

Community Board 1 Queens - Full Board Meeting Minutes

January 17, 2023

Meeting opens with Chairperson, Marie Torniali at 6:30 p.m.

PUBLIC HEARING ITEM:

New York City Department of City Planning

ULURP No. 210283 ZMQ 26-50 Brooklyn Queens Expressway West Rezoning

Application to rezone property bounded by Borough Place, 27th Avenue and BQE West (Block 1019, Lots 1 and 2) from an M1-1 zoning district to M1-2 in the Woodside neighborhood.

Chair - Marie Torniali - good evening and welcome to the January 17, 2023, Community Board 1 meeting. Welcome back and happy New Year to all. I believe we're going to be meeting by Zoom the next couple of months. So all board members if you could turn your cameras on that would be great. Thank you. Public hearing item ULURP number 210-283, 2650 BQE, Expressway West rezoning other presenters are here.

Gerry Caliendo - Madam Chair my office prepared some of the documentation for this application.

Chair - Marie Torniali - Duly noted. Thank you Gerry.

Thomas Ryan - My wife works for Akerman LLP, so I have to abstain.

Chair - Marie Torniali - Thank you Tom.

Frank St. Jacques - Madam chair members of the community board. We appreciate your time tonight. My name is Frank St. Jacques I'm special counsel with Ackerman we're the land use Council for the project. We have several members of the project team here, including the project architect and the applicants. I'll give a brief presentation and then we're all happy to answer any questions that the board may have.
(Presentation Attached)

Q&A with Board Members/Comments by Residents

Chair - Marie Torniali – Thank you Mr. St. Jacques. First, I will go to Elizabeth Erion to see if there were any outstanding questions.

Elizabeth Erion - When this was presented to us in December, we had seen an original proposal for an industrial building and then in January, when we had our last meeting and the item had been certified, we were presented with the expansion of this Club. There weren't very many issues that were raised considering it is as-of-right use in this Zone. We did have a concern that there was this change in proposed use. I have one question, which is whether or not the applicants have changed their modified application with City Planning and the reaction City Planning had to this other than that we requested that they give us a project description. I haven't seen a project description, but I have seen the site plans. We've all seen the site plans which were presented tonight. So, as I said, we didn't have a recommendation because we thought making a recommendation based on something that was first presented to us. It was different from the application we were hearing, or we knew about. We said that we would not make a recommendation but would state that there was consensus that the proposed use was not unacceptable. It was appropriate for its location. There were some concerns about possible traffic and whether or not EA, the Environmental Assessment had to be re-looked at with respect to the traffic. So those are just a couple of the things that came up but, as I said, there was consensus on this, but no recommendation for the board members specifically thank you.

Diana Limongi - I don't think I heard if in the proposed expansion if the gentleman's club will no longer going to be there.

Frank St. Jacques - Correct, the gym will take over that space. They will no longer be in the building.

Helen Ho – I noticed that you had mentioned that the parking is going from 40 spots to 100 is adding an additional 111 spots and I was wondering what the rationale for that is and it seems like a lot of parking.

Frank St. Jacques - I can clarify, there's currently a requirement that 45 spaces be provided for the existing uses at the building. That would increase to a total of 111, not an additional 111. So, 111 total, this is to satisfy the parking requirement within the M12, which unfortunately, has a relatively High parking requirement. We think that you know it's very likely that a lot of these spaces will go unused, but it's simply to satisfy the required parking under the M12.

George Alexiou- Do they have a swimming pool?

Frank St. Jacques – No, when we discussed this at the Committee hearing there was not a swimming pool proposed. I know that there's a lot of interest in that, but at this point it's not being proposed. If anything changes, we will certainly let the community board know.

Dan Aliberti – On 27th Avenue, you have a section, I believe you said it's owned by a different entity and they're not here tonight to present what they're going to do with this upgrade. Why is that?

Frank St. Jacques - I'll give you a little background. We approached the Department of City Planning about this specific site because it's within the ownership and control of the applicant. Typically when the city entertains a rezoning, they won't draw a zoning district boundary at the mid-block, which is where our site ends. We extended the zoning district boundary down to 27th Avenue so that it would be a rational district boundary. It does include a non-applicant owned site, although in our environmental diligence we projected what would happen were that site to be redeveloped. Our understanding is it's a successful business and the rezoning is not likely to result in any change there.

Dan Aliberti - I have a concern that whomever it is that owns that property and what they will do with it once this change has been made. You're presenting what you will do-and we understand that, but these other people are not here to tell us what they're going to do with their property.

Frank St. Jacques - Understood.

Chair - Marie Torniali - Does any other board member have a question: Mr. St. Jacques, we have a question in the Chat which I will read – The expansion of the facilities will help draw additional businesses and new demographics. Where do you and the developers and the expected new businesses traffic flow to occur from and its impact on the surrounding area?

Frank St. Jacques - I think, based on discussion with the owners with Sal and Phil, who are here as well as the environmental assessment statement (EAS) that was prepared in connection with the application. We think that the expansion of the gym would essentially continue traffic in the same manner that is there today. The gym has about 6,500 members currently and operates sufficiently on these relatively constrained streets. We think with the additional parking we're not going to see a surge in demand for traffic or parking needs, there's just simply going to be more space within the gym. I will note that as Liz alluded to, this project when it was filed, contemplated the ground up development of an approximately 86,000 square foot industrial building, so significantly larger, building with a higher traffic demand and our traffic engineer determined that would not present any significant adverse impact on the site. Liz, to answer the question you posed earlier, we're working currently with the Department of City Planning on our materials. Those are not complete yet, we anticipate updating the project description to reflect the proposed development has changed and ultimately, we're presuming more narrative changes to the EAS rather than new analysis, but that work has not been signed off by City Planning yet.

Chair - Marie Torniali -. Any other board members have a question. We have two members of the public who have a question, Ashley Mia and Nishaun McCall

Ashley Mia - Good evening everybody. My name is Ashley Mia, so not only am I a local resident I work at BQE Fitness I am the Social Media Manager, and my main focus is engaging with the community. We do a lot of work with our community. Our members are all really excited about everything we do. One of the things we do is actually showcase local artists in our space. I look for local artists based in Queens and give them opportunities to showcase their work, and we actually have gotten a lot of interest in our local art. We also have hosted food drives during the holidays and have donated a lot of things like that. Also, we have donated spaces to a lot of schools, and they utilize our court area as well. I just wanted to add that we offer a lot of community space in addition to Health and Fitness.

Nishaun McCall - Hello, everyone, my name is Nishaun McCall, I reside in Brooklyn, New York, I work in Queens and all I can say is I love the BQE gym. Many of you experienced the pandemic. The BQE has been in my family for a very long time, and I watch how this family came in and totally transformed the BQE. That was basically a dump to where it is as of right now, and during the pandemic it was a time when many of us couldn't go to our churches, we couldn't go to our synagogues, we couldn't go to libraries and the BQE was there for me. Not just me. It was there for my wife. It was there for the other

members that are a part of the BQE family. I don't have nothing but great things to say about the BQE I think it's a great addition to the Queens area and I hope that you guys allow them to do the expansion.

Helene Abiola - I'm curious with the larger parking lot, how you would deter people from utilizing that space for like drag racing and other undesirable activities after hours,

Frank St. Jacques - I'm, not sure, I understand the question of the drag racing on the streets. The parking lot would be in entirely enclosed and attended and the BQE Fitness is no longer 24 hours. So while there's security within and surrounding the facility there's really no control over the streets themselves. I'll let the owners speak to this, but my understanding is they haven't experienced issues on those streets surrounding the facility, but maybe Sal or Phil you can add a little color there.

Phil Loria - Since we've taken over the facility, we've never had any drag racing incidents. As far as the additional parking I don't know that would contribute to any drag racing. Like Frank explained it would be an enclosed space, it has nothing to do with the streets or anything so I don't know that it would condone or attract any of those type of activities, and it's been because since we've been there, we've never had any issue.

Chair - Marie Torniali - Anyone else have a question. Thank you so much for the presentation, we'll vote on this item during the Business Session. Thank you everyone, can I get a Motion to adopt the December 2022 minutes.

Motioned by Dino Panagoulas; Seconded by Vanessa Jones-Hall

Chair - Marie Torniali – Is anyone opposed? Hearing none, the Motion Carries.

Chair Report

Chair - Marie Torniali - I think we're going to be meeting on Zoom perhaps until April, until the emergency order stays in place. In the meantime, I would encourage everyone to please keep their cameras on while we're on Zoom board members. It's very helpful to see all of you, especially that when that meeting new posting again, probably for the next couple of months, so I thank you for that, and that's all I have thank you.

District Manager Report

Hello, good evening, everyone. It is good to be together again. Our office has been working closely with the Department of Homeless Services as since the Holiday Season the numbers of Homeless Shelters have been on the rise. December to date 7 sites have been opened. Some have been Amnesty seekers some have been from the Mayor's Office of Criminal Justice. I am in contact regularly with DHS. Further Updates: I recently had conversations at the District Service Cabinet meeting with the Queens Public Libraries. I placed a request that they would continue to work closely with our new neighbors. The QPL has been assisting in multi-dimensional ways from ESLA to raising donations of items for the shelters. Additionally, at the Cabinet meeting agency representatives have reiterated agencies of New York City are seeking qualified applicants' jobs postings to work for the City of New York are posted at <https://www.nyc.gov/jobs/index.page> While speaking with QPL I was able to do follow up on several questions that were asked at the January Board Meeting. Impacts of proposed budget cuts: While we are still examining the potential impact of the proposed cuts in the FY24 preliminary budget, the cuts would affect our service and programs. Astoria Library Renovation: The renovation includes a new elevator, a new entry vestibule with a ramp, new ADA-compliant restrooms, new air-conditioning and heating, a new adult reading area as well as a new teen and cyber center. Long Island City Library ADA: This question was in reference to our Hunters Point Library, not the Long Island City Library. There are no ADA issues at our Long Island City Library. Hunts Point Library lies in CB2 Queens. Our Board has received a new planner full time with DCP. His name is Derek Jasmin, and he will be working with our office to assist our District. The DOT is working to on Board new representatives, and they will be following up with our office. The Department of Health spoke about the rise of Hospital admissions post-holiday. They also reiterated the need for applicants for open positions in their agency. Our office recently met with the Office of Cannabis Management at the Queens Borough Cabinet Meeting. In the near future they will be visiting Community Boards to provide new information related to retail sales in New York Cities Limits. The Office of Cannabis has a website where you may read about their intentions and assist new businesses as they are approved. Changes are still occurring, and they have agreed to update the District Offices. They may be found at <https://cannabis.ny.gov/> We'll look forward to their agency attending a Full Board Meeting in the near future. Notices will soon be going out to the community related to Sanitations time changes which will occur April first please stay tuned.

Committee Reports

Rosemary Poveromo, Airport Committee. Let me start with the 2023 updates regarding LaGuardia Redevelopment. First the construction updates, the new Delta Terminal C arrivals and departures Hall had opened in June a whole new LaGuardia Airport is now substantially complete. Approximately six years after construction started in 2016, more than 2.2 billion dollars in contracts has been awarded and certified to minority and women's business enterprises. The largest amount awarded to any public/private partnership in New York State history. Approximately 870 million dollars in contracts was awarded to local Queens-based businesses for 12 four-year full tuition Scholarships to Vaughn College was awarded to local students from East Elmhurst, Corona and Astoria. The LaGuardia mass transit access was directed by Governor Kathy Hochul. The Port Authority's evaluation of 14 options to improve mass transit access to LaGuardia Airport is ongoing. The evaluation of the 14 options is in the final stages, and the associated report is being written. So goes my report Madam chair.

Dino Panagoulas, Consumer Affairs Committee. If we can open up our packets to what Florence had kindly gotten together, there are I believe 29 businesses and licenses up for renewal. We've looked at all of them, and none of them are of cause for concern or have been deemed having any issues, and so, with that I'd like to make a motion to approve all.

Motioned by George Alexiou; Seconded by Jean Marie D'Alleva.

Chair - Marie Torniali - Anyone opposed, seeing none the motion carries.

Antonella Di Saverio - Environmental/Sanitation Committee. Next Wednesday on January 25th we're going to have the Department of Technology and Innovation to talk about the installation of Link New York City, 5G kiosks in our area. I think there are about four or five that are planned to be installed. We'll have an engineer/professor someone from Environmental Health Trust, they're going to talk about the emissions and the safety implications. We're also going to have a person who resides in our area that's going to talk about how the 5 G pole has negatively affected him and then we'll have a few other experts and then also we're going to be quickly talking about Beacon Wind Energy. That's all for my report. Thank you.

Elizabeth Erion - Land Use and Zoning Committee. I assume you all read the report, there's nothing more to add, with just a couple exceptions. The information that the applicant sent to us listed a number of community users of reports there and also, they submitted a petition in support of the application to rezone signed by a approximately a thousand people. As I mentioned, we did not have a recommendation specifically how to vote for the community board. However, there was consensus in support of the project and so in support of the rezoning, so I leave it to someone from the membership to make a motion for the board to vote on.

Motioned by Richard Khuzami; Seconded by Dino Panagoulas.

Chair - Marie Torniali Torniali- Amy Hau to do the role call please.

Role Call Vote by Amy Hau.

Yes 31; No 1; Abstain 2

Kathleen Warnock, Parks/Recreation/Cultural Committee – No report.

Dominic Stiller, Transportation Committee. To reiterate what Antonella said, and hopefully everybody that is in the committee and attends on the 25th, do your homework prior, so you bring some good opinions.

Chair - Marie Torniali Yes, I don't think we mentioned that's a joint meeting, Transportation and Environmental.

ELECTED OFFICIALS / REPRESENTATIVES

Senator Kristen Gonzalez Thank you so much good to be here. Happy New Year everyone. I wanted to just come virtually and or as face to face as we can do right now and introduce myself and also just give you some important updates for the first couple of weeks of session. I am the new State Senator, we were sworn in about two weeks ago and of course you're familiar with this, but just a recap. This new district is inheriting from (Senator) Gianaris from Astoria but goes all the way down to Williamsburg in Brooklyn and then parts of Manhattan as well. So we are now in a Triborough District. I've been assigned committees in the State Senate and am now the Chair of the Internet and Technology Committee. I am

also serving on Energy and Telecommunications, which is really important for Astoria, because we're really prioritizing climate and energy, especially with the power plants this session and through the work that we'll be doing with Ravenswood as well. I'm serving on Disability, Consumer Protection and Ethics, as well as Transportation, so a full suite of committees and priorities this session. In the last two weeks, I have been active in the fight against the very conservative pick of (Hector) LaSalle for the Court of Appeals, so for those who have heard, but in case you haven't heard, we have an opening in the highest court of New York and the governor has nominated someone from an appellate bench that has a history of ruling against people like us, people who are working class, immigrant communities, even reproductive health rights advocates. There has been an entire coalition pushing back on this and the hearing is tomorrow, so I've been organizing around these last two weeks. In addition, I have introduced my first Bill. We have been prioritizing surveillance technology and protecting our privacy by closing a loophole that says that our law enforcement cannot access our personal data from state or city agencies without a warrant. Finally, we've been really hard at work, putting our entire team together so we are fully staffed. While we don't have a physical office in the district and currently, I'm in Albany, this is my Albany office which you're all welcome to. We are getting our team up and running. We do have our Community Affairs Director on the call today Marissa, who you just heard but I encourage all of you to reach out and we'll keep you posted the minute we have a physical space in the district, but, yes, those are some of the main updates, and if you have any questions you can email us at Gonzalez@nysenate.gov. If it's campaign related, we do have a separate email address for that just be mindful now that we have multiple addresses and also happy to take any questions, I'm, not sure if that's conventional for this Board but happy then to stay on a little longer to talk more.

Chair - Marie Torniali Congratulations and welcome to CB1 Senator and for stopping by. We appreciate it.

Congressperson Alexandria Ocasio-Cortez

Thank you for having me today and happy New Year everyone we're so excited to start this New Year off strong. I don't have a litany of updates, but the updates I do have are very positive and I'm really excited to share them with you all right before the start of the new year. I think it was about two days before Christmas, The House reconvened, and we were finally able to pass our Community Project Funding that we had been working on all year to secure. We have about 15 projects overall that have been approved across the district. When it comes to Astoria, we've got two hyper-specific Astoria-based projects that we're really excited about getting approval on. The first is that we secured a million dollars with the New York City Department of Transportation to help start overhauling, Astoria Boulevard to make it safer for pedestrians, and so this is a process that we were able to secure the funds they are in the process of being transferred to D.O.T and I've already begun engaging Councilwoman Cabán as well as Assemblyman Zohran Mamdani, in making sure that those funds start to get implemented and that the planning around the boulevard starts to happen as soon as possible. We actually got that million-dollar grant for DOT We have one in Astoria and we actually got a parallel one in the Bronx as well in Westchester Square. We will be participating in managing and actively managing both of those projects. But if anyone or if any of the subcommittees on the community board are interested in getting a briefing on it, we're more than happy to bring in our Point person at D.O.T in order to make sure you all have all the information ahead of time. We're very excited about that. It should make Astoria Boulevard so much safer for people who are walking around that area. We know how dangerous it can be in some of those junctions, so we're looking forward to getting that project started right away. The second project that we were able to bring to Astoria is another half million dollars for The Variety of Boys and Girls Club to really focus on their mental health program at its Teen Academy. We're very excited about those two Astoria specific projects that we got implemented. We also have a Statewide Community project fund with New York SERDA (New York State Energy Research and Development Authority), to really help. We secured three million dollars for the State in order to encourage climate-based job hiring and wage subsidies, so installing and building out infrastructure for renewable energy, battery and solar panel and installation efficiency weatherization. All of that, but that's across the state, so it will impact Astoria, but this is also part of the grant that is going to be enjoyed statewide and additionally, this is not as part of the community project funds, but what we were able to secure several million dollars for water infrastructure in Queens just throughout the borough. Our main goal is to start getting the climate resiliency construction underway to prevent what happened to so many people during Hurricane Ida with the sewer infrastructure backing up and flooding. A lot of the flooding that resulted during Hurricane Ida wasn't just from a rainfall, but it was from the lack of water infrastructure that could handle really getting that water out as quickly as possible. We secured several million dollars a good chunk of change in order to start that process again. So those are my immediate updates, short and sweet happy to answer any questions that anyone may have, but we're really excited to kick off the year strong with these projects that we're able to get underway.

Chair - Marie Torniali Thank you for these two great projects. Astoria Boulevard is a nightmare to even try to cross even to drive but crossing is more important and also the mental health projects for teenagers, also important, especially now.

Kathleen Warnock- This evening there was another protest at the home of a council member in Queens against the Drag Story Hour. I'm a playwright and I'm currently working on a project with Drag Story Hour and I'm finding that a significant amount of the planning time is spent on security, so literally we're going to lock the doors as we have our event and there's going to be police there. The council members and the state legislators who are being threatened by people who can only be called domestic terrorists. What can we do about this? And how can you help?

Congressperson Alexandria Ocasio-Cortez Yes, absolutely thank you. I just have to start off by saying it's just awful that this has come to our community. It's just absolutely terrible on a kind of a private and personal level. We have been reaching out to some of the elected officials that have been affected. Sadly, we have a decent amount of experience in that space, and so we have built up institutional knowledge and infrastructure to help support some of our elected officials who may be going through this. I think the broader question here is: how do we start really addressing this more seriously and particularly when it comes to targeting of events? One of the things that we've started to do at least right away is supporting some of the community defense actions that are happening around this. I was really proud of how we were able to show up in Jackson Heights in a way that just so far outnumbered anyone who's trying to cause trouble there that it wasn't just about making it not be a bad experience, but I actually think a lot of folks were able to help contribute to making it a positive experience. This just isn't sustainable and I think one of the things that we may want to consider doing is I'm happy to really pitch in on a local level to see if there are any updated ordinances that we can pass. If we can start providing by helping be a liaison in advance of these events, to help broaden the perimeter a little bit. I think those are some measures that can really help. The more advanced notice we have the better. So if you're working on an event, please feel free to reach out to my office, and we are more than happy to request whether it's through the local Precinct or through others for that expanded perimeter, so that people can be safe and also for things to be positive, as well. As for any other kind of heightened activity you should know that we are in consistent communication with the FBI and any federal law enforcement notices, any Flags, they do reach out to us, as well as the city, in order for us to do Advanced planning. If there's any requests that you all have, we're more than happy to engage in any additional support, you all need.

Andreas Migias - The MTA obviously is a big part of Astoria we have a lot of subway lines, trains. I know in the state there's been talks in Albany of five-minute service, free bus, for example, and I know the federal government has pitched in with COVID relief money, but I'm wondering if there are any current proposed solutions to further help that state plan perhaps get better service within the community, which I think is uniquely positioned in Astoria. Just because of somewhat, high density equals or proximity.

Congressperson Alexandria Ocasio-Cortez- One of the things that we were able to advocate for during this whole build back better saga last year is that we were fighting really hard for public transit investment and infrastructure investment, and while we weren't able to get all of the things that we had wanted, particularly within the context of build back better, there were some items that survived both in the bipartisan infrastructure bill in terms of dollars for public transit, as well as I do think that there are some things that we can take advantage of in the Inflation Reduction Act. This is a good thing for you all, for anyone on the call to know in general is that the Inflation Reduction Act has a boring name, but there is a lot of money in there that can benefit you personally, as well as our community. The EV tax credit I know we're talking about public transit, but the EV tax credits, for example, are in the Inflation Reduction Act and, as the year goes on, we're going to start getting more guidance on those on what we can use those investments for. The EV tax credit is just one of the things that you'll be able and all of us will be able to get funding for both privately as individuals and as a community. The other things that we're going to be able to access are, if you want to switch your home over to heat pumps or at least start adding heat pumps to certain elements of your home. There are going to be tax credits that roll out for that and with all the Fox News hubbubs around electric and gas cost, and all of that, if you're going to be in the market. No one's going to take anyone's stoves away. But if you're in the market for a new one, we are expecting some major tax incentives and credits for you to get some money back in your pocket. If you do end up buying one of those appliances, and so one of the things that we're able to do is that we'd be happy to follow up with you in terms of both the Inflation Reduction Act and the Bipartisan Infrastructure Law and see, if there's any provisions there, that we think that MTA could be especially eligible for and I think that those would be two main areas for us we're in a bit of a pickle, because we won the Senate but now the house has a very slim Republican majority and so we just have to navigate what money, if any we can extract during that process. My hope is that we might be able to get another reconciliation Bill through this year and I think we might be able to negotiate a little bit more with some of these House Republicans, since their majority is so slim. So we're happy to follow up with your office and right now in case any of you are wondering, Angela is on the call and she is one of our Outreach folks in our office and we're more than happy to follow up with Angela as well.

RoseMarie Poveromo - My name is RoseMarie Poveromo I have been a member of Community Board 1 for many years, I am also the president of the United Community Civic Association (UCCA). We've got a concern since there have been major changes to Crescent Street, New York City's DOT and again, I know

that this is not a federal issue it is a city issue, but DOT seems to be tone deaf to our concerns. Crescent Street as it enters or goes past The Mount Sinai Queens Hospital and the ER is a very dangerous situation since they have changed the Street markings. If people try to get into the ER by private car, it's impossible. It is a major area to the bridge and the ER, unfortunately, is impacted by major traffic. Is there any way that you can put your thumb on the city DOT, I'd really appreciate it to change things there somehow somehow. These are sick people. These are elderly people. They have to get into that emergency room, somehow if they're not coming by ambulance, I'm, not talking about going into the entry by ambulance I'm talking about private car.

Alexandria Ocasio-Cortez - Thank you so much for flagging that. Angela, if you could follow up and if we could take some notes specifically around what's going on Crescent Street and since we're speaking a lot with DOT right now on this grant that we got for Astoria Boulevard we're more than happy to raise the issue in our conversations with them and see if we can see what our options are at least. We are happy to do some of that fact-finding and any options that we uncover with them we are happy to pass along to you all.

Diana Limongi - Congresswoman I am a homeowner here in Astoria, and I always want to do the environmentally friendly thing, and we've talked a lot about solar panels, and you mentioned some of the provisions of the act that was just passed, and I wanted to know if there was anything on solar panels.

Alexandria Ocasio-Cortez Yes, I think there is just so much in there. We've got a Town Hall coming up and I think one of the things we're going to be doing is producing either a graphic or a one-pager in order to disseminate to you all so that you all can start seeing some of these things right away, there are credits for both efficiency and for fuel source. Even if your home is still running on oil and gas and it could be really expensive to change those systems. There's a lot of investments in helping you upgrade to more efficient for either more efficient devices and appliances or if you want to slowly introduce heat pumps into your home and you don't want to switch over your whole system. There are two things that I just wanted you all to be aware of one is that there are some credits that are already there and ready to go, for example, on the EVs and on heat pumps. Some of these things are ready to go right away, but also what some of these agencies are doing like with the EPA or some of these others agencies is that they're in, this rule, making process where they're taking the law and they're helping they're going to roll out how much the credits are and all the specific rules around how you qualify for them. We've got some of the credits that are ready to go, but they're actually going to be more that are going to be rolling out throughout the year, but we can have Angela get back to you, so we can give you the whole list on what those credits are and we're happy to share them with the whole community board as well.

Vanessa Jones-Hall - Tonight you spoke about your initiative for Astoria Boulevard. I'm the TA President also for the Astoria Houses and Astoria Boulevard starts with us. The beginning of Astoria Boulevard starts off at Astoria Houses. Recently I sent this information to Florence, and I sent her the photos and Florence also sent you some other photos as well. Recently, without any reason why, you are aware that there's numerous amount of construction going up and around and surrounding us completely pretty much all of Astoria Houses. The concerns are not only the constant noise from the construction work which actually are being done late at night, but there's never a notice given out of courtesy to let us know when the roads will be blocked in the evening and even pretty much during the day. We have school buses and everything that comes through there besides the MTA buses, but also on Astoria Boulevard and First Street in that circle area over there, they have removed all parking away from the residents. They put No Standing signs, without any notice. So, therefore, cars were towed from an area that had been used for parking which you know for a fact in that area, parking is pretty much none and to have that removed without any kind of warning and cars were towed, was unfair to the residents and this has happened to us on 8th Street and Astoria Boulevard when they put up the bike lanes during the Christmas holiday of last year, with no warning to the residents and cars were towed. We have to go and pay a fine and some people can't afford that. So therefore they wind up with their cars in the pound for days upon maybe months, and it's unfair also what we find on Astoria of Boulevard, 8th Street, we have small businesses, construction businesses and developers moving developing over there. What I have noticed, they're leaving this their construction, slabs and stuff over by us on that block, blocking parking spaces and then signs appear that tell you, the residents or the community about alternate parking which has been covered with graffiti, blacked out. So therefore, cars are being ticketed. We find this to be a continuous practice in this community, unfair practice in this community. This has been going on for a very long time, Congresswoman, even when the buses are rerouted, MTA does not put notifications in our bus stops. We want to let it be known that Astoria Houses residents have the right of notification and proper awareness, like everybody else, going past Astoria, and it is not fair that this continues and I will like and love to see something be done.

Alexandria Ocasio-Cortez - Well, it looks like D.O.T is popular tonight. I've got a whole list here of some to-do's that we have in terms of what we'll amplify with them, but you're completely right. DOT does

provide these notices in other areas. I've seen them they do it in the Bronx for certain zones in other areas for certain zones. There is absolutely no reason that kind of advanced notice shouldn't be given to Astoria Houses as well. Sometimes we will get notifications from DOT, not always but sometimes like if they are adding speed cameras, and things like that in certain intersections, they will send a note to our office, so they should be sending those notifications, at the very least, to the Community Board as well. One of the things that we can do in the short term is that we can just pass along any and all notifications that come into our office to you all in case you aren't receiving them and in the medium term we will bring up these concerns with DOT I will make sure that we echo these concerns, both at the City Council level and at the State Assembly and Senate level, so that they're hearing it they're getting it from all sides, because you're right this type of advanced notification, it has to happen and it if they're waiting until someone already has a ticket or a tow, then it's too late. People can't afford that kind of stuff and that disruption to their lives, so we'll make sure that we amplify that, and we'll try to follow up on it as well.

Amin Mahedi,- We've been talking and there was no result coming so thank you for talking about Astoria Boulevard, if you could just speed up that issue that would be very nice of you. Second thing that you said about the Boys and Girls Clubs. Is that money going to be implemented on the new project or the old one? I believe they have that construction; they're going to break that building and are building a big building there. Is it coming to that new project, or is this coming to the old project? Third thing: we have the elementary school and the junior high school, IS-126. If you could see what's going on there and not only here, all the schools, all the children are getting addicted with the e-cigarette, which is so dangerous for our future generation. It is killing our community, teenagers dying. If you could just take any initiative anything to bring up into the House or Congress-and try to work on this, that would be very helpful.

Alexandria Ocasio-Cortez - So a couple of things on what you shared. First, we are working on getting that money out and implemented as quickly as possible on Astoria Boulevard and we'll make sure that when DOT holds a briefing that we will invite you all in, or if it's more helpful, invite folks from the subcommittee in order to sit in on that and provide any input as well, so we'll make sure that gets put together right away. Secondly, when it comes to the variety Boys and Girls Club, this money is for the programming. What that means is that they can actually get started with it right away. I don't believe they finished construction. It's going to start in the old building where the teens are meeting right now and then, when the teens move, then the program will move to the new building as well. This is specifically for investments in the counselors and all the folks that are providing some of that programming so our teams have what they need and, lastly, on vaping, I sit on the Oversight Committee in Congress, and we actually held a hearing on this in the last term, particularly with how these vaping companies have been very specifically targeting young people and youth in a way that it's like in the 90s. We had this whole campaign around cigarettes that was really effective, then these tobacco companies turned around and they used a lot of those same techniques around vape and vaping and there's a lot of disinformation that a lot of these companies have used their marketing to advance this idea that vaping can help you quit smoking cigarettes, these types of narratives. We've definitely been exploring that, and we've done work on it in the House, and so we'll see what we can do moving forward on the matter.

Amin Mehedi - If you could do some investigation on that, how is this spreading in the child?

Alexandria Ocasio-Cortez Yes, absolutely so we're more than happy to forward you, some of the investigatory work that has been done and we'll take some notes to see what we can do in this coming term as well.

Chair - Marie Torniali - Thank you, Congresswoman for being here and taking all the time to answer our questions and for bringing these two wonderful projects to community Board 1.

Farah Salam, Office of Congressperson Julie Won Hello everyone I hope everyone had a wonderful holiday season last month and I want you to wish everyone who's celebrating a happy Lunar New Year and Happy Losar, we'll be celebrating over the next several weeks. So just to give a few updates. We are also aware of all of the new migrant shelters opening up in District and have been pushing for basic amenities for good food reaching out to contractors ensuring that people, especially our recently arrived neighbors, get access to health care, get access to clothing and get access to healthy foods that are not moldy and instead are fresh freshly made fresh fruits and vegetables. We have been since September collecting donations for asylum seekers and refugees. At this point, I would say: we've collected about 4,000 items of clothing and have also distributed toys, so that the children could have a sense, belonging and a little bit of joy to look forward to. We are a few months into our CUNY law partnership where we host a housing lawyer twice a month. He provides one-on-one services to constituents in the district. He provides a variety of different advice if you're a tenant, if you are about to be evicted, he provides a variety of different advice and we do have constituents coming back to follow up. If you or anyone you know needs assistance, please contact our office to make an appointment. You can email us, or you can call us District26@council.nyc.gov or you can call us at 718-383-9566. In addition to that very valuable legal service, we'll be hosting the NYLAG (New York Legal Assistance Group) Van. They come into the district once a month and they provide anybody and

everybody with legal advice on anything. So, if you're coming in for immigration help, Housing anything in between those two or more they'll be able to provide that. Earlier tonight we hosted Lunar New Year and Losar at City Hall, along with Council Member Ong and Council Member Lee, as well. In terms of legislation, the council member wanted to let all senior citizens and retirees know that her position on Administrative Code 12-126, council member Won cannot support a plan that sacrifices, retirees' health and well-being as a cost-saving measure, and her position is that the city cannot justify amending this code without reviewing contracts or exploring other options. Lastly, for Budget we are hosting a Stationary Expense and Funding Workshop tomorrow online we'll be partnering with the non-profit help desk. This Workshop is designed to help provide guidance to non-profits and community organizations for expense funding applications for fiscal year 2024. I can share the link for the workshop and our contact information in the Question and Answer section here. Does anyone have any questions?

Chair - Marie Torniali Thank you, Sarah for the update and put the link in the chat.

Farah Salam - I shared it in the Question and Answer.

Tiffany Easton - Good evening, everyone my name is Tiffany Easton, and I am a Community Associate for Queensborough President Richards, and I would like to share a few of our upcoming events. Queensborough. President Richards will host our inaugural Queen's Tech Fair and to break down barriers preventing unrepresented communities from attaining jobs in the tech industry. President Richards will host his inaugural Queen's Tech Fair on Saturday January 21st from 10:00am to 1:00 pm in Jamaica, held at The Greater Jamaica Development Corporations, state of the art new, Greater Nexus co-working space located at 89-14 Parsons Boulevard. The Queen's Tech Fair will feature a litany of resources and interactive workshops geared towards Queens residents from disadvantaged communities, with an interest in breaking into the tech industry. We've sent out emails, but the application for residents to apply for their local community boards are now available on our website. The application deadline is February 16th, and we will have our Lunar New Year celebration at Queensborough Hall on Thursday January 19th, followed by our Haiti Independence Day celebration on Thursday January 26th at 6 pm at Queensborough Hall. If anyone has any questions or would like additional information, please visit www.queensbp.org or you can send an email to me at teason@queensbp.org

Emily Lemmerman - Office of Assemblyman Zohran Mamdani Thank you. My name is Emily I'm the Director of Communications and Outreach at the office of State Assembly Member Zohran Mamdani. I wanted to talk to all of the community board, the community leaders in Astoria about some legislation that Senator Mike Gianaris and Assembly Member Mamdani have been spearheading. It's also called the Fix the MTA package. It's basically a set of bills that will help fund the MTA fully. As you may know, there's currently a fiscal crisis within the MTA, and that is up to the state legislature to decide to what extent the MTA can be funded. Otherwise, there's a chance that fares will rise to three dollars. You know our bill along with Senator Gianaris sees this as an opportunity to fund frequency, have trains and buses come every six minutes, make buses free and freeze the fares. I wanted to come and give an update on legislatively what we're thinking about and if folks had any questions or thoughts on this. We are also encouraging people to get out and talk to their neighbors on train platforms etc. through events which-and you can read more about that, as well as the package at fixthemta.org. You can also send us an email anytime, especially if you need anything related to a state agency like the Department of Labor, The State Liquor Licensing organization or a referral for a CUNY or SUNY school at Ad36@nyassemblies.gov

Kathleen Boehme – Community Coordinator at Queens District Attorney Florence and Chair - Marie Torniali I just wanted to give a couple of quick updates from the DA's office. We have two upcoming events this month, a Lunar New Year event tomorrow, Wednesday January 18th at Queensborough, Community College. We invite you all to join us. You need to register in advance, and you can do that at queensda.org next week on Wednesday January 25th we're having a webinar called No Price on a Child's Life, combating youth exploitation and trafficking. It's a very important subject: I invite you all to join us from 11 to 1 on Wednesday, January 25th and again you would need to register in advance at queensda.org. Lastly, the D.A. has asked me to remind all homeowners to be aware of deed theft. Culprits usually tend to target people who are senior citizens or people of color. In these instances, utilizing forged documents, misleading transfers, identity theft and falsified records would be thieves can and have stolen real property from unsuspecting homeowners. The District Attorney's Frauds and Housing and Worker Protection Bureaus are dedicated to putting a stop to these. If you suspect you may have been victimized, please call us at 718-286-6673 we're here to help. Thank you very much have a good evening.

Florence Koulouris, District Manager - Anybody who has ownership of a home can register with the Department of Finance to protect it. There is a capability for registration on their website and is free of charge.

Angel Hart – Long Island City Partnership Hi everyone, I'm Angel, I'm at the Long Island City Bid in the Long Island City Partnership. I just wanted to let everyone know and your office know that we are hosting a virtual public meeting for our proposed Bid Expansion and that'll be on February 9th at 6 pm,

and we just want to let the community know and we'd love to have anyone join us and learn more about the process. So again, it's at February 9th at 6 PM it's over Zoom. You will have to register in advance, but you can get that on our website at licqns.com bid expansion.

Chair - Marie Torniali Is there anyone else who wishes to speak? Please raise your hand. Seeing none can I get a motion to adjourn.

Motioned by Amin Mahedi; Seconded by Dino Panagoulas

Meeting ended 8:15 p.m.

26-50 Brooklyn Queens Expressway West Rezoning

Queens Community District 1

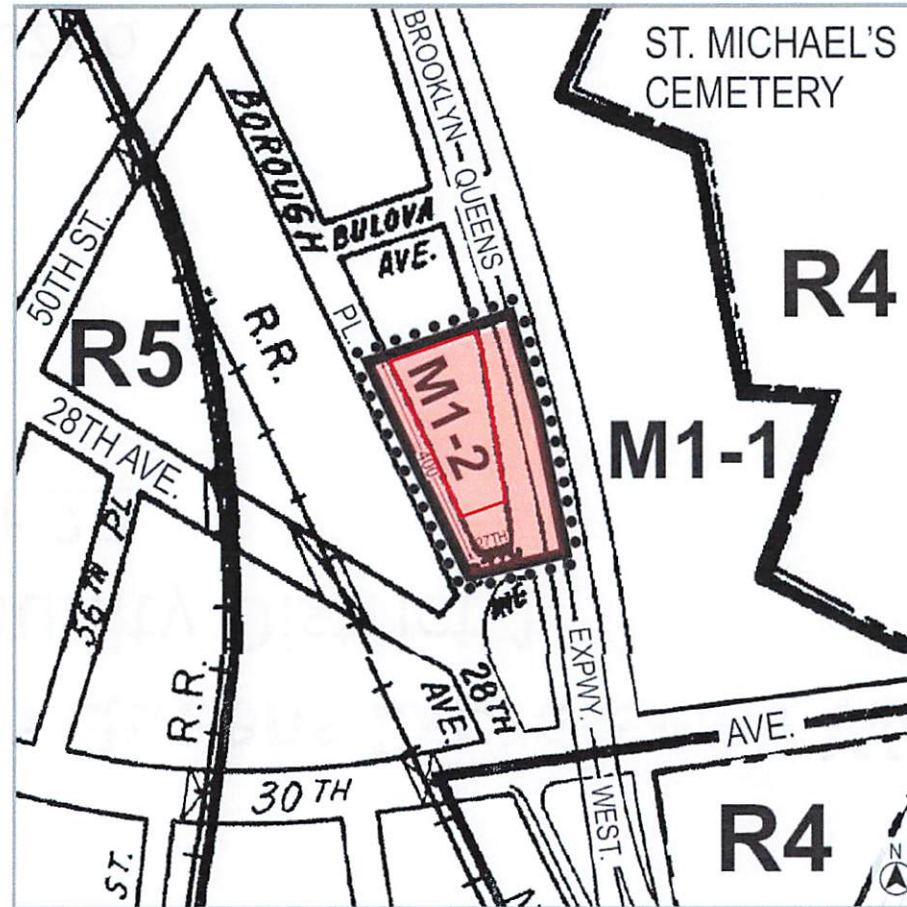
Council District 22

ULURP Number: 210283ZMQ

Applicant: 2650 BQE LOR LLC

Representative: Akerman LLP

Project Overview

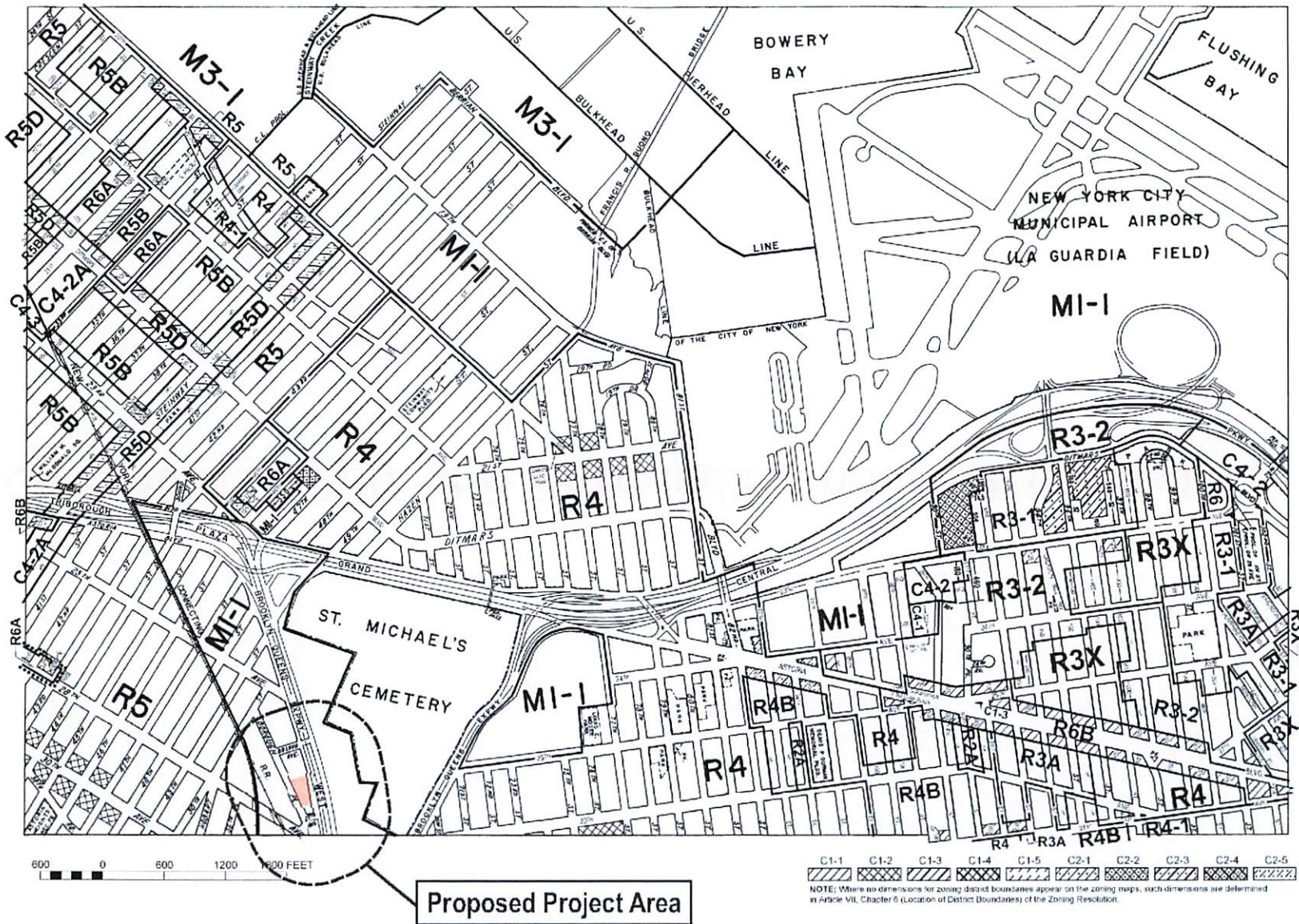


- Proposed zoning change from M1-1 (1.0 FAR) to M1-2 (2.0 FAR)
- Facilitates redevelopment of 26-50 BQE West
- Consistent with surrounding industrial character
- Promotes economic development and job creation



Current M1-1 Zoning & Surrounding Industrial Context


Zoning Map – Current M1-1 Zoning District



THE NEW YORK CITY PLANNING COMMISSION

The number(s) and/or letter(s) that follows on R, C or M District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

C - COMMERCIAL DISTRICT

 SPECIAL PURPOSE DISTRICT
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

Effective Date(s) of Rezoning:

For a list of lots subject to CEQR environmental requirements, see APPENDIX C.

restrictive declarations, see
APPENDIX D.

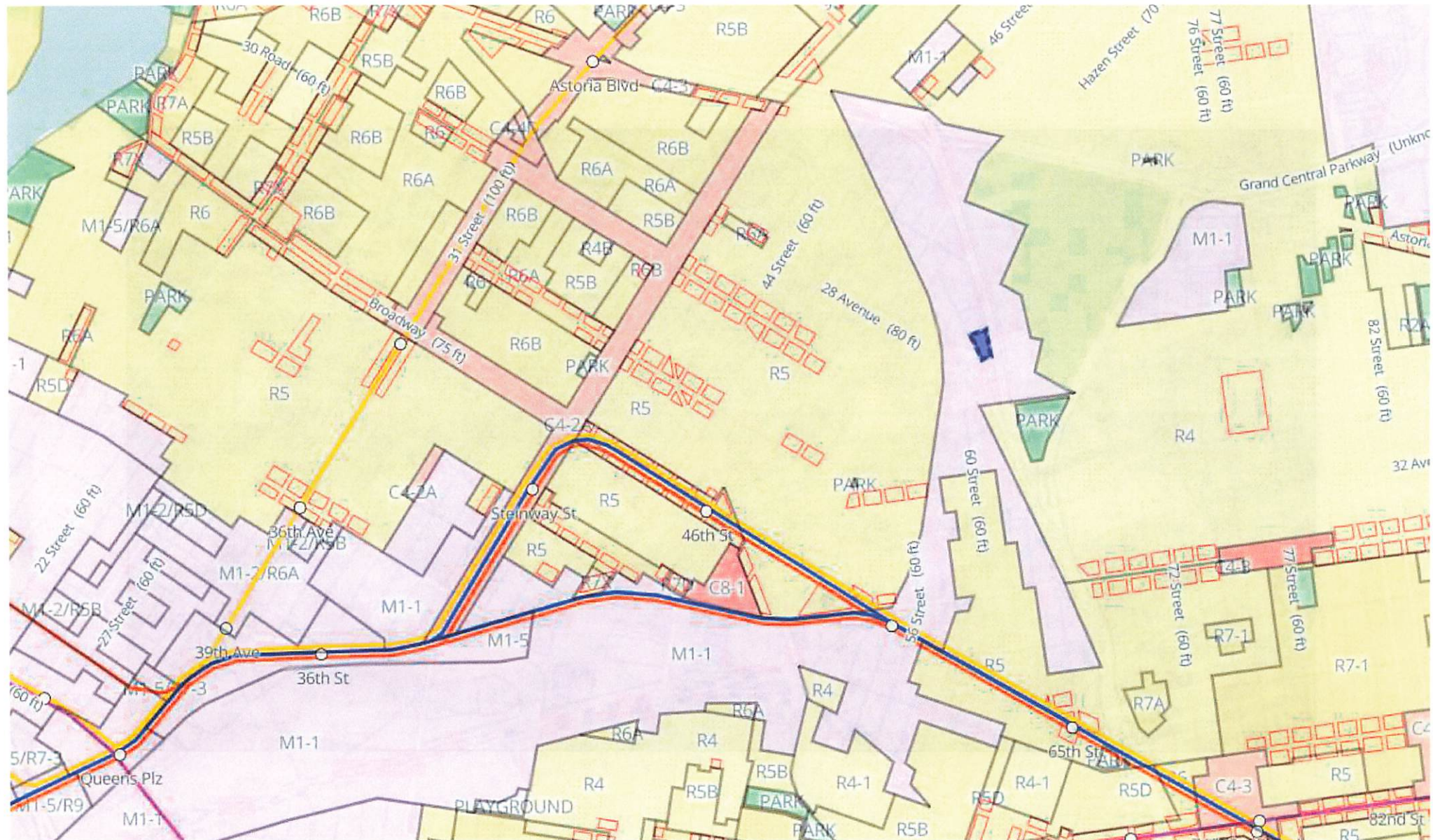
For Inclusionary Housing designated areas and Mandatory Inclusionary Housing areas on this map, see APPENDIX F.

6b	6d	7b
9a	9c	10a
9b	9d	10b

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NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: www.nyc.gov/planning or contact the Zoning Information Desk at (212) 720-3201.

Current M1-1 Zoning in Surrounding Area



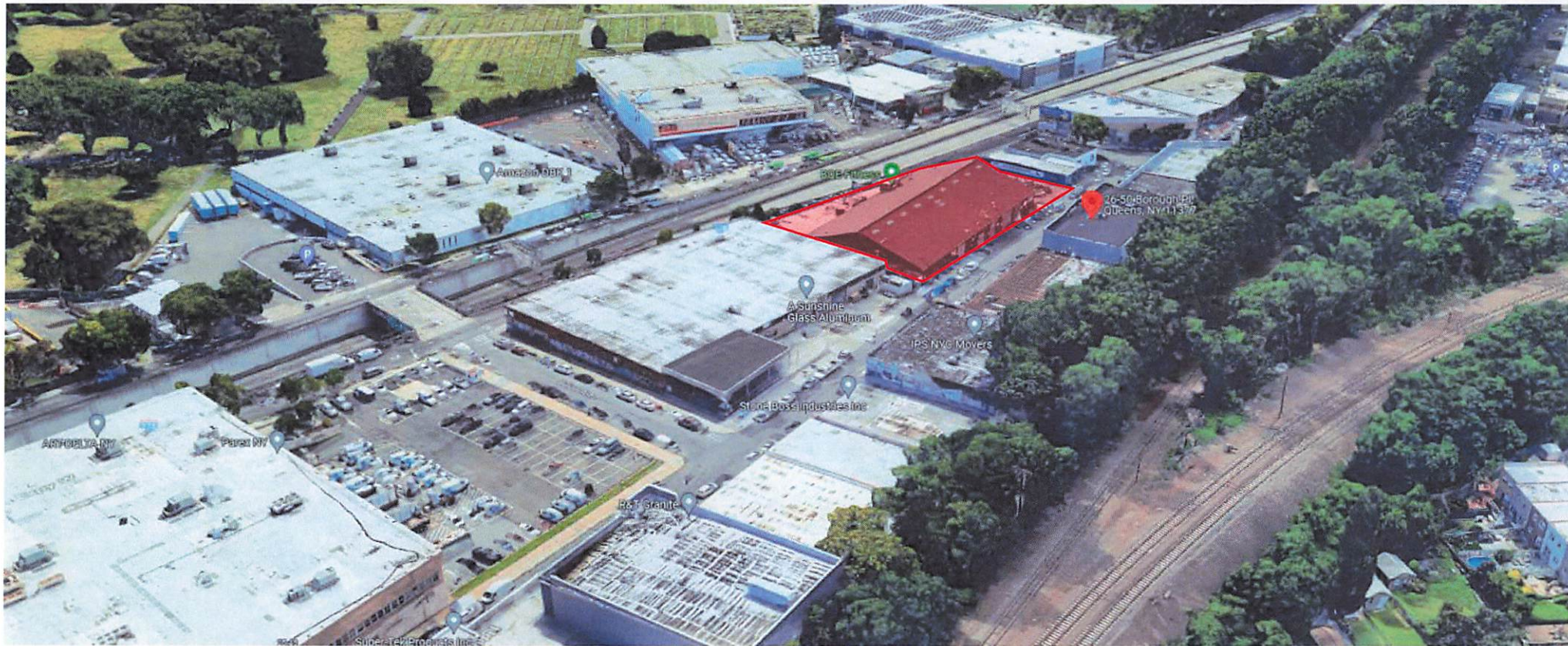
Aerial View of 26-50 BQE West



Surrounding Context - Facing Northwest



Surrounding Context - Facing Southeast



Existing Conditions



1. View of the Development Site facing northeast from Borough Place.



37. View of the Development Site facing northwest from Brooklyn Queens Expressway West.



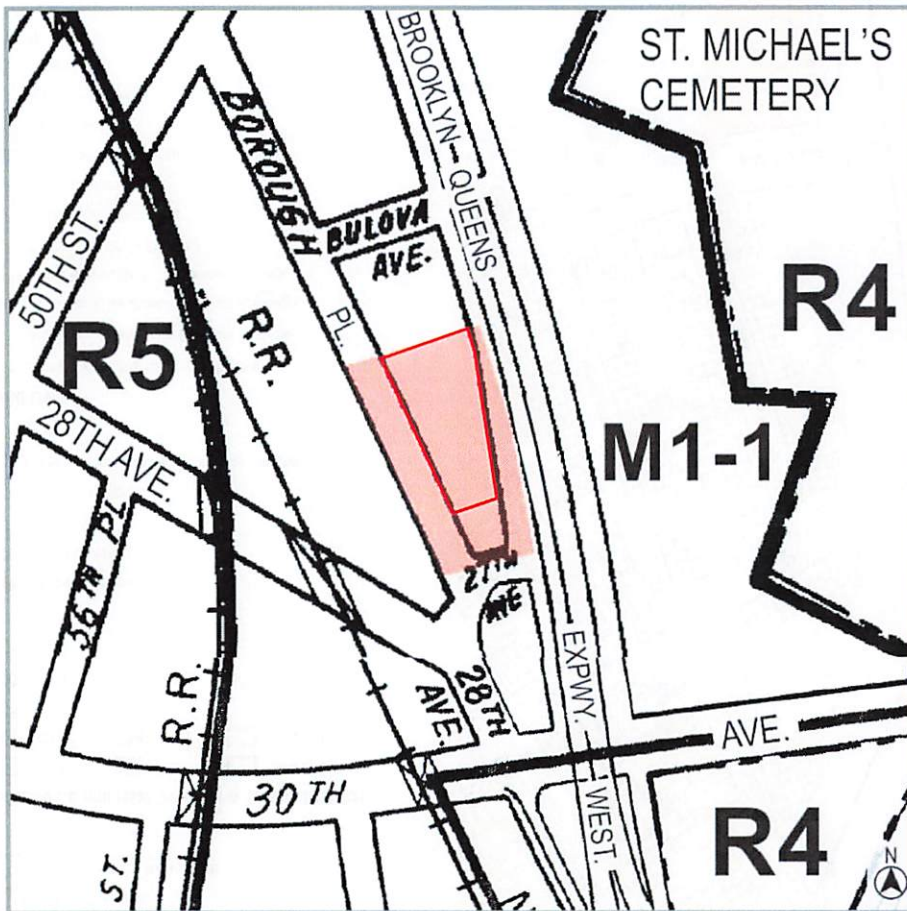
3. View of the Development Site facing southeast from Borough Place.



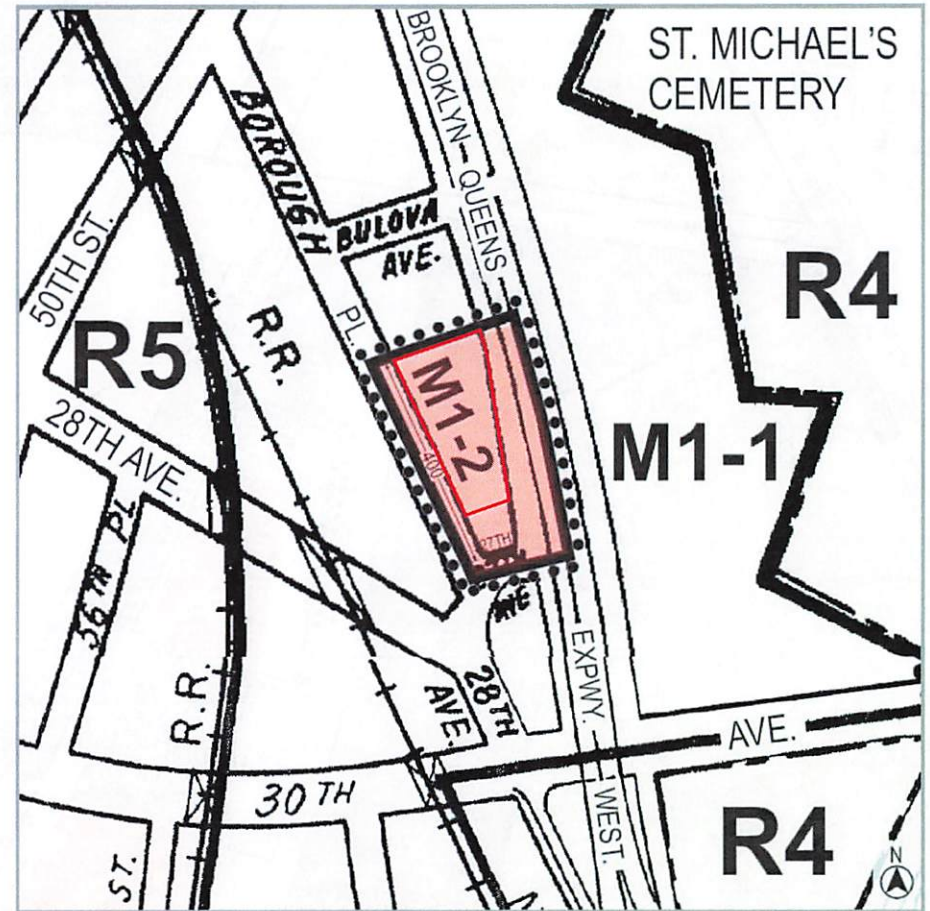
40. View of the Development Site facing southwest from Brooklyn Queens Expressway West.

Proposed Zoning Map Amendment (M1-1 to M1-2)

Zoning Change Map - Proposed M1-2 Zoning District

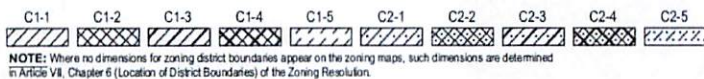


Current Zoning Map (9c & 9d)



Proposed Zoning Map (9c & 9d) - Area being rezoned is outlined with dotted lines

Rezoning from M1-1 to M1-2



Area Map - Proposed M1-2 Zoning District

26-50 Brooklyn Queens Expressway West, Queens Area Map

Block: 1019, Lots: 1 & 2

Project Information

- 600' Radius
- Development Site
- Area Proposed to be Rezoned

Existing Commercial Overlays & Zoning Districts

- | | | |
|------|------|-------------------|
| C1-1 | C2-1 | Zoning Districts |
| C1-2 | C2-2 | Special Districts |
| C1-3 | C2-3 | |
| C1-4 | C2-4 | |
| C1-5 | C2-5 | |

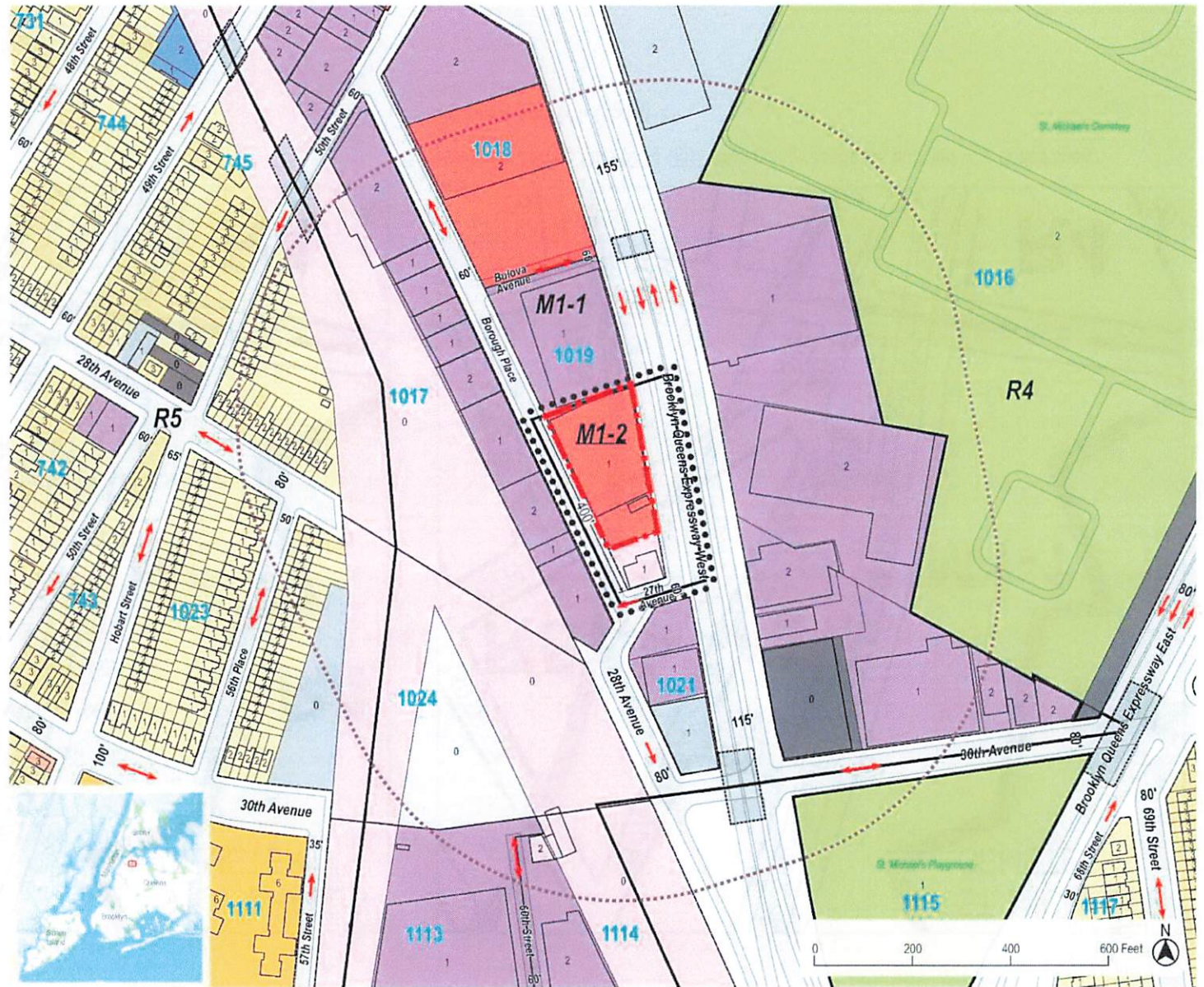
- Subway Entries
- 5037 Block Numbers
- Property Lines
- 5 Number of Floors
- Elevated Rail Structure / Roadway Overpass

Land Uses

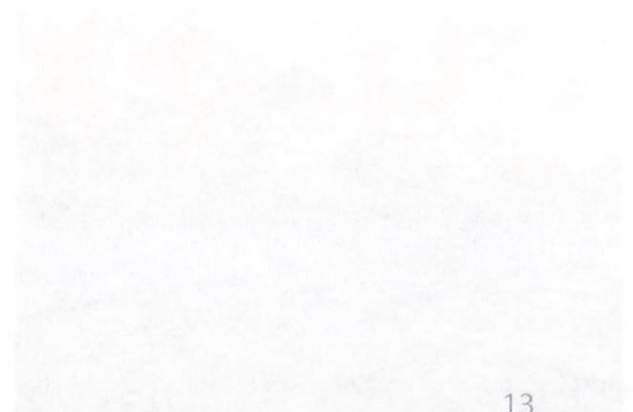
- One & Two Family Residential Buildings
- Multi-Family Residential Buildings (Walk-up)
- Multi-Family Residential Buildings (Elevator)
- Mixed Residential & Commercial Buildings
- Commercial/Office Buildings
- Industrial/Manufacturing
- Transportation/Utility
- Public Facilities & Institutions
- Open Space
- Parking Facilities
- Vacant Land
- No Data/Other

April 2020

Urban Cartographics



Proposed BQE Fitness Enlargement



BQE Fitness Enlargement

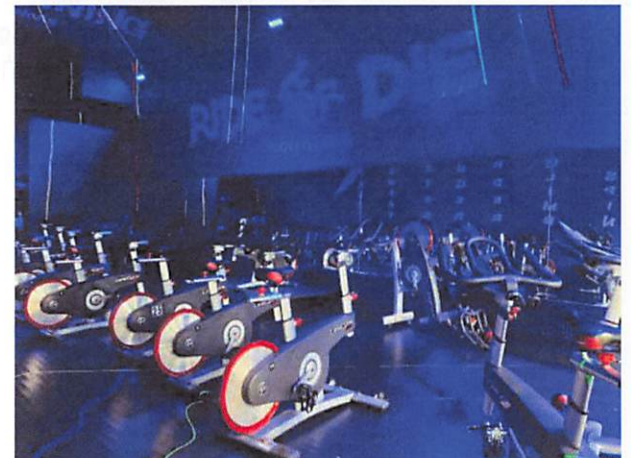


- Community fitness resource since 1979
- Expand BQE Fitness within existing building and 3-story enlargement (1.31 FAR)
- New programming & amenity space
- Increased employment (approx. double 55 current employees)
- Additional customer parking (111 spaces)

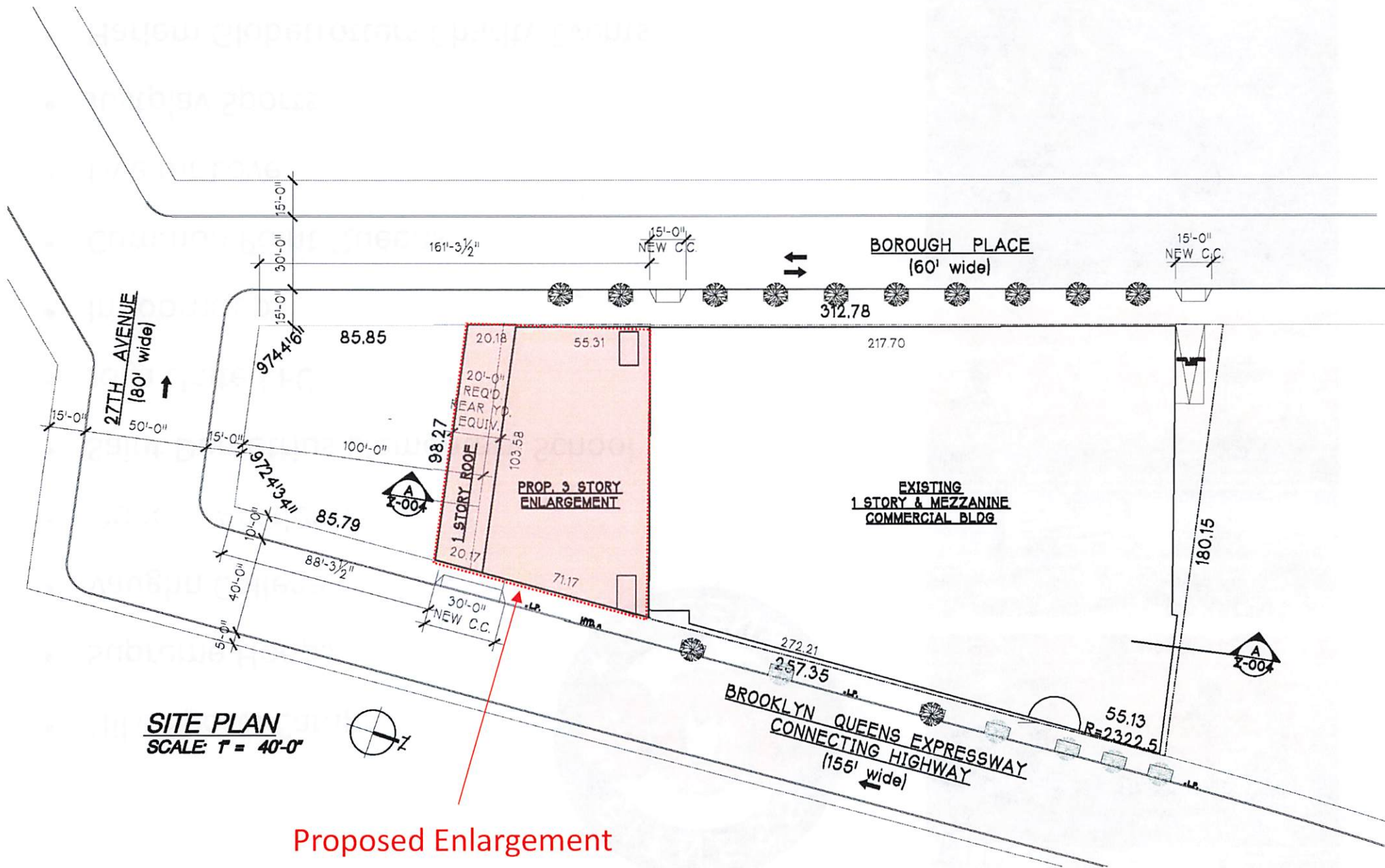


Organizations Using BQE Fitness

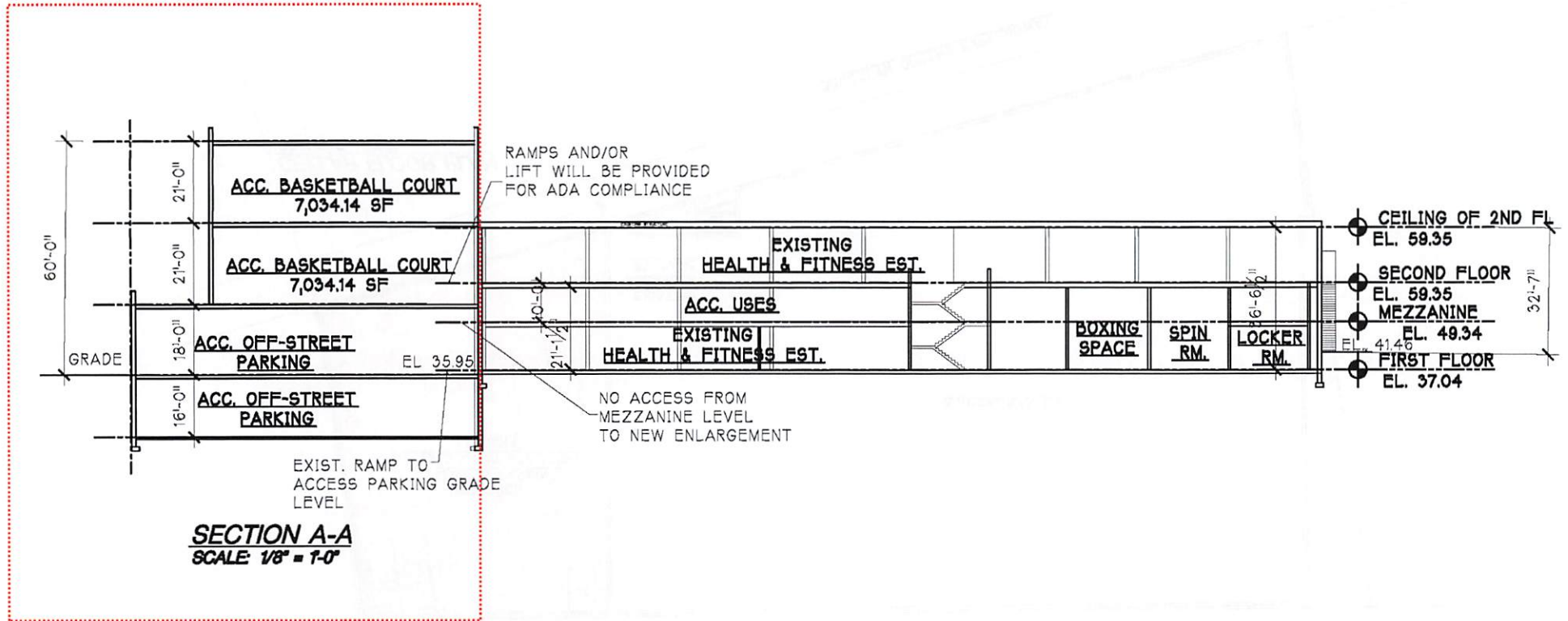
- Nike Sports Camps
- Supreme Hoops
- Vaughn College
- Queens Academy
- Saint Demetrius Elementary School
- Joga United FC
- Indoorhoops
- Common Point Queens
- Live for Love
- Justplay Sports
- Harlem Globetrotters Charity Events



Illustrative Site Plan

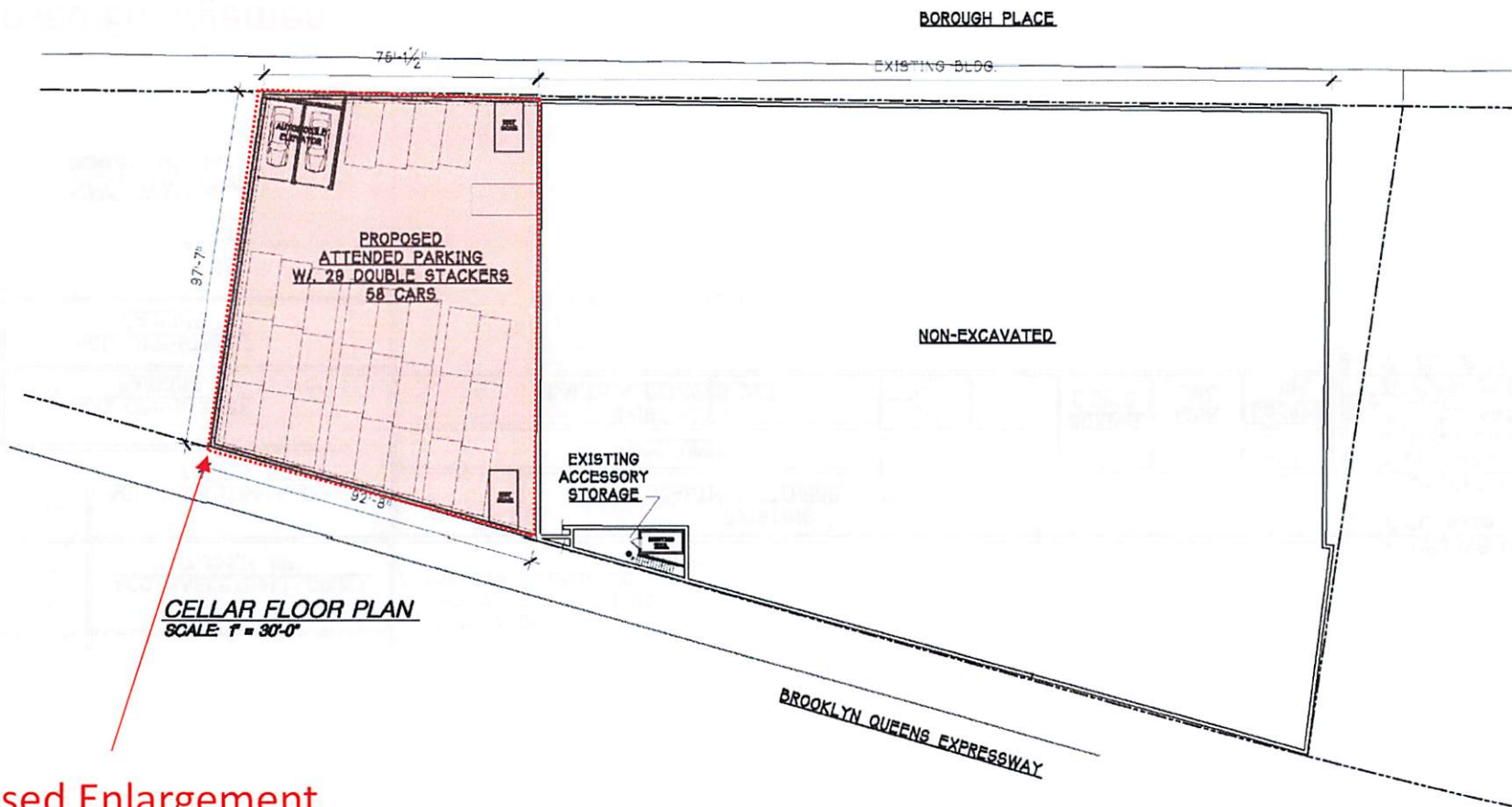


Illustrative Section



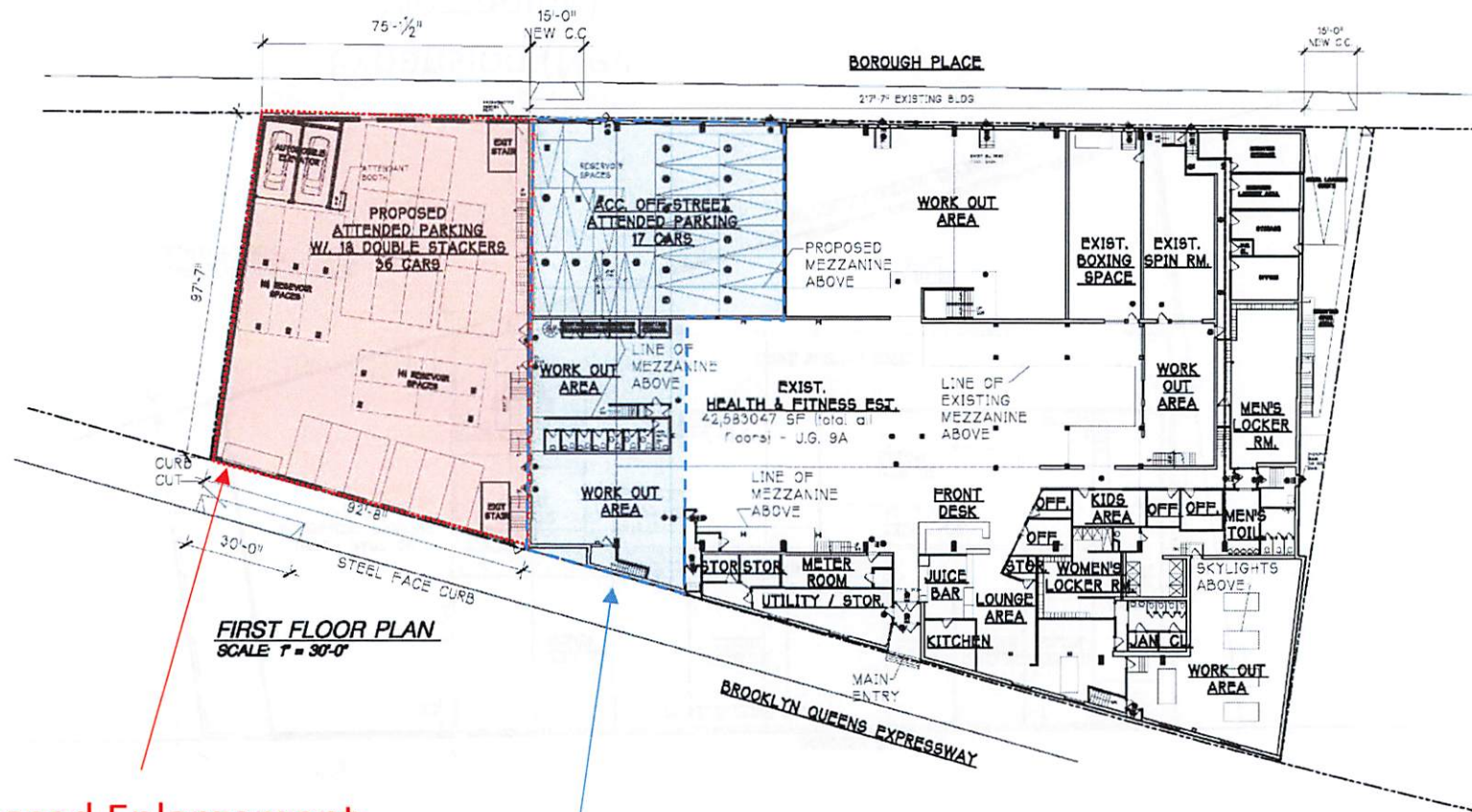
Proposed Enlargement

Illustrative Cellar Plan



Proposed Enlargement

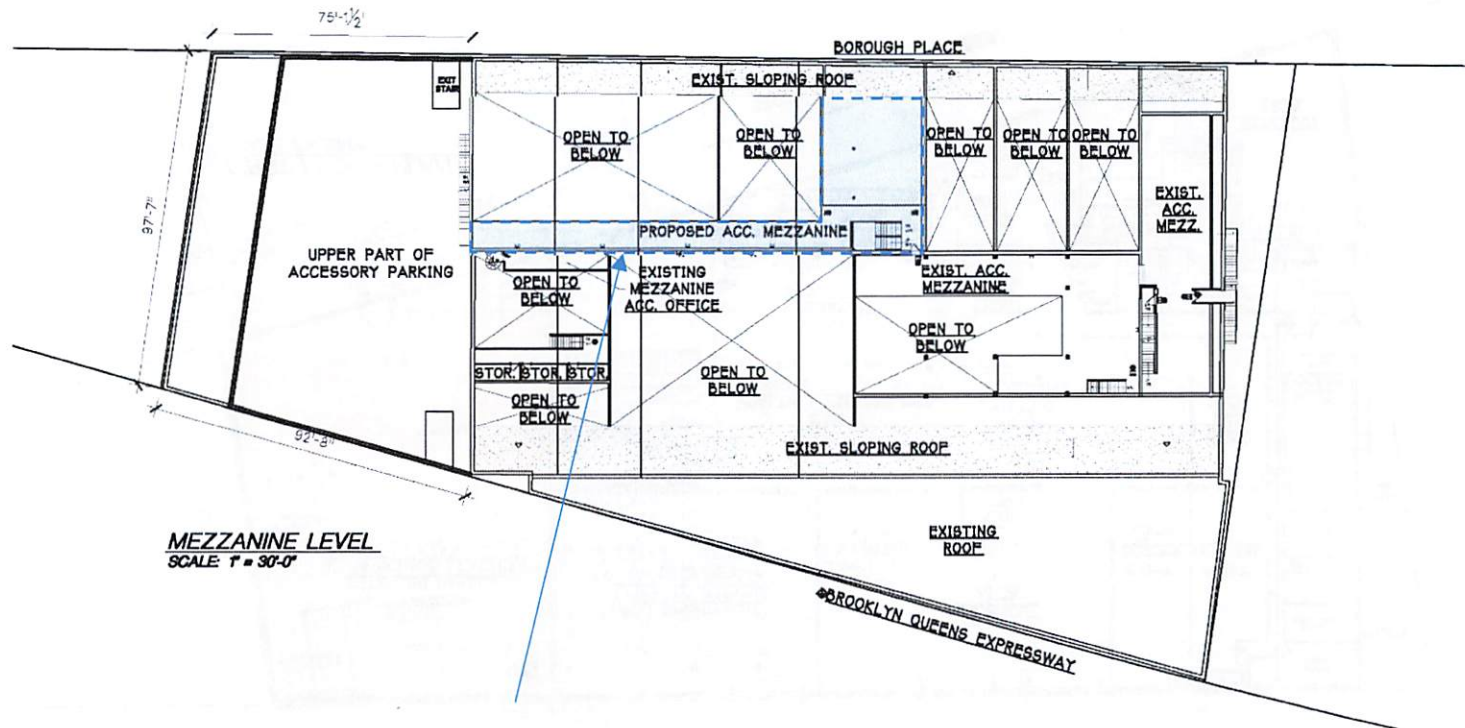
Illustrative First Floor Plan



Proposed Enlargement

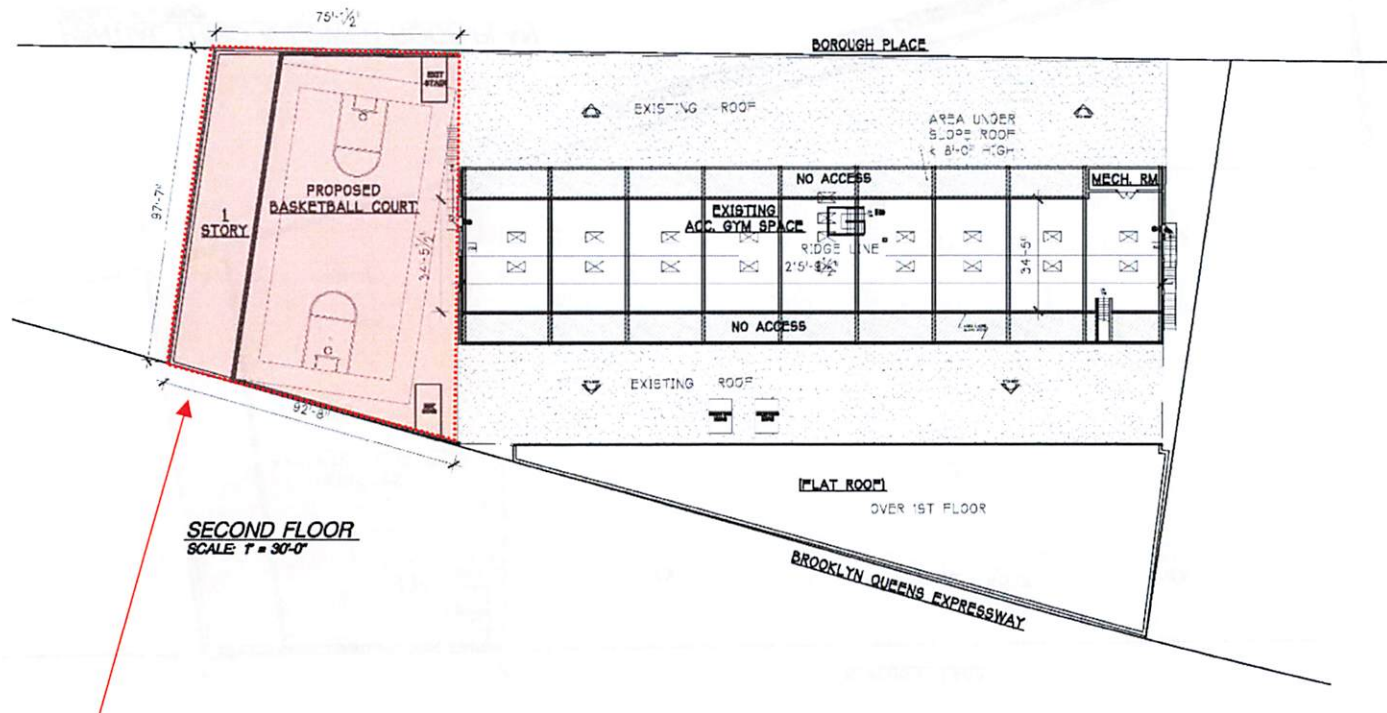
Expansion

Illustrative Mezzanine Plan



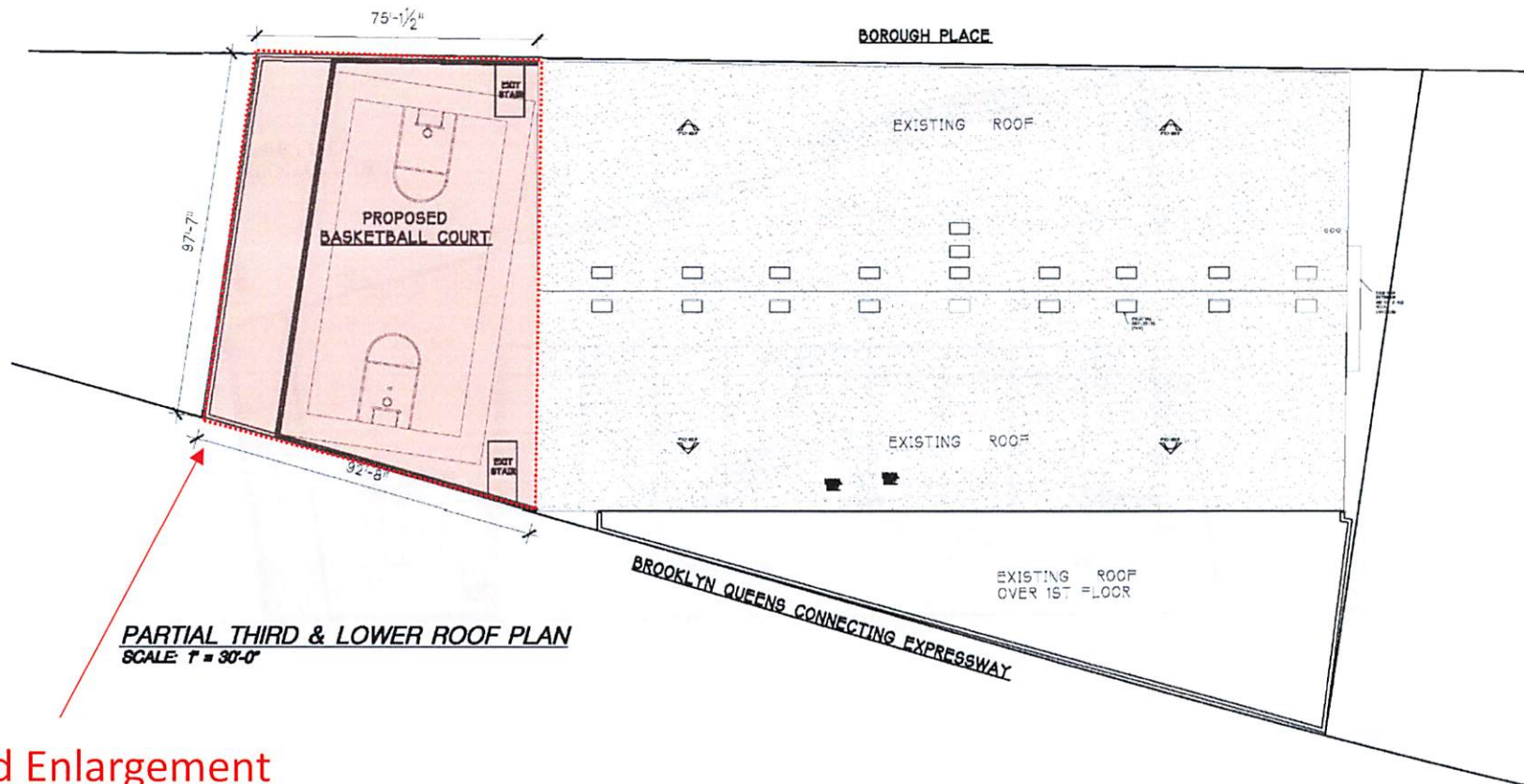
Expansion (New
Mezzanine)

Illustrative Second Floor Plan



Proposed Enlargement

Illustrative Third Floor Plan



Proposed Enlargement

26-50 Brooklyn Queens Expressway West Rezoning

Queens Community District 1

Council District 22

ULURP Number: 210283ZMQ
Applicant: 2650 BQE LOR LLC
Representative: Akerman LLP

DATE 1-17-2023

Community Board Member	Yes	No	Abs.	Community Board Member	Yes	No	Abs.
Helene Abiola	✓			Chelsea Lopez	✓		
George Alexiou	✓			Huge Ma			E
Daniel Aliberti	✓			Jeffrey Martin	✓		
Louise Bordley		✓		Sam Massol	✓		
Ann Bruno			E	Amin Mehedi	✓		
Gerald Caliendo	✓			Antonio Meloni		✓	
Jean Marie D'Alleva	✓			Andreas Migias	✓		
Tenzin Dechen			E	Doreen Mohammed			E
Antonella Di Saverio	✓			Eric Mouchette			E
Katie Ellman	✓			Stella Nicolaou	✓		
Elizabeth Erion	✓			Dino Panagoulis	✓		
Mackenzi Farquer	✓			Juliet Payabyab	✓		
Dean Feratovic	✓			RoseMarie Poveromo	✓		
Adam Fisher-Cox	✓			Brian Romero		✓	
Tyrone Gardner			E	Thomas Ryan	✓		
Shahenaz Hamde	✓			Dominic Stiller	✓		
Evie Hantzopoulos	✓			Andre Stith		✓	
Amy Hau	✓			Marie Torniali	✓		
Helen Ho	✓			Rod Townsend	✓		
Vanessa Jones-Hall	✓			Judy Trilivas	✓		
Richard Khuzami	✓			Kathleen Warnock	✓		
Cristina Lastres	✓			Corinne Wood-Haynes	✓		
Diana Limongi	✓			Rosemary Yelton	✓		
Number Board Members Present <u>36</u>							
Present <u>36</u> Absent <u>4</u> Excused <u>6</u>							