/a **Simply Fondue** 71-19 80th Street Bldg 8S, Glendale, NY 11385

#### **New Wine and/or Beer Licenses**

- 1) Carla's Diner Inc. d/b/a **J&R Jr's Diner** 58-16 59 Street, Maspeth, NY 11378

\* Indicates Licensed Outdoor Area

### **Demolition Notices**

The Board Chairman reported that the Board received notification of the demolition of building located at **335/337 St. Nicholas Avenue**, on the northwest corner of Palmetto Street, in Ridgewood.

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

## **STAFF REPORT**

District Manager Gary Giordano

District Manager Gary Giordano advised everyone that emergency repairs are scheduled to begin this weekend, on the Grand Street Bridge at Metropolitan Avenue, when it be closed to traffic overnight from 9pm to 4am. He said that replacing this bridge is estimated to cost \$60 Million. He said that the bridge has been considered sub-standard and in need of repair for many years.

The District Manager announced that the Department of Sanitation's Composting of Food Scraps Program started in eastern Glendale this week. He said that eventually, the program will expand to portions of Maspeth and Middle Village, and then throughout the entire Board 5, Queens.

Regarding the proposed transitional housing facility for up to 125 homeless families at 78-16 Cooper Avenue in

Glendale, the District Manager said that despite the Community Board's objections to siting this type of facility at this location, the Department of Homeless Services is proceeding with plans to conduct an environmental assessment of the proposed site. He said that this site is not a suitable location for people to live, in light of the likely contamination at this site, and its close proximity to the Independent Chemical Corp, right next door. Mr. Giordano said that, according to an article in today's Daily News, Samaritan Village has begun moving homeless families into the newly-renovated Pan Am Hotel on Queens Boulevard in Elmhurst.

## **COMMITTEE REPORTS**

### **Special Committee for Proposed Transitional Housing for Homeless Vincent Arcuri**

Board Chairman Arcuri reported that in response to a request from Lisa Black, Assistant Commissioner of the Department of Homeless Services, the District Manager and he wrote a letter outlining the issues, concerns and questions that were raised by local residents who attended our Board's public hearing on May 22<sup>nd</sup>, regarding the Proposed Homeless Residence at 78-16 Cooper Avenue. He read aloud the letter, as follows:

"We conducted a Public Hearing regarding a Proposal to Establish a Transitional Residence for Homeless Families, at 78-16 Cooper Avenue in Glendale, on Thursday, May 22<sup>nd</sup>. This hearing was conducted in the auditorium of Christ the King High School, which is located at 68-02 Metropolitan Avenue in Middle Village, Queens. Representatives of the N.Y. City Dept. of Homeless Services and representatives of Samaritan Village, the applicant, were in attendance, as were approximately 440 community residents, 24 members of Community Board 5, Queens, 4 elected officials, and a representative of the Mayor's office and of the Comptroller's office.

Thirty three individuals, including elected officials, spoke at this important public hearing. Virtually every speaker raised serious concerns and questions, related to this proposal to house 125 families at this Cooper Avenue industrial site. The concerns, issues and questions raised by speakers at this hearing included:

- 1) The fact that the factory building at 78-16 Cooper Avenue is in a manufacturing zone and adjacent to a chemical storage and distribution facility. This is, therefore, not a location where people should be living.
- 2) That this factory building has been vacant for more than 15 years, and there is likely contamination in the building and on the grounds surrounding the building, based on the history of what was manufactured at the site in question. If this contamination could be remediated, the projected cost would be very expensive.
- 3) That this factory building should be used for business purposes, preferably manufacturing, but the property owner has reportedly been warehousing the building and has refused offers from businesses looking to locate at this site. People need good paying jobs in this expensive city if they are to be able to maintain a home.
- 4) That there is an active freight rail use, which is consistently growing, along the LIRR Montauk Line, which is dangerously located at the rear of this site in question.
- 5) That the entrance and exit to this site is located on heavily trafficked Cooper Avenue, which is a truck route, and where the sidewalks on the 78-16 Cooper Avenue side of the street are very narrow. This is not a safe location for pedestrians.
- 6) That there isn't any direct city bus service to the site; the closest buses are the Q29, Q47 and Q54, which too often have inconsistent service; and the nearest train station is about a mile away.
- 7) That this proposal is another instance of trying to warehouse homeless individuals, which is in stark contrast to the intent of Mayor deBlasio to keep people in their homes, by helping them with rent subsidies.
- 8) That it is much better to subsidize apartment rent for homeless families, instead of paying an exorbitant cost to the taxpayers of approximately \$3,500. per month, to warehouse each family in a crowded shelter type condition.
- 9) That the sewers in the immediate area are overtaxed already and the area homes have too often been flooded during rainstorms. Adding 125 families in a small area, as proposed, will put more pressure on an already overburdened area sewer system.

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- 10) That the proposed location of 125 families at one site, in this community of low density residential development, would be severely out of character with the surrounding community.
- 11) That the owner of the site in question, Michael Wilner, has stated that he is not the one who will pay the cost of cleaning up this factory site and renovations necessary to allow residential use.
- 12) That Community School District 24, of which the Community Board 5 area is a major part, is often the most overcrowded school district in New York City. Adding more students will put even more pressure on local schools. If children are instead to be bused to schools away from the immediate area, transportation vehicles will have significant difficulty entering and exiting the site.
- 13) That Samaritan Village has been found to have inappropriately spent more than \$900,000. In State contract funds, by the Office of the N.Y. State Comptroller. Shouldn't this questionable spending be reason enough to suspend the award of a lucrative \$27 million contract for this questionable site?
- 14) Was the site in question previously rejected for the establishment of a public school, because of contamination at this location?
- 15) What is the extent of the environmental review related to the proposed site? When will the environmental review be completed? When will it be available for public review?

It is therefore, the unanimous position of Community Board 5, Queens, the residents of Glendale and Middle Village and our local elected officials, that this site should be rejected for use as a Transitional Residence for Homeless Families. Instead, all efforts should be made, by the appropriate city agencies, to designate this factory site as a 'business' incubator location."

The Board Chairman said that copies of this letter were mailed to local elected officials, and distributed to Board members for their review. Kathy Masi suggested that a follow up letter be sent to the Board of Directors of Samaritan Village to express additional questions and concerns about the proposed plan to establish a homeless shelter at this site. The Board Chairman replied that he would take her recommendation under advisement.

### **Public Transit Services Committee**

**John Maier, Co-Chairman**

John Maier reported that on Tuesday, May 20th, the committee met in the Board 5 office with representatives of Move-NY, an advocacy group that is seeking a dedicated funding stream for major capital improvements to New York roads, rails, bridges and tunnels. Informational pamphlets were distributed to Board members.

Regarding the Department of Transportation's proposed plans to improve traffic safety and pedestrian safety by realigning the intersections of Myrtle Avenue/Palmetto Street and Wyckoff Avenue in Ridgewood, and restricting the turns that motorists can make at that juncture, Mr. Maier said that committee members are generally in favor of the plans that they have reviewed to-date. He said that the department welcomes input regarding any further recommendations regarding changes that may be warranted in that vicinity.

Mr. Maier reported that the NYS Department of Transportation announced today the awarding of the contract to replace the Kosciuszko Bridge between Brooklyn and Queens, and construction work is slated to begin later this year. The project will be completed in stages over the next 5 years, he said.

### **Zoning and Land Use Review Committee**

**Walter Sanchez**

Regarding the application for a zoning variance, **BSA Cal #54-14 BZ**, Walter Sanchez reported that the Committee met with the applicant's representative, Moshe M. Friedman, in the Board 5 office last night to review and discuss the

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matter. He said that the applicant, 1101 Irving Avenue LLC, seeks a variance to allow the construction of a new 3 story, with penthouse, residential building, in an M1-4 District, at **1504-1506 Decatur Street** (Block: 3542; Lot 12) in Ridgewood, Queens, NY. He said that Mr. Friedman had attended the public hearing on this matter that was conducted during last month's Board Meeting. And, most of the committee members made site visits to inspect the property prior to last night's Committee meeting.

Mr. Sanchez reported that the majority of Committee members have concluded that the applicant's request for a variance at this site is warranted. However, two Committee members voted against granting a zoning variance in this case. He said they plan to present a minority report in this case.

Mr. Sanchez reported that the property is a vacant lot, 25 feet wide by 90 feet deep, on the northeast corner of Irving Avenue at Decatur Street in Ridgewood, immediately adjacent to several other multiple-family dwellings on this block. He said that according to the financial analysis of the site that was submitted to the Committee for review, the lot is too small for the owner to derive a reasonable return on his investment if he were to construct a factory on this site. Furthermore, he said that in a manufacturing zone such as this, the owner is permitted to build from lot line to lot line. He said that the proposed building plans show a 30 foot setback from the adjoining residential property, to accommodate two off-street parking spaces accessory to the residential units.

In closing, Mr. Sanchez said that the majority of Committee members have no objection to the proposed zoning variance.

Board Chairman Vincent Arcuri opened the floor to questions and comments on the majority report on this matter.

Theodore Renz, Executive Director of the Ridgewood Local Development Corporation (RLDC), said that he is opposed to rezoning vacant properties that are located in the industrial business zone in order to construct new housing units. He said that manufacturing has been priced out of traditional industrial neighborhoods throughout New York City, due to economic forces that encourage converting industrial sites into commercial and residential uses instead. Mr. Renz said that the RLDC worked with Community Board 5, Queens and local elected officials to establish the Ridgewood IBZ in December with the express intent to attract and develop new manufacturing businesses to the south of Myrtle Avenue (SOMA) district.

Mr. Renz explained that, according to the NYS Dept. of Labor Statistics, the average annual wage for workers who are employed in manufacturing jobs is over \$53,000/yr. plus benefits, as compared to \$36,000/yr. for those who are employed in retail trades, or \$24,500/yr. for food service workers. He also pointed out that local manufacturing jobs produce both primary and secondary benefits, such as, a higher income tax base, and more disposable family income that is spent locally.

Mr. Renz also stated that instead of requesting a zoning variance, the owner might seek a change in zoning to an M-X designation, which would permit industrial uses on the ground floor and residential units on the floors above.

Paul Kerzner, president of the Ridgewood Local Development Corporation and member of the Zoning and Land Use Review Committee, agreed with Mr. Renz's objections. In addition, he said that this zoning variance application does not meet all 5 basic findings that are set forth in Section 72-21 on the NYC Zoning Resolution. He explained that:

- There must be a unique condition, such as, small, shallow or irregular lots, sub-surface soil conditions or contamination. Mr. Kerzner said that the unique condition that leads to the hardship cannot be a pervasive condition in the general area. He said that there are similar lots throughout the SOMA Industrial Business Zone.
- The current zoning designation for the property is considered unduly burdensome preventing a property owner from realizing a reasonable economic return. Mr. Kerzner said that this site could serve any number of manufacturing uses.

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- Section 72-21(d) specifically states that the purchase of a zoning lot shall not itself constitute a self-created hardship. Mr. Kerzner said that the owner purchased this lot in the past year or so; the M1-4D zoning designation was adopted in the 1990s.
- The proposed development will not alter the essential character of the neighborhood. Mr. Kerzner said that the majority of properties on this city block are industrial uses.
- The variance must be the minimum necessary to provide relief. Mr. Kerzner said that the applicant is not seeking minimum relief by submitting plans to construct a 3-story, 6-family multiple dwelling on this corner lot.

After a general discussion of the matter, the Board Chairman requested a Roll Call vote on the Majority Report of the Zoning and Land Use Review Committee, which was defeated by a vote of - 21- opposed; - 13 - in favor; - 0 – absentions; and - 0 - not voting.

The Board Chairman gave the floor to Theodore Renz to present a Minority Report on this matter.

Mr. Renz read the Minority Report regarding this application to the NYC Board of Standards and Appeals for a zoning variance, **BSA CAL #54-14 BZ**, as follows:

“IN THE MATTER OF an application by Moshe M. Friedman, P.E., to the NYC Board of Standards and Appeals for a variance on behalf of 11-01 Irving Avenue LLC, under Sections 72-21 and 42-00 of the Zoning Resolution, to allow the construction of a new 3 story, with penthouse, residential building, in an M1-4 District, at 1504-1506 Decatur Street (Block: 3542; Lot 12) in Ridgewood, Queens, NY.

Whereas, last July 2013 Community Board , Queens, unanimously voted in support of creating an Industrial Business Zone (IBZ) for the South of Myrtle Avenue Industrial Area (SOMA) in Ridgewood.

Whereas, Ridgewood has a long proud manufacturing history and that these jobs have historically been considered gateways to the middle class for persons with limited educational backgrounds.

Whereas, manufacturing businesses are being priced out of traditional industrial neighborhoods in NYC. This is due to economic pressures that make it more profitable to convert industrial space to commercial and residential property uses.

Whereas, Industrial Business Zones (IBZs) were created as a tool to prevent and not allow residential development in these M-zoned areas, and this proposed lot for residential development is part of Ridgewood’s SOMA IBZ District and therefore, no residential development is permitted and it should therefore, be withdrawal for consideration for this type of development.

Whereas, when this block is taken into the context of the greater vision for this IBZ District, the argument that it is surrounded by residential dwellings is not a strong valid case, because when this site and its adjacent dwellings are taken into the context of the greater vision for this IBZ district, it represents a very small portion of the entire district because almost all other block and lots are almost exclusively used for manufacturing structures or lots.

Whereas, let us not lose sight of future more sustainable better use potential for creation of a large scale industrial operation perhaps with the potential for rail access.

Whereas, this area may have further potential to think out of the box to explore potential for an M-X district which would mandate ground floor use (in this case, the first and second floors) for manufacturing uses, with affordable housing on the floor(s) above.

Furthermore, whereas the IBZ program provides support to community based organizations and local development corporations which administer the IBZ program to provide direct, locally provided technical assistance to industrial and manufacturing businesses throughout the city. This program has been critical in its ability to provide local firms the support to create and maintain jobs, expand and invest.

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Whereas, this program is directly in line with the Mayor's goals as stated in a policy paper "A Progressive Vision for Industry Development" in New York City. These are exactly the kind of jobs we need to bridge the gap between New York's Tale of Two Cities. According to the New York State Department of Labor, the average annual wage for a manufacturing worker is over \$53,000 plus benefits compared to \$36,000 for retail and \$24,500 for food related service.

Furthermore, whereas we believe that manufacturing and related businesses remain important to our neighborhood, city, state and nation. There has been much talk recently of a rebirth in manufacturing in the United States and the renewed theme of Made in America. Made in New York may sound even better. We believe that it is necessary to fight to change the city's paradigm away from rezoning industrial areas or granting variances or special permits to allow for other uses. A diversified manufacturing base is sound economic policy. These local jobs produce both primary and secondary benefits from taxes and locally spent incomes.

Furthermore, whereas it is for this reason that the Ridgewood Local Development Corporation, Community Board 5, Queens, and local elected officials and other stakeholders fought for the inclusion of our South of Myrtle Avenue Industrial Area (SOMA) as an Industrial Business Zone (IBZ) and that designation was granted by the IBZ Boundary Commission in December of 2013.

BE IT RESOLVED that Community Board 5, Queens rejects the recommendation of the Committee in favor of granting a variance for this site to allow the construction of a new 3-story, 6 family residential building with a penthouse in an M1-4 district and a newly created Industrial Business Zone (IBZ) at 1504-1506 Decatur Street, Block 3542, Lot 12 in Ridgewood, Queens, with a goal of preserving this site and other properties located in the IBZ for future industrial development.

As there was no further discussion on the matter, the Board Chairman requested the pleasure of the Board on this matter. Mr. Renz made a motion to adopt the minority report, which was seconded by John Maier, and the motion carried by a vote of – 20 - in favor; - 13 – opposed; - 0 – abstentions; and - 0 – not voting.

## **Health and Human Services Committee**

### **Robert Cermeli**

Robert Cermeli reported that the committee met on June 3<sup>rd</sup> in the Board 5 office with representatives of several local not-for-profit health care agencies to learn what types of programs and services they offer to the community. Mr. Cermeli said that Marci Rosa, from the Nurse-Family Partnership, explained that their nurse practitioners visit the homes of pregnant mothers who are expecting their first child, and new mothers whose children are under 2 years old, in order to provide help and advice on proper nutrition, available community resources, medical check-ups, etc.

Mr. Cermeli said that Juliana Gonzalez, from the Mental Health Association of New York, described their Life Net Program. He said that through their crisis hotline, at 1-800-LIFENET (1-800-543-3638), trained counselors listen to callers and provide them with the information and referral that is required in each case. He said that this service is funded by the NYC Department of Health and Mental Hygiene.

Mr. Cermeli said the committee also met with Lynn Pham, the Executive Director of Friendly Connections, a new respite and social senior care center that is located at 60-87 Myrtle Avenue in Ridgewood. He said that this center provides home care services to qualified seniors, as well as transportation and assistance with trips back and forth from their homes to medical appointments. He said that their services are funded through New York State's Medicaid-Managed Care program. He said when he visited their center, he was met by friendly and helpful staff and participants. He encouraged everyone to visit the site to see for themselves.

Minutes of CB5Q Board Meeting on June 11, 2014

## **Parks Services Committee**

### **Steven Fiedler**

Steven Fiedler announced that last week, the NYS Department of Environmental Conservation notified our Community Board and Community Board 5, in Brooklyn, that their Environmental Assessment Review of the Ridgewood Reservoir site is completed. He said that representatives from their Department will give a presentation on the findings of their environmental study during a public meeting that is scheduled to take place within the next few weeks. He said that the date and time of the meeting have not been finalized as yet. All are welcome to attend, he said.

### **Elections for CB5Q Executive Committee Members**

The Board Chairman announced that the annual election of Community Board 5 Executive Committee members will take place at tonight's meeting, and gave the floor to the District Manager to conduct the election.

The District Manager read aloud the current list of Executive Committee members, and distributed a list of nominees for the Executive Committee positions to all Board members present, and pointed out that each nominee had accepted their nomination. He opened the floor to nominations for Executive Committee positions.

The District Manager asked if there were any other nominations for the position of Chairperson. As there were no other nominations, the nominations were closed and Board Secretary Margaret O'Kane cast one unanimous ballot to elect Vincent Arcuri, the Chairman of Community Board 5.

The District Manager asked if there were any other nominations for the position of First Vice-Chairperson. As there were no other nominations, nominations were closed and Board Secretary Margaret O'Kane cast one unanimous ballot to elect Walter Sanchez, the First Vice-Chairperson.

The District Manager asked if there were any other nominations for the position of Second Vice-Chairperson. As there were no other nominations, the nominations were closed and Board Secretary Margaret O'Kane cast one unanimous ballot to elect Dmytro Fedkowskj, the Second Vice-Chairperson.

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

The District Manager asked if there were any other nominations for the position of Secretary. As there were none, 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 four candidates who were nominated for the four positions of Members- At-Large, as follows: Patricia Grayson, of Glendale; Fred T Haller, III, of Glendale; Theodore M. Renz, of Middle Village; and John A. Maier, of Ridgewood. As there were no other nominations from the floor, nominations were closed and the Board Secretary Margaret O'Kane cast one unanimous ballot to elect all four candidates to the Member-At-Large positions 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 10:05pm.