

## Community Board 1, Queens - Board Meeting Minutes

February 20, 2024

Amy Hau Acting Chair- Welcomed all to the Tuesday, February 20<sup>th</sup> meeting of Community Board 1, Queens.

### **Election of Executive Board Chairperson**

**Rod Townsend** – My name is Rod Townsend. I'm the chair of your Parliamentary Legal and Legislative Committee and I am running the run-off election for chairperson of the Board. He informed everyone of the election results of last month and announce a run-off election for tonight. Evie Hantzopoulos and Dino Panagoulas are running for Chairperson of the Board. Each person will have 2 minutes to speak.

**Evie Hantzopoulos** - I'm Evie Hantzopoulos I have been on the community board since 2010, was the chair of the housing committee and brought that committee to life after never having met when I became chair and I feel like that committee did a lot of work to really push back and demand more affordable housing here in Astoria. I was not able to continue as (committee) chair once I joined the executive board two years ago as the second Vice chair, but deeply care about Astoria. A little bit about my background. I am the daughter of immigrants. I moved to New York City in 1990 I have lived in Astoria since 1998, in addition to serving on the community board, my day job is I run the Queens Botanical Garden. Prior to that I was the executive director for a youth agency called Global Kids that worked across New York City with youth from underserved communities, empowering them to act on issues that they care about. I'm also, locally here in Astoria, I'm the co-founder of the 31<sup>st</sup> Avenue Open Street, was also a co-founder of Frontline Foods Queens, which, at the height of the pandemic, were serving hospital workers and frontline workers meals every day at six hospitals across Queens. Later we shifted to Astoria Houses, Queensbridge, Ravenswood, and food pantries to continue providing nourishing meals for people who were food insecure, and we did that by raising money and paying local restaurants. We helped keep those local restaurants afloat. Also, a founding member of Astoria Mutual Aid Network. I was, a PTA president, I'm done, my kids are all graduated from New York City public school, so I'm done with that. Once again, I have enjoyed working with Marie so much under her leadership and just hope to do right by this community and with all of you.

**Dino Panagoulas** - Good to see everyone. I want to first thank Marie for leading the community board for so many years, and I've definitely appreciated her leadership here. I want to say thank you Marie. Now, a little bit about myself. I grew up here, was born here in Astoria at Astoria General Hospital, which no longer exists. Many of you know me as a person that has had a 25-year career in education. I started my career off as a school aid. I then became a very passionate teacher. Then later worked my way up to what we call the central offices (DOE), trying to change the policies from within. There is a lot of bureaucracy in our education system, and I have tried to change that through the policies and the implementations that we've put forth. My commitment to education was brought forth by my parents, who are immigrants of Greece, came to this country and worked their behinds off to make something of their lives from a really poor portion of Greece and provide for both my sister and me. That sense of education, that sense of community service and giving back to the community was fostered by their love for education and being able to in fact give back. I started here again in the civic association space and then I think in 2019 I was brought here into the community board and so I would love to serve in the capacity of chair. I have been a member of Dutch Kills Civic Association. If you would have me to bring forth a lot of the kind of betterment of the neighborhood that we love and want to all represent. Thank you for the opportunity to serve next.

**Rod Townsend** -That is the conclusion of candidate speeches. You're going to receive a ballot. Circle the name that you are supporting. We're going to get those ballots out and then Andreas Migias to help me collect those ballots and we will step outside to do a quick count. If anyone wants to supervise us, they are certainly within their rights to do so, and we will do this as quickly as possible. Thank you.

(time lapse)

Now it is my great honor as chair of the election, to announce Evie # (22) votes, Dino # (16) votes. Evie Hantzopoulos is the new Chairperson of the Board. Congratulations Evie.

Amy Hau, the Acting Chair handed over responsibility and congratulated the new Chair.

**Evie Hantzopoulos Chairperson** -I look forward to working with all of you and thank Dino for running. (Amy Hau will return as first Vice- Chair at this time.)

**Evie introduces:** Presentation for ADA Compliance for 114<sup>th</sup> Police Precinct to be rescheduled.

Introduced Public Hearing Item # BSA 540-86 BZ 32-11 Newtown Avenue. Application to extend the term of a Special Permit.

Stefanie Marazi Partner Hirschen Singer & Epstein LLC and Gaven Leib Man-Dell Food Stores (*presentation attached*)

- It's a one-story grocery store with approximately 18,000 Square ft existing since 1951, and actually enlarged into the residence District in 1987, when the initial special permit was granted.
- Representative stated: we are now requesting once again to extend the term of the special permit and finally to remove the term limit considering this is a building that has been there for decades and we want to ensure the continued operation in the food store without having to come back for permission to maintain a commercial use in a residence District, which is what the special permit allows and show on the how the building you can see the site in red (presentation) and the outline of the building the site straddles a C42A district, which is a commercial District in which grocery stores are permitted and then towards the back away from Newtown Avenue (see attached project document).

- Representative stated: Given the constraints of our business, one of the things I've actually done of recent is reach out to DOT to add a truck loading zone on the street, totally separate from this to further facilitate traffic, and so that there's no double parking or issues, because I know it's been a priority of the city and especially do to have these neighborhood loading zones in place (see attached project document).

### **Q&A with the Board**

**Dominic Stiller** asked how do you enter the loading zone? **Representative** responded 33<sup>rd</sup> Street behind store. Since 1989 this has been used. New loading zone would facilitate traffic on 33<sup>rd</sup> Street. **Dominic Stiller** asked, "What is the issue? **The representative** responded that a portion is in a residential zone. They independently applied for an outer loading zone to improve the situation through DOT. **Dominic** asked, "What if a new store opens there? **The team answered** they would need to apply to BSA it must specifically be a grocery Store BSA review would need to occur, and CB review would additionally happen. A use group change would need to occur otherwise. **Dominic Stiller** mentioned a plan several years ago requesting a public plaza and additionally posed a question of support. **The Team** stated they would follow the findings.

**Frank Fredericks** Asked about the 10-year term and any problems the Board had with removing that. **Liz Erion** said projects from BSA vary she does not think they necessarily specifically planned, if divided it goes to BSA and returns for review to the Board. The issue is because a portion is in the residential district zoning. If the use changes, they would need to return to BSA and the building would have to be torn down.

**Motion to support by Tom Ryan; Seconded by Amin Mahedi**

### **Committee Reports**

**Consumer Affairs Committee -Dino Panagoulis** – Congratulations Evie. If you look at the packet that you have, there are approximately 20 businesses that are up for vote. None of them are of great concern. They have their stated stipulations. No issues brought forth by the 114th Precinct that we were made aware of. The police saw no needed actions. **Thomas Ryan-** Consumer Affairs sent all 20 of these to the police?. **Dino-** Yes. I'd like to make a motion to move forward with approving all of the approximately 20 of them.

**Motioned by Dino Panagoulis; Seconded by Stella Nicolaou**

**Evie Hantzopoulos Chairperson** – Asked if anyone opposed? Seeing none, the motion carries.

**Executive Committee - Thomas Ryan-** Cannabis OCM Applications Micro- Business reviewed at committee, four locations were reviewed at 49-29 20<sup>th</sup> Avenue a mixed-use warehouse to be subdivided. Four applications for 4 opportunities to grow and one opportunity to have retail sale if approved by the Office of Cannabis Management. These new applicants for Micro Businesses attended the Committee meeting and there were concerns about the location. Nearby was a church, St. Francis of Assis, a school and residential dwelling. The committee was concerned about the operations of the four businesses a husband was a property manager of the site. The wife and three other women who know each other were applying. The ability to run a business was a concern, the four applicants wrote the same letter, had the same notary in Bronx and this just confirmed the concern about the ability to run a business **Thomas Ryan** read the letter. (Letter attached).

**Amin Mehedi** motions for a NO vote **Tyrone Gardner** Seconded No Vote

**Dominic Stiller** asks, "Is this a new business as a part of OCM? **Thomas** answers a new part of OCM we have voted on one before. The question is the proximity to the church, park & security.

**Corine Wood-Haynes** stated no voting had occurred at committee level, clarifying that the application was reviewed only.

**Marie Torniali** Stated we felt like they were unprepared to explain their business model. They were asked to give a narrative.

**Doreen Mohamed** Asked about the armed guards, then stated her concern that we are trying to take guns out of the community.

**Kathleen Warnock** Questioned if these locals were out of their depth? **Marie** answers Yes. **Elizabeth Erion-** Stated she watched the meeting, and they are novice in business. The 4 businesses in one building, the square footage is concerning and only one may sell retail product. We have only seen these scattered. **Ehtan Lowel** stated the last several meetings we have had reviews. A request for presentation needed from OCM (Office of Cannabis Management) was made.

**Airport** no report – **Rosemarie Poveromo**

**Health and Human Services-** No report **Judy Trilivas**

**Housing-** Meeting scheduled for March will be on Zoom **Katie Ellman** stated.

**Land Use and Zoning- Elizabeth Erion/ Gerald Caliendo**

Vote on BSA Motion/ Second Vote **31** in favor **0** opposed **0** abstain.

**Updates:** March 7<sup>th</sup> meeting LUZC commission review City of Yes Economic will have vote at the end of March. Housing Text for the City of Yes April. March 7 Land Use Commission review. Reserving time for a deep dive in the major item

**Legal Legislative Committee- Rod Townsend** Roberts Rules, elections and a presentation date to be determined.

**Pubic Safety-** **Tony Meloni** 114<sup>th</sup> Police Precinct has been working with a number of demonstrations here, the most outside of Manhattan. There have not been this number outside of Manhattan complements were shared. Up until this last time thousands of people and it has not been easy. **Thomas Ryan** asked if Noise Canons were used. **Tony** stated he did not know about sound issues.

Doreen Mohamed Shared concerns about police brutality questioned during the protest.

Frank Fredricks has never met with the committee and would love to meet to speak about issues.

**Transportation-** Dominic Stiller the Queens Bus Network Plan has been rescheduled for March Committee presentation.

**Business Session**

Evie Hantzopoulos Chairperson – Motion for adoption of January 2024 minutes.

Motioned Marie Torniali; Seconded by Tom Ryan

**District Manger’s Report Florence Koulouris:** Hello and good evening. Our community has lost a son of Astoria Paul Vallone at a young age and suddenly due to a heart attack. He was an advocate for Queens and most recently served in the Veterans Administration as Deputy Commissioner. He had recently provided a report to the Borough Cabinet of Queens sharing his wealth of information. He will be missed. May he rest in peace.

For the last five years our office has worked with multiple businesses that operate in the Steinway Industrial Business Zone. Our office has been the squeaky wheel. Thanks to Former Commissioner Sewell who helped create the multi-agency task force to address the needs of the Recreational Vehicle dwellers and Commissioner Caban a recent service assisted in relieving our district of the inundation of over 25 RVs. All RVs were offered NYC services.

A total of twenty (20) vehicles were removed and five (5) summonses were issued, the breakdown are as follows:

- NYPD Traffic removed four (4) illegally parked vehicles.
  - Four (4) Mobile Home/RV
  - One (1) illegally parked passenger vehicle.
- Competition Auto Works removed four (4) illegally parked vehicles.
  - Two (2) Mobile Home/RV
  - Two (2) passenger vehicles.
- DSNY removed five (5) illegally parked Mobile Home/RV and one (1) dumpster.
  - Four (4) Mobile Home/RV.
  - One (1) Derelict vehicle
  - One (1) Waste dumpster.
- Twelve (12) Mobile Home/RV did voluntarily vacate the area.
- The 114 Precinct issued five (5) summonses to illegally parked vehicles.
  - Three (3) for street storage
  - Two (2) for detached trailer.

Our office received a telephone call from the Deputy Commissioner of the Community Affairs Unit of the NYC Mayors Office complementing the teamwork of our office with our local agencies and businesses. The business owners have seen a marked improvement in their business operations now that this section of IBZ is operating as before the Pandemic. We received the report on January 28, 2024. Businesses are grateful to the Community Board.

Our office attended the Borough Presidents review of FY 2025 budget and reiterated the top four items on the Capital and Expense list. A mention to the Borough President regarding the sincere desire to see the DSNY QW1Garage build-out was mentioned as it is already funded.

The application process for Board Membership has closed and we will receive our list of renewed and new members late march into early April.

Thank you all for your service to our community.

**Elected Officials Reports**

**Office of Public Advocate Jumanee Williams** Brian Straub New Yorkers should know: COVID19 Updates: Continue to protect yourself and others from COVID-19 in the New Year! New Yorkers can sign up for an updated COVID-19 vaccine, as well as a flu shot, at [vaccinefinder.nyc.gov](https://vaccinefinder.nyc.gov). Winter weather: It’s imperative that New Yorkers prepare themselves and their families for any emergencies that may come our way throughout the winter season. To help, our team has created a series of blog posts to help prepare for a range of disasters, including on winter safety essentials and winterization tips, or preventative measures designed to protect against damage caused by freezing temperatures. [Advocate.nyc.gov/Blog](https://advocate.nyc.gov/Blog) Early Voting: Early voting takes place between Saturday, February 3 to Sunday, February 11 for the coming special elections. Here is a link for more information about early voting <https://www.nycvotes.org/how-to-vote/early-voting/>. Voters may request an absentee ballot here: <https://www.nycvotes.org/how-to-vote/ways-to-vote/>. Spread the Word: Young people in New York City can apply Now for the NYC Summer Youth Employment Program (SYEP). Applications close on March 1. SYEP connects NYC youth between the ages of 14 and 24 with career exploration opportunities and paid work experience. Heat Season: From October 1 to May 31, indoor temperatures must be at least: 68° during the day (when outdoor temperatures are below 55°), and 62° at night. Legislative Updates: The How Many Stops Act and Solitary confinement Ban which passed in December – two of the eleven bills our office passed in 2023– have become law. These bills will help protect and promote public safety and transparency, and we thank New Yorkers for engaging on these issues. For more on the policing transparency bill, visit [advocate.nyc.gov/FactsHMSA](https://advocate.nyc.gov/FactsHMSA). Upcoming events: Find out about upcoming events by following our Eventbrite page at [NYCPublicAdvocate.eventbrite.com](https://NYCPublicAdvocate.eventbrite.com). Events include: Join the Office of the Public Advocate for a special celebration of Black advocacy in New York City, on Monday, February 26. Visit [BHMNYC.eventbrite.com](https://BHMNYC.eventbrite.com) to RSVP and learn more.

From the Office of the Public Advocate: Talking points and updates for Community Board 1 (Queens) February 20, 2024 Watch Ask the Advocate on News12: Tune into News12 Bronx, Brooklyn or online to watch our monthly segment Ask the Advocate, live every third Monday of the month from 7-7:30pm, where the Public Advocate will answer questions from callers live on air! Stay in touch with our office: Any New Yorker can always reach out to our office with concerns or requests for support, assistance, and services by contacting [gethelp@advocate.nyc.gov](mailto:gethelp@advocate.nyc.gov) or calling 212.669.7250 and leaving a message. Our office is receiving constituents with an appointment. Also to stay in touch with our office: 1). Sign up for our bi-monthly newsletter at [bit.ly/AdvocateNewsletter](https://bit.ly/AdvocateNewsletter) [NOTE: Bit.ly links are case sensitive]; 2). Follow our Eventbrite page at [NYCPublicAdvocate.eventbrite.com](https://NYCPublicAdvocate.eventbrite.com); 3). Subscribe to The Advocate text bot by texting "Hello" to 833-933-1NYC (833-933-1692); 4). check our blog at [advocate.nyc.gov/blog](https://advocate.nyc.gov/blog)

**Office of State Senator Kristen Gonzalez** - My name is Shawna Morlock I'm, the director of Community Affairs. I've got some cards here. If you'd like to reach out to me directly. Thank you so much for your time.

**Office of District Attorney Melinda Katz** My name is Javier Figaroa from DA Katz hosted a meeting about Human Trafficking Awareness with the goal of how both city officials and law enforcement can help vulnerable communities (such as but not limited to: teenage girls, the transgender community, undocumented peoples) not become victims of sex trafficking. The DA's Human Trafficking Bureau constantly works with law enforcement to prosecute drivers of sex crime while making sure the victims of these crimes are offered services to get them out of the sex work industry. On a lighter note, our office is looking for RFP applications to implement into our youth development and crime prevention programs. This is the DA's approach to a more holistic and community based effort to keep our youth out of the criminal justice system through social, recreational, academic, and/or career development activities. Proposals will be due for RFP applications on April 1st.

**Office of Council Member Tiffany Caban** My name is Melissa Correa. Legislative Updates: • Next week the Council meets for its third Stated Meeting of the new legislative session. At the beginning of each legislative session committee positions are reassigned. This session, the Council Member is serving on Committees on: Mental Health, Disabilities, and Addiction Public Safety, Women and Gender Equity, Criminal Justice, Civil Service and Labor, Committee on General Welfare. • At the beginning of the legislative session, the Council is reintroducing over 1200 pieces of legislation from the previous session. This process is set to take a few months, and we look forward to providing updates on the legislation that our office is reintroducing in the month ahead. Stay tuned! District Updates & Office Events CUNY Citizenship now! • Reach out to us to schedule an appointment for our next service date with CUNY Citizenship Now which connects New Yorkers with an immigration attorney offering in person services by appointment (green cards, DACA, TPS, general consults, fee waiver apps, and external referrals as needed) Please call our office if you know anyone who needs these services and would like to set up an appointment (February 12th) Astoria Houses Satellite Office Hours • Gonzalez, State Assemblyman Zohran Mamdani, and Congressional Representative Alexandria Ocasio Cortez will resume Satellite office hours on February 26th from 2-5pm Homeowner Tax Benefit Event: • In collaboration with the Department of Finance, we are hosting an event regarding homeowner benefits and tax exemptions. This event will take place on February 28<sup>th</sup> from 10AM-1PM at our District Office (30-83 31st Street). Participatory Budgeting: • Earlier this month, our office concluded this year's Civic Assembly in which delegates voted on the projects that would go on the Participatory Budgeting ballot. Community 1 members in D22 will be able to vote on community projects they want to see instituted within their communities from April 6th to 14th. Please reach out to our office for more information! homeowner benefits and tax exemptions. This event will take place on February 28th from 10AM-1PM at our District Office (30-83 31st Street). Participatory Budgeting: • Earlier this month, our office concluded this year's Civic Assembly in which delegates voted on the projects that would go on the Participatory Budgeting ballot. Community 1 members in D22 will be able to vote on community projects they want to see instituted within their communities from April 6th to 14th. Please reach out to our office for more information!

**Clare Collins Office of the Borough President Richard Donovan** - My name is Claire Collins, the community liaison. On behalf of Borough President Richards, I Please feel free to reach out to our director of community boards, Kahleel Bragg [kbragg@queensbp.org](mailto:kbragg@queensbp.org) and we have a few events coming up. You can always RSVP to any of our events on <https://queensbp.org/> RSVP. That's all I have. Thank you for your time.

**Office of Congress Member Alexandria Ocasio-Cortez** Good evening, Community Board 1! My name is Angela Sherpa, and I am with the office of Congresswoman Alexandria Ocasio-Cortez. Last week, the Congresswoman celebrated the 5th anniversary of the introduction of the Green New Deal. Since 2019, the Green New Deal movement has secured \$369 billion to fight climate change through the Inflation Reduction Act, won an American Climate Corps, and achieved victories at every level of government. I also want to remind everyone that our upcoming Green New Deal Town Hall will be happening this Thursday from 6pm-8pm at PS 171 in Astoria! The Congresswoman will discuss our progress with the Green New Deal over the past five years and lay out a vision for the next five years. There will be a panel discussion with local elected officials and organizers on projects impacting New Yorkers. The Congresswoman will also take questions from the audience. I have placed some flyers for our event in the back if anyone is interested. Please register in advance with the QR code on the flyer. Our office has a job opening for a Constituent Liaison & Field Representative! Individuals with previous constituent services, government, or community outreach experience are encouraged to apply. For more information, please visit <https://ocasio-cortez.house.gov/jobs>. As a reminder, our office is here to help you with any issue pending before a federal agency. You can give us a call at 718-662-5970 or email us. We are available at our Astoria office located at 30-83 31st St, every Thursday from 10am-6pm. We are also available at our flagship office in Hunts Point Monday through Thursday from 9am-5pm.

**Office of Assembly Member Steven Raga** Hello, everybody good evening. My name is Kazi Maryam. Our office's updates for the February CB1 Board Meeting include:

#### **Legislative Updates**

In response to the Governor's Executive Budget Proposal, we led two budget sign campaigns to bring additional dollars into AD30, which include a capital investment for the Ali Forney Center located in Astoria to build permanent supportive housing. The Ali Forney Center mainly serves homeless LGBTQ+ youth and provides wraparound services.

We are also working to establish a repair fund for Mitchell Lama properties. Our Mitchell Lama's are facing an affordability struggle, especially to afford repairs and make improvements. This fund would help properties address these costs without all of the burden falling on residents through maintenance fees.

We have recently introduced a number of new bills including A08586 which amends the amount of time government agencies have to respond to FOIL requests, and A08909 which requires public schools to provide halal meal options.

#### **Upcoming Events**

We are hosting our own Lunar New Year Celebration on 2/24 from 2pm-4pm at Elmhurst Public Library.

We are hosting an info session on health insurance in partnership with MetroPlus Health on 2/27 from 10am-1pm at our DO.

#### **Mobile Office Hours**

Upcoming Mobile Office Hours sessions include:

2/27 - Elmhurst from 2pm-4pm at Elmhurst Public Library

2/28 - Maspeth from 2pm-4pm at Maspeth Public Library

**Office of Congresswoman Nydia Velazquez** Good evening, my name is Tiffany, the Queens Community Liaison for Congresswoman Nydia Velazquez. To start off with some Federal Business updates:

#### **Student Debt Relief**

Starting this month, if you took out less than \$12,000 in federal loans and have been in repayment for 10 years, ALL your debt will be canceled. However, for many others, monthly payments will be reduced.

In order to receive this relief, one must be enrolled in the SAVE plan (Saving on A Valuable Education).

The SAVE plan also ensures that ones monthly interest fee's does not pile up (as long as you make your principal payments) and that your spouse's income cannot be used to drive up your payment amount

*Learn more at [Studentaid.gov/idr](https://studentaid.gov/idr)*

#### **Queens Infrastructure**

The Biden-Harris Administration announced \$420 million for New York drinking and clean water infrastructure upgrades. This new upgrade will take place at Hunters Point South where the city is currently seeking recommendations from the public for the space (Parcel E). <https://www.nyc.gov/site/hpd/services-and-information/hunterspointe-rfp.page>

#### **Small Business Workshop**

The Congresswoman will be holding a virtual workshop this Thursday to connect small firms with CDFI's that can help to start or grow a business. The Small Business Workshop will start at 10:30am and end at 11:30am on Zoom.

Please see the flyer proved on the round table.

#### **Coat Drive**

The Congresswoman will also be participating in a coat drive this Friday at 10 AM at the Evangel Church.

I would like to close off by highlighting a few key points of the Congresswoman's congressional efforts in our district in the year of 2023.

Our office was extremely busy in 2023: We sent out over 25K letters and emails to constituents. We assisted over 800 constituents with federal issues such as Immigration, Passports, Social Security, Student Loans.

The Congresswoman Co-Sponsored 379 bills in the House of Representatives and helped secure over \$110 M in federal grants and assistance to New York's 7<sup>th</sup> Congressional District. With that being said, we expect to continue our hard work in 2024. If you need assistance, feel free to call our office at 718-340-6244.

#### **Public Session**

**Chris Babris** Spoke about renovation to the 114<sup>th</sup> Precinct. Ther are 110 members of the Union and would very much like to see union jobs.

**Evie Hantzopoulos Chairperson** They (the presenters of the ADA Project will reschedule (and discussions will occur) and we can address trying to get right living wages.

**Ms. Martinez-** Announced that Small Business Services handouts are on the table. Job opportunities are available, there is expansion and growth services and resources to assist businesses.

**Friends of Whitey Ford Park- Neil Herdan** Announced a Clean-up Event March 9, 2024. The Parks Department has had a very productive year in repairs.

**LIC Partnership-** Charles LICP received a NY State funded grant as of 1 of 10 organizations a committee to be formed. There was a recent event held with the Queens Borough President and guests.

**David Kupfer** Announced the Transit group Committee meeting March 13, 2024, attend the Zoom MTA to share future plans.

**Members of Community-** Shared concerns surrounding an establishment known as Code (Steinway Street/20<sup>th</sup> Avenue) stated the business draws a rowdy crowd. Dino Panagoulis, Consumer Affairs Chair-stated it is on our radar. The last time we checked there were not enough 311 registered complaints data necessary for red flags resources and services are always a concern for monitoring.

**Rafael Sinister-** Small Business introductions in the 5 Boroughs, noted that there are hand-outs on table taht would shine a light on local comic book shops in physical storefronts.

**Joe DiPietro** spoke about the Soccer Field and recent No Parking signs installed and the hardship they cause.

**Shiela Lewandowski** spoke about the Chocolate Factory event for Mother's Day 2024.

#### **Adjournment**

**Evie Hantzopoulos Chairperson** Thank you for being here. We'll see you next month. Have a great night. Would anybody like to do a motion to adjourn?

- **Motioned by Amy Hau; Seconded by Marie Torniali**

**Meeting Adjourned: 8:45 p.m.**

February 7, 2024

RE: Community Board 1 Interview

Company: , Inc.

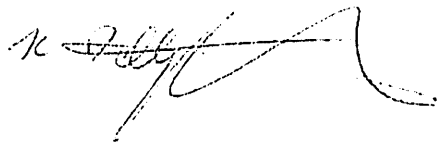
Address:  
Flushing, NY 11370

To Whom It May Concern:

Thank you for meeting with me regarding my proposed microbusiness. At the time of our meeting, I anticipated a Q&A style interview, rather than a narration of my proposed business plan from beginning to end. As a result of this, I was taken aback and feel this interview did not showcase my authentic frame of mind. After our meeting, I drafted this letter to inform you that I will be moving forward with security. I will have a security company evaluate and select the most appropriate security measures for the proposed location. Should it be deemed necessary, I will have armed security guards on the property. If unnecessary, then I will shy away from hiring armed security guards. The business will be monitored 24 hours a day, seven days a week with surveillance cameras. Every single guideline put forth by the Office of Cannabis Management (OCM) will be followed, and I will take any and every training course required by New York State law. This is a new business venture for me, and I look forward to doing everything to develop the necessary skills to gain expertise. I greatly appreciate this opportunity to expand my horizons and look forward to becoming an expert in this field. Please excuse my current lack of knowledge as this is brand new to me, but I sincerely look forward to doing an outstanding job for the community. I intend to be a good neighbor and will work together with the community board. Thank you for this opportunity again, and please bear with me while I learn the industry.

Sincerely,

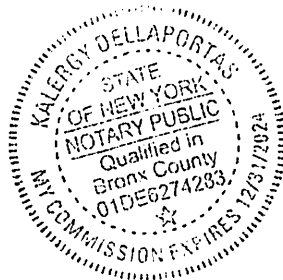
Notary:



2/7/24

RECEIVED

FEB 15 2024



CITY OF NEW YORK  
COMMUNITY BOARD #1, BOROUGH OF QUEENS  
THE PISTILLI GRAND MANOR  
45-02 DITMARS BLVD., LL1025  
ASTORIA, N.Y. 11105



Key Food Grocery Store at 32-11 Newtown Avenue

Application to Extend Term of Special Permit

Cal. No. 540-86-BZ





## Serving the Community Since 1964





- 32-11 Newtown Avenue, at corner of Newtown Avenue and 33<sup>rd</sup> Street
- Zoning Districts: C4-2A and R6B
- 1-story ~18,000sf Key Food grocery store, existing since 1951 and enlarged into R District in 1987.
- Man-Dell Food Stores (operator of Key Food stores) was granted Special Permit allowing enlargement of grocery store building into Residence District in 1987.
- Special Permit granted for 15 year term, extended twice for 10 year terms, expired in 2022
- Man-Dell Food Stores now requesting to extend the term of the special permit and to remove the term limit.

## 32-11 Newtown Avenue, Queens

### Radius Diagram / Land Use Map

Block: 619, Lot: 1

Zoning District: R6B, C4-2A

Zoning Map: 9a

Special District: n/a

#### Zoning Districts and Commercial Overlays

|  |                          |  |                           |  |                            |  |      |  |      |
|--|--------------------------|--|---------------------------|--|----------------------------|--|------|--|------|
|  | C1-1                     |  | C2-1                      |  | C1-2                       |  | C2-2 |  | C1-5 |
|  | C1-3                     |  | C2-3                      |  | C1-4                       |  | C2-4 |  | C2-5 |
|  | Zoning District Boundary |  | Special District Boundary |  | R7A Zoning District Labels |  |      |  |      |

#### Land Uses

|  |                                    |  |                                    |
|--|------------------------------------|--|------------------------------------|
|  | One and Two-Family Homes           |  | Manufacturing                      |
|  | Multiple Dwelling                  |  | Open Space / Park Land             |
|  | Commercial                         |  | Institutional / Community Facility |
|  | Mixed Use (Residential/Commercial) |  | Parking / Automotive               |
|  |                                    |  | Vacant                             |

#### Lot and Building Information

|  |                             |  |                      |
|--|-----------------------------|--|----------------------|
|  | Lot Numbers (within radius) |  | C Commercial         |
|  | Block Numbers               |  | I Industrial         |
|  | Story Height                |  | M Manufacturing      |
|  | Multiple Dwelling           |  | W Warehouse          |
|  | Dwelling                    |  | A Auto               |
|  | Retail                      |  | C Community Facility |
|  | Garage                      |  |                      |

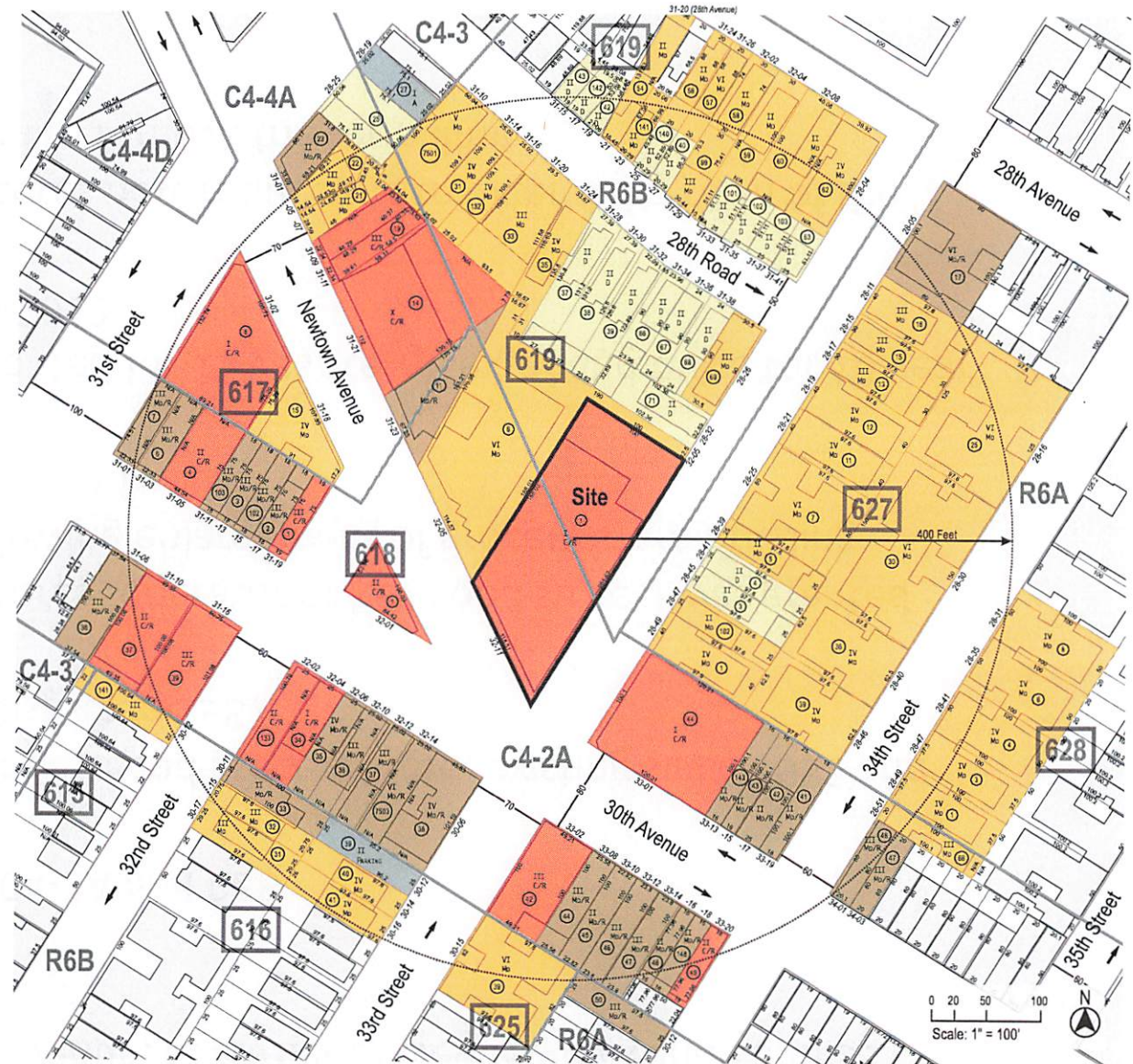
#### Data Sources

Land Use and Building Information: MapPLUTO 2023v1 from NYC DCP

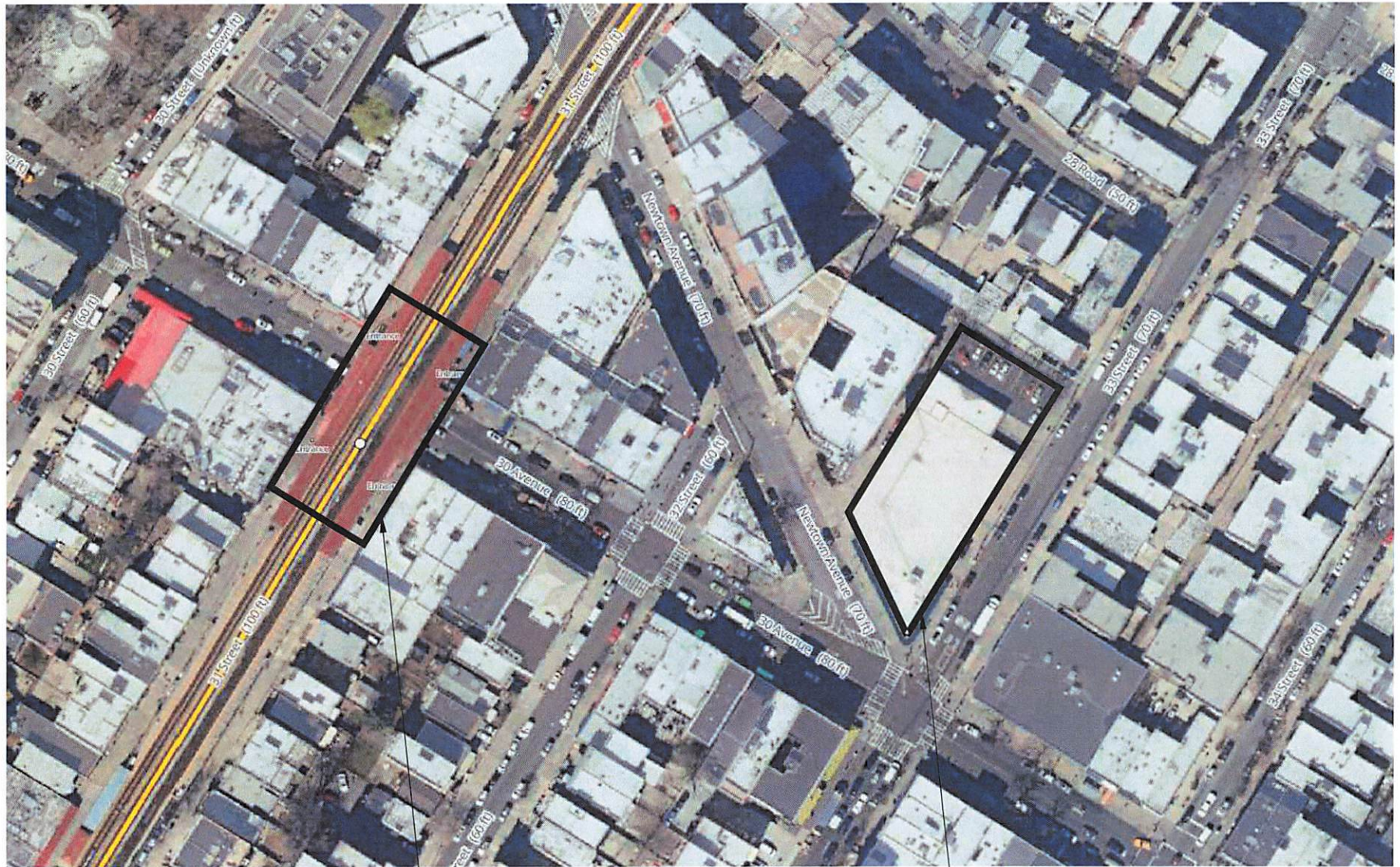
Zoning Districts: NYC DCP, file dated 3/16/2023

Digital Tax Map: NYC DOF, file dated 3/1/2023

Building Footprints: NYC DoITT, file dated 4/11/2023







AERIAL VIEW

30TH AVENUE  
STATION - N/W

SITE

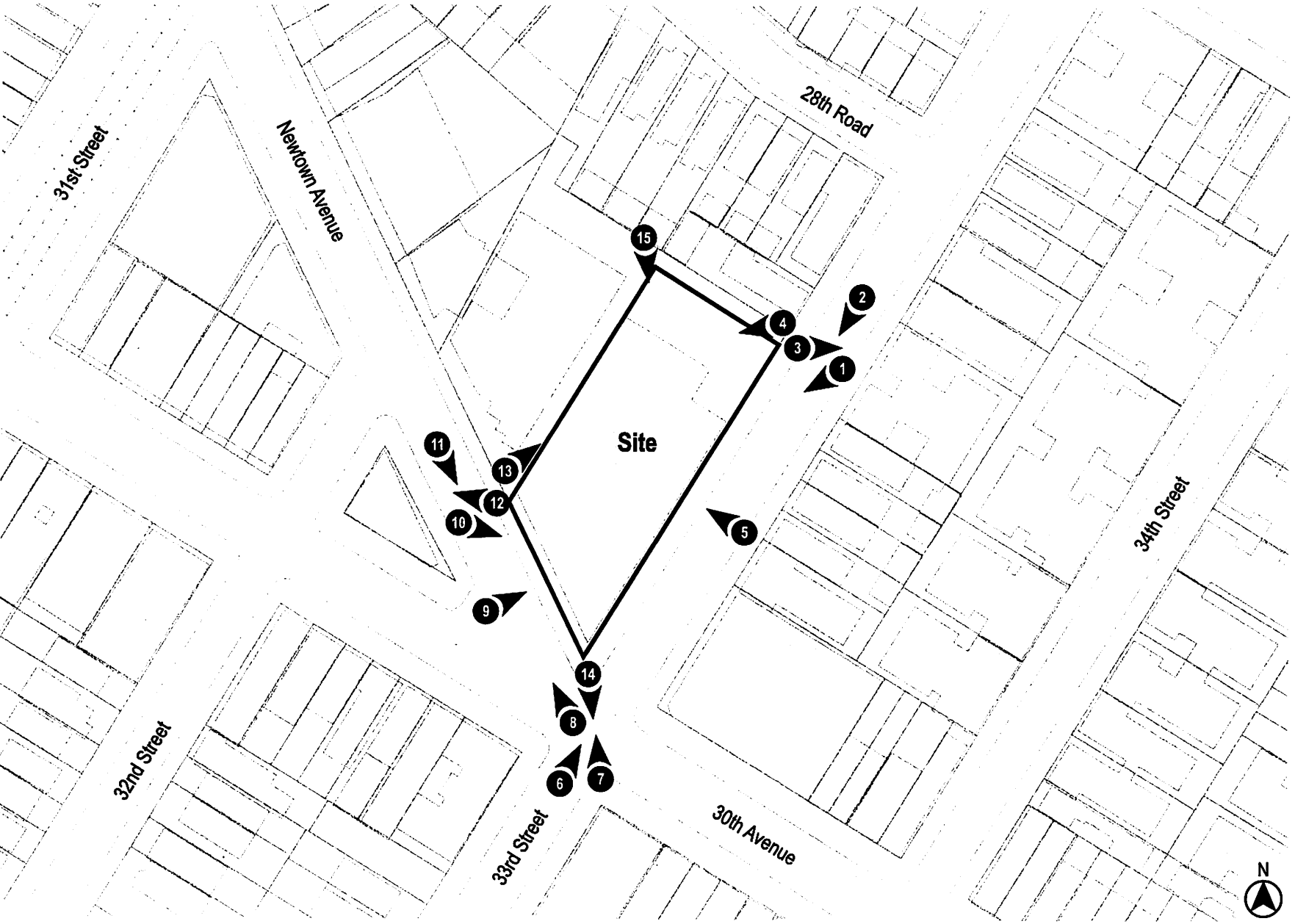


32-11 Newtown Avenue, Queens

Photo Key Map

Urban Cartographics

Photographed by: Alonso Espinoza on October 3, 2023





32-11 Newtown Avenue, Queens  
View 7

Urban Cartographics  
Photographed by: Alonso Espinoza on October 3, 2023





32-11 Newtown Avenue, Queens  
View 8

Urban Cartographics  
Photographed by: Alonso Espinoza on October 3, 2023





32-11 Newtown Avenue, Queens  
View 13

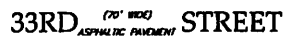
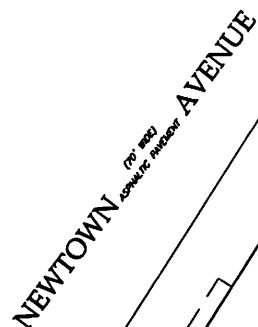
Urban Cartographics  
Photographed by: Alonso Espinoza on October 3, 2023





**32-11 Newtown Avenue, Queens**  
View 1

Urban Cartographics  
Photographed by: Alonso Espinoza on October 3, 2023



NOTE:

- ALL WORK AND SITE CONDITIONS SHALL SUBSTANTIALLY CONFORM TO DRAWINGS FILED AT BSA
- ALL PARTITIONS AND EXITS SHALL BE AS APPROVED BY DOB.
- DOB SHALL ENSURE COMPLIANCE WITH ALL OTHER APPLICABLE PROVISIONS OF THE ZONING RESOLUTION, THE ADMINISTRATIVE CODE AND ANY OTHER RELEVANT LAWS UNDER ITS JURISDICTION IRRESPECTIVE OF THE PLAN(S)/CONFIGURATION(S) NOT RELATED TO THE RELIEF GRANTED

**Gerald J. Caliendo, R.A., A.I.A.**  
Architect, P.C.

Architecture  
Interior Design  
Code Consultants  
Building Dept.  
Expediting

114-72 Queens Boulevard  
Briarwood N.Y. 11435

Tel. (718) 268-9048  
Fax (718) 268-9097  
a.callendarchitects.com

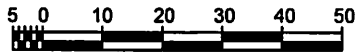
EXISTING / PROPOSED CONDITIONS SITE PLAN  
32-11 NEWTOWN AVENUE  
ASTORIA, NEW YORK

|              |            |
|--------------|------------|
| DRWING TITLE | PREMISES:  |
| CL           | GJC        |
| CHECKED BY:  | 23144      |
| DATE:        | 11/21/2023 |
| SCALE        | AS NOTED   |
|              |            |
| SEAL:        |            |
| DRAWING No.  | 2 OF 6     |

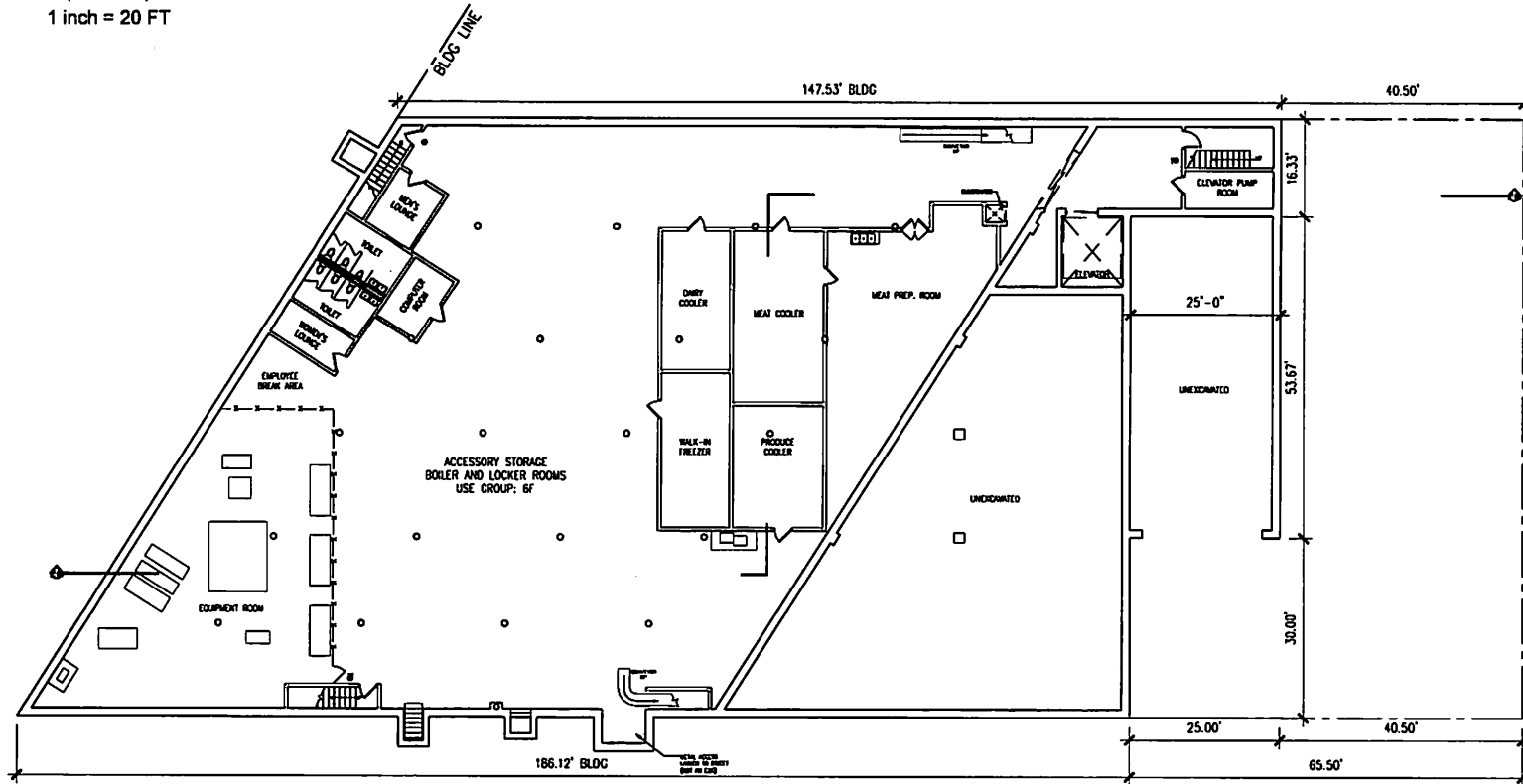
**P-001.00**



# GRAPHIC SCALE



(IN FEET)  
1 inch = 20 FT



## ① EXISTING AND PROPOSED CONDITIONS CELLAR PLAN 1" = 20'-0"



BSA CAL #:  
540-86-BZ

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THE ARCHITECT SHALL NOT HAVE CONTROL OR CHANGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION DETAILS, UTILITIES, EQUIPMENT, SEQUENCE OF PRELIMINARIES, OR FOR SAFETY PRECAUTIONS AND PREPARATION OF CONNECTIONS WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR. SUBMITTALS OF ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF THEM TO COMPLY WITH THE WORK, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. TRAMPING ARE NOT TO BE SOLED. (Gerald J. Caliendo, R.A., A.I.A., Architect, P.C.)

**Gerald J. Caliendo, R.A., A.I.A.**  
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Interior Design  
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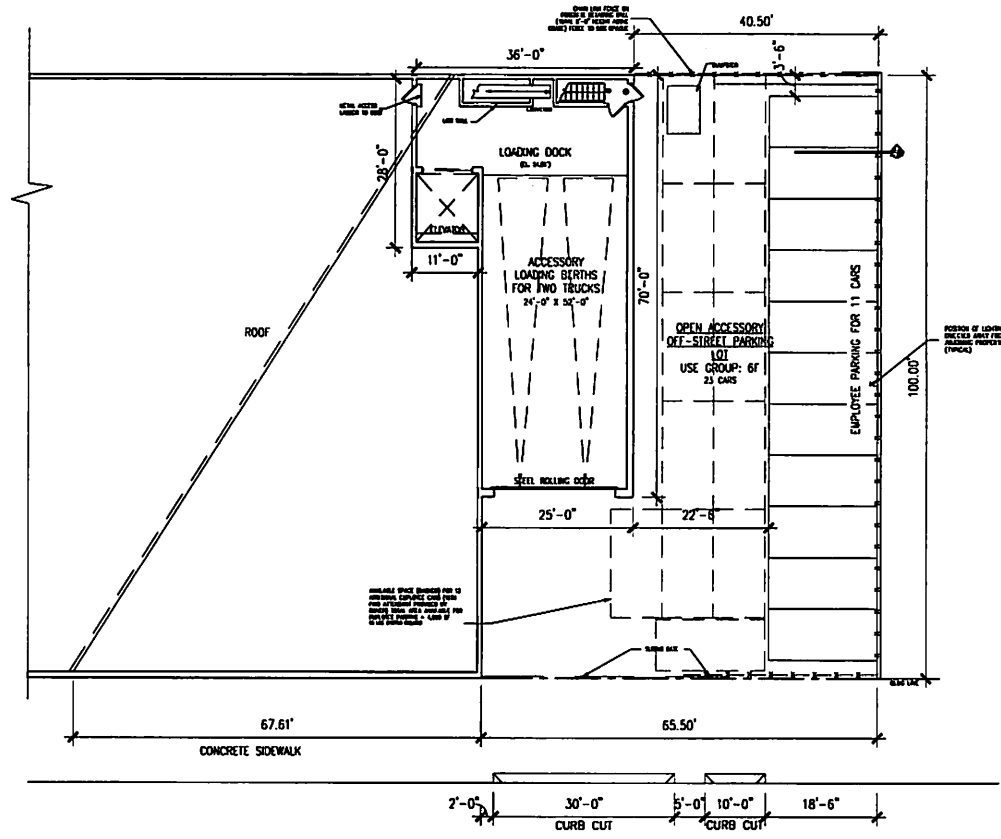
|  |       |   |            |
|--|-------|---|------------|
| EXISTING / PROPOSED CONDITIONS CELLAR PLAN |       | 32-11 NEWTOWN AVENUE<br>ASTORIA, NEW YORK |            |
| DRAWN BY:                                  | CL    | PREPARED BY:                              | GJC        |
| CHECKED BY:                                |       | DATE:                                     | 11/21/2023 |
| JOB NO:                                    | 23144 | SCALE:                                    | AS NOTED   |
| BSA Cal #:                                 |       | 540-08-02                                 |            |
| P-002.00                                   |       |   |            |



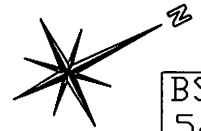
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① EXISTING AND PROPOSED CONDITIONS UPPER LEVEL PLAN  
1" = 20'-0"



33RD (70' WIDE) STREET  
ASPHALTIC PAVEMENT

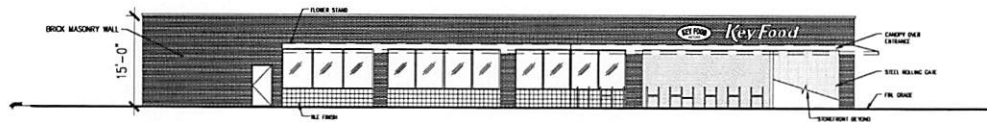


BSA CAL #: 540-86-BZ

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|  |                 |  |
|--|-----------------|--|
| <b>Gerald J. Caliendo, R.A., A.I.A.</b><br>Architect, P.C. |                 | Architecture<br>Interior Design<br>Code Consultant<br>Building Dept.<br>Inspecting |
| 118-72 Queens Boulevard<br>Bellerose N.Y. 11435            |                 | Tel: (718) 268-8008<br>Fax: (718) 268-8007<br>www.gcalendarchitects.com            |
| EXISTING / PROPOSED CONDITIONS<br>UPPER LEVEL PLAN         |                 |  |
| 32-11 NEWTOWN AVENUE<br>ASTORIA, NEW YORK                  |                 |  |
| DRAWING TITLE: PREMISES                                    |                 |  |
| DRAWN BY: CL   | CHECKED BY: GJC | JOB NO: 23144  |
| SCALE: AS NOTED  |                 | DATE: 11/21/2023   |
|  |                 |  |
| DRAWING NO: 5 OF 6<br>BSA Cal #: 540-86-BZ                 |                 |  |
| <b>P-004.00</b>  |                 |  |

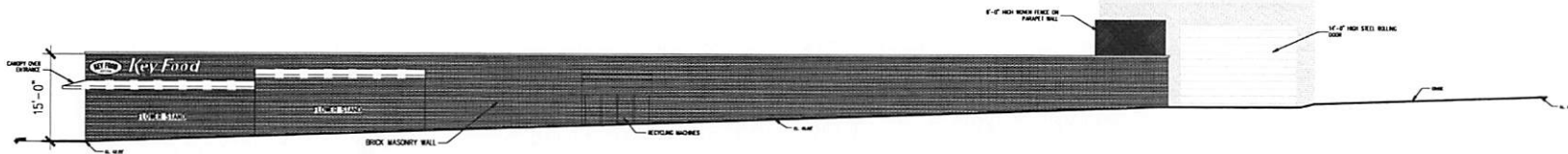




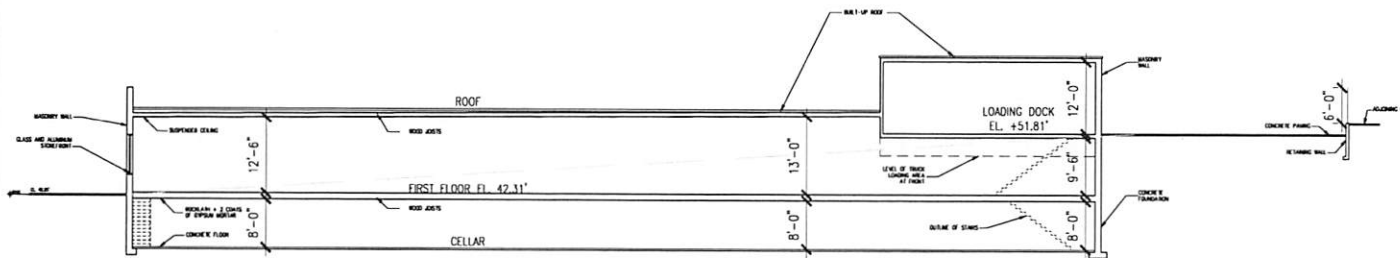
① NEWTOWN AVENUE ELEVATION  
1" = 20'-0"

#### EXISTING ILLUMINATED SIGN SUMMARY

|                          |                  |                          |
|--------------------------|------------------|--------------------------|
| <b>NEWTOWN AVENUE:</b>   |                  |                          |
| HEIGHT [FT](ZR 32-655)   | ALLOWED<br>40 FT | EXISTING<br>11 FT        |
| SURFACE AREA [SF]        | 500 SF           |                          |
| KEY FOOD TEXT            |                  | 13.4 SF                  |
| KEY FOOD ASTORIA ELLIPSE |                  | 12.6 SF                  |
| TOTAL =                  |                  | 26 SF [EXIST. COMPLIANT] |
| <b>33RD STREET:</b>      |                  |                          |
| HEIGHT [FT]              | ALLOWED<br>40 FT | EXISTING<br>11 FT        |
| SURFACE AREA [SF]        | 500 SF           |                          |
| KEY FOOD TEXT            |                  | 13.4 SF                  |
| KEY FOOD ASTORIA ELLIPSE |                  | 12.6 SF                  |
| TOTAL =                  |                  | 26 SF [EXIST. COMPLIANT] |



② 33RD STREET ELEVATION  
1" = 20'-0"



③ BUILDING SECTION  
1" = 20'-0"

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BSA CAL #:  
540-86-BZ

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EXISTING / PROPOSED CONDITIONS ELEVATIONS  
AND SECTION

32-11 NEWTOWN AVENUE  
ASTORIA, NEW YORK

DRWG TITLE: PREMISES

CL: GJC

23144

AS NOTED

11/21/2023

DATE: 11/21/2023

BSA Cal # 540-86-BZ

P-005.00



USER4

CB Presentation - Key Food Newtown Avenue - 02.20.202  
4.pdf

02/22/24 03:43 PM



DATE 2-20-2024

| Community Board Member                    | Yes                    | No | Abs.                    | Community Board Member | Yes | No | Abs.       |
|---|------------------------|----|-------------------------|------------------------|-----|----|------------|
| George Alexiou                            | ✓                      |    |                         | Huge Ma                | ✓   |    |            |
| Daniel Aliberti                           |                        |    | E                       | Athanasios Magoutas    | ✓   |    |            |
| Louise Bordley                            |                        | ✓  |                         | Jeffrey Martin         |     |    | E          |
| Ann Bruno                                 | ✓                      |    |                         | Brian Martinez         | ✓   |    |            |
| Gerald Caliendo                           | ✓                      |    |                         | Sam Massol RESIGNED    |     |    |            |
| Jean Marie D'Alleva                       | ✓                      |    |                         | Amin Mehedi            | ✓   |    |            |
| Tenzin Dechen                             |                        |    | E                       | Antonio Meloni         | ✓   |    |            |
| Antonella Di Saverio                      |                        |    | E                       | Andreas Migias         | ✓   |    |            |
| Katie Ellman                              | ✓                      |    |                         | Doreen Mohammed        | ✓   |    |            |
| Elizabeth Erion                           | ✓                      |    |                         | Stella Nicolaou        | ✓   |    |            |
| Mackenzi Farquer                          | ✓                      |    |                         | Dino Panagoulis        | ✓   |    |            |
| Dean Feratovic                            | ✓                      |    |                         | Juliet Payabyab        | ✓   |    |            |
| Adam Fisher-Cox                           | ✓                      |    |                         | RoseMarie Poveromo     | ✓   |    |            |
| Frank Fredericks                          | ✓                      |    |                         | Margot Riphagen        |     | ✓  |            |
| Tyrone Gardner                            | ✓                      |    |                         | Thomas Ryan            | ✓   |    |            |
| Shahenaz Hamde                            | ✓                      |    |                         | Marisela Santos        |     | ✓  |            |
| Evie Hantzopoulos                         | ✓                      |    |                         | Dominic Stiller        | ✓   |    |            |
| Christopher Hanway                        | ✓                      |    |                         | Marie Torniali         | ✓   |    |            |
| Amy Hau                                   | ✓                      |    |                         | Rod Townsend           | ✓   |    |            |
| Brian Hunt                                | ✓                      |    |                         | Judy Trilivas          | ✓   |    |            |
| Vanessa Jones-Hall                        |                        |    | E                       | Kathleen Warnock       | ✓   |    |            |
| Richard Khuzami                           | ✓                      |    |                         | Corinne Wood-Haynes    | ✓   |    |            |
| Cristina Lastres                          |                        | ✓  |                         | Thomas Wright          | ✓   |    |            |
| Diana Limongi                             | ✓                      |    |                         | Rosemary Yelton        |     | ✓  |            |
| Ethan Lowens                              | ✓                      |    |                         |                        |     |    |            |
|   |                        |    |                         |                        |     |    |            |
|   |                        |    |                         |                        |     |    |            |
| <b>Number Board Members Present _____</b> |                        |    |                         |                        |     |    |            |
|   |                        |    |                         |                        |     |    |            |
|   |                        |    |                         |                        |     |    |            |
|   |                        |    |                         |                        |     |    |            |
|   |                        |    |                         |                        |     |    |            |
|   |                        |    |                         |                        |     |    |            |
|   |                        |    |                         |                        |     |    |            |
|   |                        |    |                         |                        |     |    |            |
| <b>Present <u>38</u></b>                  | <b>Absent <u>5</u></b> |    | <b>Excused <u>5</u></b> |                        |     |    |            |
|   |                        |    |                         |                        |     |    |            |
|   |                        |    |                         |                        |     | 49 | 12 20 2023 |
|   |                        |    |                         |                        |     | 48 | 1 17 2024  |
|   |                        |    |                         |                        |     |    |            |