

COMMUNITY BOARD #7 PUBLIC HEARING & REGULAR MEETING
MONDAY, MARCH 14, 2016
UNION PLAZA CARE CENTER
33-23 UNION STREET
FLUSHING, NEW YORK

PRESENT

Chuck Apelian
John Byas
Tyler Cassell
James Cervino
Chin-Hsiang Chiang
Kim Cody
Nicholas Corrado
Joseph Femenia
Arlene Fleishman
Fred Fu
Pablo Hernandez
Jeff Huang
Kevin Kang

Eugene Kelty
Phil Konigsberg
Peter Kwiath
Esther Lee
Frank Macchio
Rev. R. McEachern
Barbara McHugh
Selma Moses
Kim Ohanian
Millicent O'Meally
Terence Park
Vana Partridge
Kris Ram

Belal Salim
Marc Schiffman
Warren Schreiber
Kevin Shields
Matt Silverstein
Peter Sutich
Joseph Sweeney
Alison Tan
John Tsavalos
Peter Tu
Arnold Wagner
Harpreet Wahan
Clarissa Wong
Linna Yu

ABSENT

Timothy Chuang
Rose Forkan
Vincent Gianelli

Devon O'Connor
Andrew Rocco

Joshua Sussman
Carlos Talisaysay
Jie Zhu

COMMUNITY BOARD #7 STAFF

Marilyn Bitterman, District Manager
Marilyn McAndrews, Assistant District Manager
Mary Zuliani, Community Assistant

GUESTS

Timothy Hopper, Congresswoman Meng's office
Keryn Lemp, Senator Avella's office

GUESTS

Tim Thomas, Assemblyman Simanowitz's office
Erin Rogers, Assemblywoman Rozic's office
Haris Khan, Assemblyman Kim's office
Chae No, Councilman Koo's office
Vito Tautonica, Councilman Vallone's office
Adam Chen, NYC Public Advocate's office
Susie Tanenbaum, Queens Borough President Katz's office
Jeong-ah Choi, Queens Borough President Katz's office
Hye-Kyung Yang, NYC City Planning, Queens

Chair Eugene Kelty is at Borough Hall and will arrive later. In the interim, **First Vice-Chair Chuck Apelian** opened the meeting at 7:15 p.m. with the Pledge of Allegiance followed by a moment of silence in honor of our soldiers here and abroad who keep us safe, as well as those who died for us and our country. He asked that we remember them all in our prayers tonight. **First Vice-Chair Apelian** then read all the announcements, which will be available for those interested at the end of the meeting and at the office tomorrow. The January 11, 2016 and February 8, 2016 minutes were then approved by the board members.

The attendance roll call was taken with **(40) Present, (6) Absent, (2) Excused**

ITEM #6 – GREEN INFRASTRUCTURE/BIOSWELLS – DEP/DOT/DPR - Shane Ojar from DEP, representing all three agencies, gave an in depth presentation on NYC's Green Infrastructure Program. NYC's sewer System is used to convey both sanitary and storm flows. When the sewer system is at full capacity, a mixture of rain water and sewage can be released into local waterways, and is known as combined sewer overflow (CSO). Anywhere from 65% to 90% of the CSO's, however, are captured at treatment plants. Use of green Infrastructures are constructed to collect stormwater runoff when it rains and are known as bioswales and stormwater green streets. Potential sites, surveys, soil testing and samplings are investigated by the DOT and Parks, marked in green, then excavated, backfilled with stone, lined on the sides to capture water, filled with engineered soil, new trees and other smaller vegetation planted and surrounded with railings or curbs on three sides for protection.....all with no parking spots lost. In coordination with Dept. of Sanitation, all green infrastructure is to be regularly maintained by the City every two weeks. More crews will be added with this responsibility since people will litter or drop appliances while construction is ongoing, or trash will blow into the area. The Board will receive a spread sheet showing the locations of bioswales and stormwater green streets. If your home is considered a prime location for a bioswale, you will be notified in advance. Construction will only take two weeks . There are opportunities for private property owners under a GI Grant Program to be 100 % reimbursed for design and construction on their property in combined sewer areas. Also the City provides for a one year property tax abatement to those that install green roofs.

Q . If someone drops a TV right after cleanup, what do you do?

A. You can call 311 and it will be picked up immediately.

Q. Do these installations end at the curb?

A Yes

Q. If someone parks in front of a bioswales, how does a passenger exit the car?

- A. They would have to exit before the car is parked.
- Q. How are these infrastructures going to help flooding?
- A. It does not alleviate flooding, but channels water directly into the ground. There may be a secondary benefit which will lessen flooding.
- Q. Why is there a need for boring? For permeability?
- A. Boring is essential to give us an idea of the type of soil and drainage time or if the bedrock that's underneath is too high.

Environmental Committee Chair, **James Cervino**, pointed out that this is a great program, but explained **First Vice-Chair Apelian's** point of view that it could save the City a fortune if you could identify the soil by eye, instead of boring thousands of the sites.

- Q. Can you tell us why property owners will not be responsible for having these installed on their property?
- A. If the City installs it, the homeowner will not be liable for anything that occurs because of it.
- Q. You said consideration was given to locations that were the most optimal. Were pedestrian high traffic areas one of the considerations, because it can be a safety issue?.
- A. High pedestrian traffic was not taken into consideration in selecting a site, but we can look into it. **First Vice-Chair Apelian** asked for a detailed map showing all the future bioswale locations., so we can review them at our next District Service Cabinet meeting. **Chair Kelty** added we will alert our elected Officials, Sanitation Commissioner and other agencies that summonses might be unfairly issued, because unfortunately, the City never listens to us. Environmentalist **James Cervino**, in defense of the City said we need this to happen. With ever increasing storms and flooding, we need the health benefits of more trees and grassy areas. Board Member, **Tyler Cassell**, asked the DOT, when doing their surveys, if the illegal paving of concrete over green areas of private property can be overturned? DOT representative **Shane Ojar** said it can be done.

ITEM #7 – ONE FLUSHING – CITY PLANNING #c160140 ZSQ – New York Housing Preservation & Development – Application for special permit pursuant to Sec. 74-52 Zoning resolution to allow an attended public parking garage with maximum capacity of 229 spaces on portion of ground floor & cellar level of proposed mixed-use development on property located at 133-45 41st Avenue in a CR-5X* District. *Note: The site is proposed to be rezoned from a C4-2 District to a C4-5X District under concurrent related application #160138 ZMQ. **Committee Chair Chuck Apelian** explained Muni Lot 3, located just off Main Street and 41st Avenue, is up for an RFP to build affordable housing. NYC Housing Preservation representative, **Jaclyn Sachs**, gave a power point presentation of the 43,000 square feet site for permanent affordable housing 100 ft. from Main Street with a public parking lot for more than 150 cars, a special permit allowing the use of floor area from a LIRR right of way, and a Mayoral zoning override waiving loading berth requirements under zoning. The development team is Asian Americans for Equality (AAFE), HANAC, and Monadnock Development & Construction. Discussion continued based on the printed proposal given to all board members describing the additional senior and community services, the retail space mix of local and credit tenants and details of sidewalk widening, rooftop solar array and vegetable farm for residents. Online and paper applications are available through NYC Housing Connect with a lottery process for awards to income-eligible families. Fifty percent of the units will be reviewed first for community board residents of which 50% will be for Board #7, 25% for Board #3 and 25% for Board #4. Seven percent for the disabled and 5% for municipal employees.

A twenty-three page power point presentation was distributed to all board members, and is on file in the office, as well as attached to the minutes.

Due to a malfunction of the tape recorder, the remainder of the meeting's review and questions were not recorded. However, the vote taken on One Flushing was as follows:

The motion on the floor was to accept the committee report and to NOT approve the application, based on the following reasons set forth by Committee Chair Apelian, and seconded by Marc Schiffman:

- 1. The committee opposes the Mayoral Override to eliminate the loading berth, as there is a great deal of traffic issues throughout downtown Flushing due to street loading. The applicant states they will ask DOT to allow for a "few" commercial street parking spaces in front of the building as replacement. The Committee feels these spaces should be "numerous" not a "few" and as far west along 41st Avenue to minimize the queue of traffic turning from Main Street onto 41st Avenue**
- 2. This project is 100% affordable and does not need the MIH overlay. MIH is a program with "permanent" affordability for 25% or 30% of units within a Site. This Site is 100% affordable and has a 40 year financial structure with no exit strategy. MIH does not apply and is not needed. The Committee does not want to hamper sound development with political agendas.**
- 3. It is HPD policy to allocate 50% of the affordable units (via lottery) to residents of the Community Board where the project resides, and the balance of the units available (also via Lottery) Citywide.**

This application will still have the 50% Citywide lottery, but the balance will be divided. In essence CB #7 is being told we will lose 25% of our allotment (approximately 58 units) that are desperately needed for our community. We were told this was negotiated as part of "Willets Point". How can this be? Willets Point is 100% in CB #7 and so is Muni Lot #3. Community Boards #3 and #4 have no say in either project and have no right to preferential treatment in this application. This is an insult to all members of Community Board #7 who worked with extreme diligence and under tremendous community fire for nearly 10 years on Willets Point, only to receive this political slap in the face. Muni Lot #3 is in our district. We made our community valuable, and we haven't been offered any reciprocal preferential treatment in HPD projects from CB #3 or CB #4. CB #7 has no obligation to be philanthropic!

The vote taken was (37) Not to Approve (2) Approve (1) Abstained without Conflict

ITEM #8 - Letter to City Planning - CITY WIDE STATEMENT OF NEEDS FOR 2017/2018 - Budget/DEP/Corporate Park Committees

The motion on the floor was to approve Community Board #7's letter of March 15, 2016 to Commissioner Weisbrod, City Planning, on our City Wide Statement of Needs for 2017/2018.

The vote taken was unanimously to approve!

The meeting ended at 10:30 p.m.

Respectfully submitted
Mary Zuliani

