

Community Board 1, Queens – Board Meeting Minutes

October 19, 2021

Chairperson, Marie Torniali opens the Public Hearing Items at 6:30 p.m.

PRESENTATION:

Alexander Kipp, Director of Education & Engagement, New York City Conflicts of Interest Board - Community Board Training Session for Conflicts of Interest (*Presentation Attached*)

Mr. Kipp closed the presentation by stating he would answer any questions via Chat.

PUBLIC HEARING ITEMS:

Board of Standards and Appeals

**BSA Cal. No. 66-90-BZ 43-03 Astoria Boulevard, Queens
Block 780, Lot 18**

Application for a term of ten years to permit the premises to be occupied for gasoline service station to be continued. (*Presentation Attached*)

Presentation made by Elyse Foladare from Eric Palatnik, P.C. - This is a Mobil Station with a convenience store and a Dunkin' Donuts. To extend the term of the variance that was previously granted, it is in an R5 zoning district. It has been in the Board's jurisdiction since 1959. The term was last extended on January 25, 2011 expired October 1, 2020.

Q & A with the Board Members/Comments by Residents

Gerald Caliendo – The gas station has been kept in good shape over the years. There have been some questions about the bathroom.

Elyse Foladare – I brought it up with the owner as a safety precaution. The owner apologized they could not make it tonight. He said only when someone requests a key then they can use bathroom, it is not kept open.

Gerald Caliendo – The recent resolutions all stated that the conditions of the earlier approvals should be kept up to date and are relevant. There should be no car sales. It should be on record that the old conditions apply, the Board should know and the BSA should know we are still interested in those conditions and they are: there should be no car sales on the property, sidewalk and curb shall be repaired, the premises should be kept free of debris, landscaping should be kept in accordance with the BSA approved plans and shall be maintained and replaced if necessary and the garbage dumpster in the rear should be screened with 100% opaque screening, and the fence on each side of the property have 100% opaque screening. When I looked on Google Maps in the back of the building there is fencing which prevents from people going in the back of the building but not completely okay, they need to put the slats.

Elyse Foladare - I can mention it to the owner, sounds like an easy fix.

Gerald Caliendo – Also add as a condition of the Board, the building should be kept free of graffiti and all the lighting should be directed away from the adjoining residential buildings.

Diana Limongi – Are there restroom facilities for the public, are they accessible?

Elyse Foladare – The answer is yes, but because of safety concerns you have to request a key.

Chair, Marie Torniali – Asked a question regarding electric car charging stations.

Elyse Foladare – We have struggled with those with a lot of our gas stations, trying to put it in because of zoning.

Chair, Marie Torniali – What about an ATM with a swipe function.

Elyse Foladare – I have no idea.

Chair, Marie Torniali – I would imagine everyone is upgrading to those.

Elyse Foladare – Read a question from the Chat, is it fully accessible (referring to ADA)? She responded, there is an ADA parking space.

Chair, Marie Torniali – Closed the hearing and stated they will vote on it during the business section.

BUSINESS SESSION:

Adoption September 2021 Minutes

Motioned by Dino Panagoulas; Seconded by Antonella Di Saverio

Chair Report:

Chair, Marie Torniali – I would like to focus on Election Day, November 2nd, early voting starts on October 23rd through October 31st. The early voting sites here are at the Boys Club and the Museum of the Moving Image, you can get all the information on <https://vote.nyc/>.

District Manager Report:

District Manager, Florence Koulouris – October is Breast Cancer Awareness Month and Domestic Violence Awareness Month. Breast Cancer affects people from all walks of life. Men and women are affected. In 2022 new breast cancer diagnoses are expected to number more 200,000 for women and more than 2,000 for men. In our District we have multiple resources. Mount Sinai Queens Hospital has online videos on social media for how to do a proper self-screening. Elmhurst Hospital which works with Sharing & Caring, a not-for-profit that was founded in 1994 whose founding members were our own Lucille Hartman, former District Manager and Ana Kril, former Board Member, along with several of our present and past Board Members. Sharing & Caring can be reached at: 718-777-5766 and their services are free of charge. This is also Domestic Violence Awareness Month and the 114th Police Precinct has a Domestic Violence Division to assist people at risk and in situations which require services. They have resources and are available for consultations and referrals. The phone number is 718-626-9316. NYC's 24-Hour Hotline is: 800-621-HOPE provided by the NYC Human Resources Administration (HRA). Please friend us on Facebook and follow us on Twitter to receive important information and updates. Please always visit our website for Board meeting information. Please do not forget to vote on Tuesday, November 2nd as the Chair noted, early voting is available. On Wednesday, October 28th, 6:00 p.m. to 8:00 p.m., the Queens Borough President's Office will have a Domestic Violence Event.

Committee Reports:

RoseMarie Poveromo, Airport Committee – FAA recently approved the controversial LaGuardia AirTrain a \$2 Billion project bankrolled by former Governor Cuomo. The Port Authority has met with several recent unexpected obstacles, namely Governor Kathy Hochul, Senator Michael Gianaris Senator Jessica Ramos, Senator Leroy Comrie and other elected officials mindful and alert to their constituent's valid concerns which have been endlessly voiced from the very beginning by the Ditmars Boulevard Block Association. The Light Rail Link would, if it ever reaches fruition, connect trains from Manhattan's number 7 subway line to Willets Point at Citi Field directly to LaGuardia Airport over portions of the Grand Central Parkway. I quote the most recent statement issued from the Port Authority, "At Governor Hochul's request the Port Authority is undertaking a thorough review of potential alternative mass transit options to LaGuardia Airport. The agency will work in close consultation with independent experts and stakeholders and will complete its work as expeditiously as possible consistent with needs for the review to be thorough and rigorous, during the review the Port Authority will pause further action with respect to LaGuardia AirTrain project."

Dino Panagoulas, Consumer Affairs Committee – Florence shared with everyone all of the licenses that are up for vote this evening. Yesterday, we had a Consumer Affairs Committee meeting, we had three (3) businesses attend, they were: Rotana Café and Restaurant Inc. d/b/a After 8 Café Lounge, the Oven Grill Chill LLC d/b/a Oven Grill Chill Lounge, and VYBZ Astoria Inc. d/b/a N/A. We had conversations with all three of the owners and their representatives, we expressed to them a number of concerns that we had, mainly the increase number of 911 and 311 calls. We as a Committee after hearing their side of the story, and the improvements that they would implement, mainly increasing the amount of security guards they have available for the business and a number of other improvements, we voted to move forward and approve the recommendation for the renewal of their liquor license. I would like to make a **Motion** to move forward with a vote to approve all the licenses on your spreadsheet.

Seconded by Jean Marie D'Alleva

Chair, Marie Torniali – Is anyone opposed? Seeing none, it passes unanimously.

Antonella Di Saverio – At the monthly QSWAB Meeting, we were informed that the NYC Department of Sanitation (DSNY) would be rolling out Brown Bin Organic Composting this month, CB1 is not part of the roll out, we will report back if this changes. Between October 18th and 29th about 120 subway and park locations will be tested with low concentrations of safe gas it is a Department of Homeland Security project along with city agencies and the MTA as part of the Urban Threat Dispersion (UTD) project and the Chemical and Bio-Defense Testbed (CBT) program, no list of exact locations but entirely possible testing will be made in our area.

I was asked by my fellow community members among them a Registered Nurse and a NYC Public School Teacher to speak about their concerns at this Board Meeting. They have recently lost their jobs because of a vaccine mandate. Where there is a risk, there needs to be a choice. I will post everything in the Chat with backup information.

Gerald Caliendo, Land Use and Zoning Committee – Regarding the application for the BSA Cal. No. 66-90-BZ. I make a **Motion** to Approve with the conditions formerly stipulated by the BSA which include: no car sales permitted on the premises, sidewalk and curbs be repaired, premises be kept free of debris, landscaping should be in accordance of the BSA plans and maintained and replaced if necessary the garbage dumpsters to be cleaned 100% opaque screening and all lighting be directed away from the residential properties and the building and property be kept graffiti free.

Seconded by George Alexiou

Roll Call by Amy Hau

Daniel Aliberti – I want a clarification of no sales of cars, does that include no advertising as well?

Gerald Caliendo – I think it should be included. The intent from the Board, it would be only going to be a gasoline station as well as the convenient store.

Daniel Aliberti – Maybe they should add it in.

Gerald Caliendo – I don't believe it is happening now, but I am not adverse to that.

Amy Hau announced a total of, **Yes: 30; No: 0**

Chair, Marie Torniali – Stated the motion carries.

Old/New Business:

Chair, Marie Torniali – We are taking a vote for FY23 Capital and Expense. She asked for a Motion to approve.

Motioned by Richard Khuzami; Seconded by Amy Hau

Chair, Marie Torniali – Asked if anyone opposes, hearing none, the Motion carries.

ELECTED OFFICIALS/REPRESENTATIVES and PUBLIC SESSION – Announcements:

Congresswoman, Carolyn Maloney:

We are trying to get a reconciliation bill; we have 1.2 billion for infrastructure which we desperately need and 3.5 billion for Build Back Better which has a lot of important things addressing climate, strengthening the American family, childcare tax credit and many other things. My Committee has passed the funding for electrifying the postal fleet and the fleet for the government moving it to electric using the postal offices and their parking lots as charging stations for the country as we move to a greener environment, it is part of what we are working on. We will get an agreement; the speaker wants it by October 31st. We will get it and it will be good for Queens. I met with the Governor yesterday and her staff on the Peaker Plant trying to get Big Allis closed down which is polluting so much. We have 28 polluting towers throughout my district and Ocasio-Cortez', I am putting in legislation we can only have one per mile. I am working with the Governor's office she believes there will be an RFP going out in 2021 which we could include and alternative fuels closing down Big Allis plant which would be a good thing. I am trying to get into all of the public housing developments that I represent, health centers for vaccinations and testing, we have opened one with the Floating Hospital in Queensbridge. I have a health van, we are ready to go but cannot get the permit with Department of Buildings (DOB), there is a lot of red tape. People are dying, it is one of the most under vaccinated places in her district. I am trying to get another hearing on the polluting power plants in a couple of weeks, trying to get the data in and prove how unsafe and terrible it is and try to replace them with renewable energies.

Joseph Nocerino, Office of Borough President Donovan Richards, Jr.:

- Borough President Donovan Richards is hosting a Domestic Violence Seminar with guest speakers it is live at Borough Hall from 6:00 p.m. to 8:00 p.m. please bring your vaccine cards
- Thursday, October 21st from 2:00 to 3:30 p.m. Virtual Recruitment Fair you need to RSVP on our website
- Thursday, October 21st from 4:00 – 5:30 p.m. a Virtual FEMA and Comptroller claim support you can have questions answered, you need to RSVP
- Thursday, October 21st Live at Borough Hall Queens High School Fair with Representatives from all the schools

Mary Jobaida, Office of State Senator Jessica Ramos:

- Their office is open, but they are still asking everyone to call to make an appointment to avoid overcrowding during the pandemic
- The telephone number is: 718-205-3881 or email at: RamosConstituentServicesTeam@gmail.com
- Their office hosted the Indian Summit on Sunday to celebrate the end of Latina American History Month and Indigenous People's Day
- They are inviting you to the El Día de los Muertos event hosted by the Senator at Corona Plaza on October 29th at 5:00 p.m.

Maria Bolanos, Office of the Mayor, Community Affairs Unit :

We are also working on The Day of the Dead (El Día de los Muertos) event at Corona Plaza we are going to have a processional walk with Queens Museum, it will start at 4:14 p.m. to 8:00 p.m., there will be many tables with CBO's and city agencies, music, food and dance.

Maroua Righi, Outreach Coordinator, NYC Civilian Complaint Review Board (CCRB) – We are a city government agency that investigates, mediates and prosecutes allegations of police misconduct. We investigate excessive or unnecessary force, abusive authority, discourtesy or offensive language if you ever experience or witness police misconduct you can file a complaint with the CCRB, I will share some links in the Chat. This week they are having the week of awareness for the Right to Know Act, it is a law that passed in 2018 that outlines your rights when you are stopped by the police. Some of the main components are that you have the right to know the name of the officer, badge number, what precinct they are from and their rank. If they want to search you but they don't have a warrant

or cause they have to ask for your consent and remind you, you have the right to say no, they should explain the purpose of the interaction, they should offer you their business card which will have all their information, if they don't offer you their business card, you have the right to request one. If a person does not speak English or if they are deaf/mute the police officer should provide language access services. They are having a series of events across the five boroughs on the third anniversary of the Right to Know Act. As an Outreach Coordinator, I give presentations, do workshops and do table events. If anyone knows an organization or an upcoming event to give a workshop or do a tabling, to provide free giveaways and free resources for the public, please let me know. I will share my information in the Chat.

Deborah Tharrington, Office of Councilman Jimmy Van Bramer:

- They are still working with constituents although the term is ending.
- You can call their office at: 718-383-9566 or you can email at: JVanBramer@council.nyc.gov

Carl (Constituent) – I wanted to register my concerns regarding the Housing Our Neighbors with Dignity Act (HONDA) Program Dutch Kills is overwhelmed already with our care for the homeless, we would like the city to apply an equal and fair distribution. As a New Yorker everyone needs to do their part and help with the problem. For years we have seen a rise in prostitution, defecating and urinating on the sidewalks and in-between parked cars, public brawls, verbal harassment, our children being physically harassed. We have six shelters currently in the neighborhood. My question to the Board, how do we get all neighborhoods to do their share?

Chair, Marie Torniali – Responded, to put it in writing and sent to the Board Office.

Kevin Garcia-Ramirez, Oliver Scholars – Oliver Scholars is a non-profit organization that places high achieving Black and Latinx students into private day and boarding schools in the east coast and around the country. Our program is currently entirely free, we provide test prep, placement and academic transition services for our students and families. It begins in the 7th grade, but we do not limit outreach to 7th graders. We focus on families that demonstrate the most financial need, but do not have an income cap, we review everyone on a case by case basis. We work with students from the 5 boroughs of NYC only. Oliver Scholars has been placing students for over 30 years. Our nomination season is currently ongoing, and you can access those forms on our website via the "Apply Now" section. The Admissions team is also available to speak to parents via live weekly Q&A's. Anyone who nominates will receive a link to our long form informational video. We are also available to hold individual information meetings for schools or any community organizations. You can reach out to me at kgramirez@oliverscholars.org or 646-761-1923 to answer any questions you may have or set up an informational meeting.

Natalie Martinez, Director of Youth Workforce, HANAC Inc. – Looking for community partners that are interested in working with our Work and Grow Environmental Corp., it is a new program we have. We are looking for internships including gardens, neighborhood beautification, environmental green jobs. I will be putting my information in the Chat if anyone is interested.

Eleni Tsokanos (Constituent) – Live on the corner of 20th Avenue and 45th Street. There are two issues that are a hazard and dangerous. One is the aviation training institute, Vaughn College located at 43-05 20th Avenue, it is a chronic problem. I was almost run over twice by their students in two weeks. I know it was their students because I saw the drivers park their cars and walk into the building nonchalantly. I called the police and they did not come. We have called them on a couple of occasions. The students are very aggressive, hostile. I have caught them throwing out garbage onto my curb and breaking bottles and when I ask them to pick up the garbage, get aggressive and loud. 20th Avenue is dangerous, it is used as a raceway for years and people have died. We have had residents request speed bumps and have requested police patrol, and nothing has been done. We have makeshift that have now permanent trailer parks on 43rd and 45th Streets with people who live there and drug deals happening at all hours of the night. The school across of the street is a constant hazard, the kids are speeding and going against traffic from morning to night. There are seniors with walkers/canes, kids playing ball and people with dogs. I am on the corner and have seen cars get hit. I had a student's car go on to and hit my property. Nothing is done, the police shrug their shoulders, I have had meetings with the school, have spoken with staff at the main campus and have asked them to put a garbage can, they have not tried to work with me. They have gone from a nuisance to a public hazard. I have suggested to get a parking lot, there is space in the back by the industrial zone. It has affected my mental health.

Chair, Marie Torniali – Please call the Board office and speak with Florence.

Eleni (Constituent) – I spoke with Florence last week, someone from the Councilman's office is supposed to get back to me and the 114th precinct.

Maria Bolanos, Mayor's Office, Community Affairs Unit – Email me the information, I will look into it.

Chair, Marie Torniali – That was Maria from the Mayor's Office, her information is in the Chat. I suggest you follow up with our District Manager, Florence at the end of the week, call her at: 718-626-1021.

Maria Bolanos, Mayor's Office, Community Affairs Unit – My information is in the Chat.

Steve (Constituent) – I would like to address the same concerns as Eleni. I live directly across the street from the aviation training institute, Vaughn College located at 43-05 20th Avenue, it is a chronic and ongoing situation since the building opened, they do not take my calls anymore.

Chair, Marie Torniali – I suggest that you also call the Board office and that you and Eleni put it in writing and submit it to the Board office, so that it is documented.

Adam (Constituent) – I agree with the other two people, I live on the same block 20-08 45th Street. There are cars racing up and down, I don't feel it is safe for my kids. The quality of life has gone downhill since the laws changed in 2020, people smoking marijuana everywhere.

Chair, Marie Torniali – I suggest you also put it in writing and email it to the Board office. There is power in numbers as they say.

Cormac Cullinane (Constituent) - I want to reiterate what some of my neighbors have said. I have been a long-time resident on 43rd Street. The last 12 months there has been significant deterioration, sustained patterns of behavior. 20th Avenue has become a consistent of ongoing speedway and raceway. It started off being late in evenings and on the weekends, now it is every night of the week and often during the day. There is constant speeding and muffler noises. We want to have a meeting with Vaughn College, we have spoken to them at this facility and at the main campus. There has to be some official intervention, speed cameras, noise cameras and we need to have action. The other issue is the parking of the students on the residential blocks, hanging out smoking and drinking. The biggest issue is the behavior and the garbage left behind; it has spiraled in the last months to completely unacceptable. The College should be held accountable of their student body. That facility should be closed down and the students taken back to the main campus and some police action taken. We need help and intervention from you all.

Chair, Marie Torniali – I suggest you also put it in writing and email it to the Board office so that it can be documented. There is power in numbers.

Richard Khuzami – The Old Astoria Neighborhood Association (OANA) has an event on the 24th, a cleanup in the water at Hallets Cove. We have scuba divers coming starting at 11:00 a.m. until about 1:00/1:30 p.m. hosted by Socrates and a diving club and a special thanks to an attorney and teacher of scuba diving, Marcos Delarcas. Please join us. Tomorrow night we are hosting a Debate of District 22, Council Candidates.

The Chairperson, Marie Torniali asked for a Motion to Adjourn.

Motioned by Rod Townsend; Seconded by Jean Marie D'Alleva

Meeting Adjourned: 8:15 p.m.

COMMUNITY BOARD 1, Queens

DATE 10/19/21

ATTENDANCE FULL BOARD MEETING

| Community Board Member | Yes | No | Abs. | Community Board Member | Yes | No | Abs. |
|------------------------|-----|----|------|------------------------|-----|----|------|
| Helene Abiola | | ✓ | | Cristina Lastres | | | E |
| Rose Anne Alafogiannis | | ✓ | | Diana Limongi | ✓ | | |
| George Alexiou | ✓ | | | Chelsea Lopez | ✓ | | |
| Daniel Aliberti | ✓ | | | Hannah Lupien | ✓ | | |
| Avninder Aujla | ✓ | | | Jeffrey Martin | ✓ | | |
| Louise Bordley | | ✓ | | Amin Mehedi | | ✓ | |
| Shoma Brahmanandam | ✓ | | | Antonio Meloni | | ✓ | |
| Ann Bruno | | ✓ | | Doreen Mohammed | ✓ | | |
| Gerald Caliendo | ✓ | | | Eric Mouchette | | | E |
| Irak Dahir Cehonski | ✓ | | | Stella Nicolaou | ✓ | | |
| Jean Marie D'Alleva | ✓ | | | Mary O'Hara | | ✓ | |
| Antonella Di Saverio | ✓ | | | Dino Panagoulas | ✓ | | |
| Katie Ellman | ✓ | | | Juliet Payabyab | ✓ | | |
| Elizabeth Erion | | | E | RoseMarie Poveromo | ✓ | | |
| Mackenzi Farquer | ✓ | | | Yawne Robinson | | ✓ | |
| Dean Feratovic | ✓ | | | Brian Romero | | ✓ | |
| Shahenaz Hamde | ✓ | | | Thomas Ryan | | ✓ | |
| Evie Hantzopoulos | ✓ | | | Dominic Stiller | ✓ | | |
| Amy Hau | ✓ | | | Andre Stith | ✓ | | |
| Helen Ho | ✓ | | | Marie Torniali | ✓ | | |
| Vanessa Jones-Hall | | ✓ | | Rod Townsend | ✓ | | |
| Richard Khuzami | ✓ | | | Judy Trilivas | ✓ | | |
| Nancy Konipol | | ✓ | | Kathleen Warnock | | | E |
| Amr Kotb | ✓ | | | Mitchell Waxman | | | E |
| Jerry Kril | ✓ | | | Rosemary Yelton | | | E |

Number Board Members Present 32

Present 32

Absent 12

Excused 6

NEW YORK CITY
CONFLICTS OF
INTEREST BOARD

Training for Queens
Community Boards



Alex Kipp

Director: Education & Engagement

(212) 442-1400 | nyc.gov.ethics

NYC'S CONFLICTS OF INTEREST LAW



- CORE FUNCTION:
 - Preserve & promote public integrity by helping public servants address conflicts between public duties and **private interests** before those conflicts become ethics violations.



- Binge watching The Man in the High Castle
- Binge watching the first 30 minutes of Elaine May's "Ishtar"
- Binge watching the last 30 minutes of Star Wars: Rogue One
 - Waiting for deliveries
 - Reading articles about home workouts
 - Making a plan to start a home workout
- Journaling about why I can't start my home workout, What's wrong with me?



- Own financial interests
 - Business
 - Property
- Associated Parties
 - Business Partners
 - Clients
 - Employers
 - Supervisors
 - If Employer is N-F-P, Funders of N-F-P over 10%
 - N-F-P Board Membership
 - Roommates, spouses, kids
 - Debtors/creditors
- Employment at Gov/Quasi Gov:
 - Fed, State, Local
 - Public Authorities
 - CUNY/SUNY
 - UN
 - Post Office
 - Charter Schools
 - Local Dev Corps
 - BPL/QPL
- Prospective Employer

NYC'S CONFLICTS OF INTEREST LAW

- CORE FUNCTIONS
 - Training
 - Advice
 - www.twitter.com/nyccoib
 - www.youtube.com/nyccoib



NYC'S CONFLICTS OF INTEREST LAW

- CORE FUNCTIONS
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 - Confidential
 - Free
 - Call 212-442-1400
 - www.nyc.gov/ethics



NYC'S CONFLICTS OF INTEREST LAW

- CORE FUNCTIONS
 - Training
 - Advice
 - Enforcement



NYC'S CONFLICTS OF INTEREST LAW

- Penalties for Violations –
 - Fines – up to \$25,000
 - Criminal Prosecution



Discussions



Voting

Voting

- May not vote when you have a conflict

Discussion

- MAY discuss when you have a conflict
 - BUT you MUST disclose

THE END

Thank you!!!

Yeah, but what's a conflict?

- Conflict = voting would cause a direct economic gain or mitigation of loss for oneself or one's "associate"

THE END

Thank you!!!

What's an “associate”?

- Associate = spouse, child, parent, sibling, or anyone with whom you have a financial relationship
 - E.g. client, business partner, debtor, creditor, landlord, tenant, employer, your supervisor at work, not-for-profit if you sit on its board

Financial Conflicts - Can't Vote When There is Direct Economic Gain to:

- Own financial interests
 - Business
 - Property
- Associated Parties
 - Business Partners
 - Clients
 - Employers
 - Supervisors
 - If Employer is N-F-P,
Fundors of N-F-P over
10%
 - N-F-P Board Membership
- Prospective Employer
- Debtor/Creditor,
Landlord/Tenant
- Close Relative

Can't Vote When There is **Direct**
Economic Gain to
You or Associated Party

An Example





MINE



THEIRS

My Bar:



STEPS:

1. Disclose – “That’s my bar!”
2. Discuss - Participate in discussions
3. Do **NOT** Vote

Another Example



Sit on Board
(for design expertise, obvs.)



STEPS:

1. Disclose – “I’m on the MoMA Board!”
2. Discuss - Participate in discussions
3. Do **NOT** Vote

Conflicts of Office

- Conflict = voting on a matter involving a gov/quasi-gov agency, if employed by that agency



Conflicts of Office - Can't Vote When Matter Involves One's Gov/Quasi-Gov Employer:

- Employment at Gov/Quasi Gov:
 - Fed, State, Local
 - Public Authorities
 - CUNY/SUNY
 - UN
 - Post Office
 - Charter Schools
 - Local Dev Corps
 - BPL/QPL

My Gov/Quasi Gov Employer:

STEPS:

1. Disclose – “That’s my agency!”
2. Discuss - Participate in discussions
3. Do NOT Vote

ALSO: Do not represent your gov
agency before CB

Voting Summary

- Use the 3 D's:
 - DISCLOSE
 - DISCUSS
 - DON'T VOTE

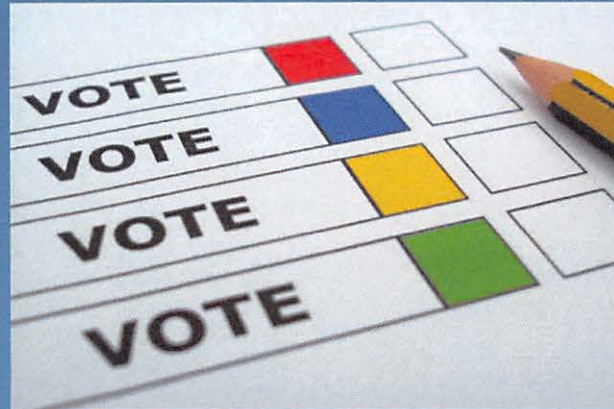
CHAIRING

Chairing

- CB Chairs:
 - If a matter for vote poses a conflict for the Board Chair, follow the three D's
 - (Disclose, discuss, don't vote)
 - ALSO: Can't chair ENTIRE MEETING

Chairing Committees

- Committee Chairs:
 - If a matter for vote poses a conflict for the Committee Chair, follow the three D's
 - (Disclose, discuss, don't vote)
 - ALSO: Can't chair ENTIRE MEETING
 - ALSO: can't serve as Chair of Committee if you have to use 3-d's 3x or more in a 12 mo. Period
 - BUT – you may serve on any committee



VOTE TABULATION

Quorum

- Conflicts DO NOT affect quorum

Quorum

An Example

Quorum

- In a quorum meeting of 26, a matter is up or discussion and vote. 3 CB members have conflicts of interest.

STEPS

- Before participating in discussion, each conflicted CB member DISCLOSES their respective conflict.
- The three conflicted members then participate in the DISCUSSION with the other 23 members of the quorum.
- The three CB members DO NOT VOTE
- Quorum is maintained at 26, since all participated

BUT!

- Conflicted members of quorum may not vote
- To pass, need more “yes” than “no” or “abstain”
- With 26 **present**, normally you need 14 “yes” votes to pass
- 26 minus 3 = 23
- Now only 12 “yes” votes needed to pass

Eligible to Vote vs. Ineligible to Vote

- 3 Options:
 - Yes
 - No
 - Abstain
- Zero Options
 - Can't Vote Yes
 - Can't Vote No
 - Can't Abstain

OTHER TOPICS

Misuse of Position

- “DO YOU KNOW WHO I AM?!!!”



Misuse of Position

- “DO YOU KNOW WHO I AM?!!!”
 - Best used with your “inside your head” voice
 - Business cards, title, email addresses – only for CB purposes
 - Public servants should not use or appear to use their positions for the private financial advantage of themselves or “associates.”

Gifts

- Gifts offered by dint of community board service should be refused.

Juan is a CB member. For a long time, he has been a regular at the Dino's, a bar in his neighborhood. Occasionally, the bartender buys Juan a round.

Juan receives an invitation for a free dinner at The North Star, a new eatery in the neighborhood seeking a liquor license.

Representing Private Clients

- Cannot wear two hats!
 - Professionals with clients – architects, lawyers, accountants, etc.
 - CANNOT represent clients before the CB
 - CB member's firm CANNOT represent clients the CB, unless board member gets a waiver

Community Board Staff

- No Financial Relationship with CB staff
- No Political Solicitation of CB staff
- Close Relatives of CB members may not serve as CB staff

Doing Business with a Community Board

- Examples –
 - Selling goods or services
 - Representing the CB as an attorney
 - Receiving reimbursements for expenses
 - Receiving grants
- None are possible without a waiver from COIB
 - Waivers of this sort are rare

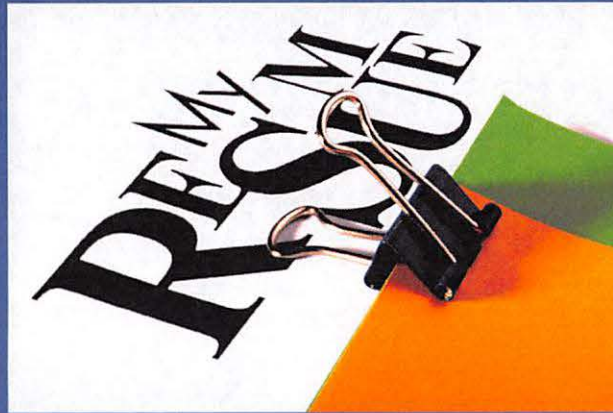
WAIVERS : When might a CB member need one?

- Seeking to do Business with the CB directly
- CB's firm where s/he is partner seeks to represent a client before the CB

WAIVERS : When might a CB member need one?

- Get ball rolling at nyc.gov/ethics

Job-Seeking



Charter Section 2604(d)(1)

- You may not discuss possible future employment with a firm you are *currently* dealing with in your City duties.

Job Seeking

- Example:
 - Veronica, a professor of architecture, is a CB member on the zoning committee. Columbia University currently has a matter for vote before the zoning committee. Veronica would like to apply for a tenure-track position at Columbia's School of Architecture.

Job Seeking

- Example:
 - Veronica, a professor of architecture, is a CB member on the zoning committee. Columbia University currently has a matter for vote before the zoning committee. Veronica would like to apply for a tenure-track position at Columbia's School of Architecture.
- CANNOT DO BOTH AT SAME TIME – EITHER USE 3 D's on COLUMBIA'S MATTER or WAIT TIL CB MATTERS WITH COLUMBIA ARE RESOVLED

Post Employment

Charter Section 2604(d)(2)

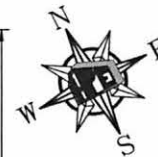
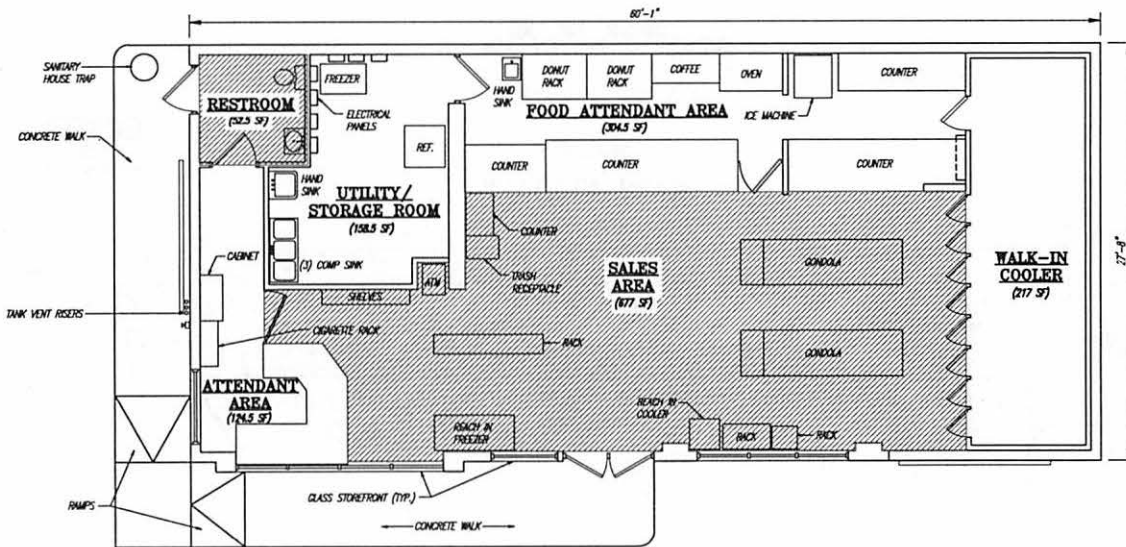
- You cannot “appear” before your former community board on behalf of a private firm for one year after leaving the agency.
- Appearance- any communication, in person, by phone, or by mail, for which you are paid.

How to Get Your Ethics Questions Answered:

All calls and correspondence
to the Board
regarding proposed future activities are
strictly confidential.

How to Get Your Ethics Questions Answered:

- Call The Conflicts of Interest Board
(212) 442-1400
- Write to the Board
2 Lafayette Street, Rm. 1010
New York, NY 10007
- Log on - <http://nyc.gov/ethics>




TPPN#10/99 COMPLIANCE CALCULATIONS:

EXISTING ACCESSORY RETAIL USE TO AN AUTOMOTIVE SERVICE STATION SHALL HAVE A MAXIMUM SALES FLOOR AREA OF EITHER 2,500 SQ. FT. OR 25% OF THE ZONING LOT AREA, WHICHEVER IS LESS.

SALES AREA IS DEFINED AS CUSTOMER ACCESSIBLE AREAS INCLUDING MAIN DISPLAY AREA, RESTROOMS AND HALLWAYS.

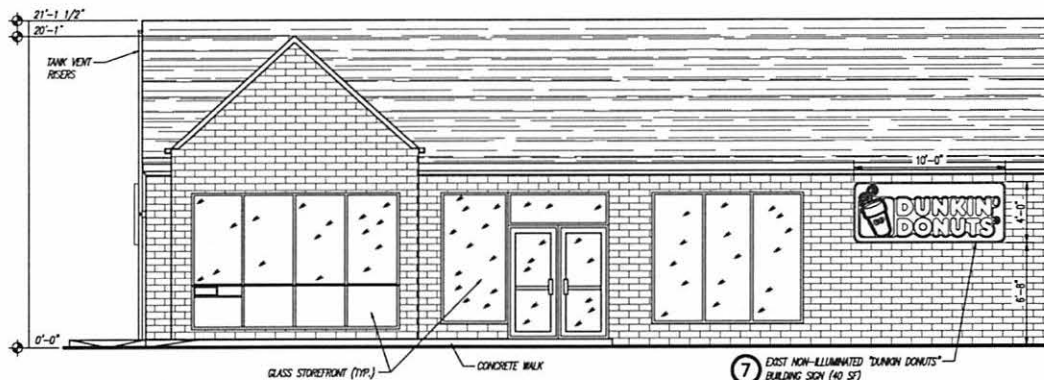
ZONING LOT AREA = 10,745 SQ. FT. x 25% = 2,686.25 SQ. FT.

THEREFORE 2,500 SQ. FT. LIMITATION APPLIES.
EXISTING RETAIL SELLING FLOOR AREA = 729.5 SQ. FT. (HATCHED AREA ON PLAN)
729.5 SQ. FT. < 2,500 SQ. FT. - COMPLIES

 - RETAIL SELLING AREA = 729.5 SQ. FT. (COMPLIES WITH TPPN#10/99)

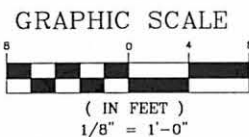
FLOOR PLAN

SCALE: 1/8" = 1'-0"



FRONT (SOUTH) ELEVATION (ASTORIA BLVD.)

SCALE: 1/8" = 1'-0"



LEFT SIDE (WEST) ELEVATION (43RD STREET)

SCALE: 1/8" = 1'-0"

BSA CALENDAR #66-90-BZ



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FARMINGDALE, NY 11735
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CHRIS M. TARTAGLIA



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LAWRENCE D. O'BRIEN

PROFESSIONAL ENGINEER
NEW YORK LICENSE No. 082537

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THE ENGINEER HAS REVIEWED THE PLAN AND FOUND IT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE ZONING ORDINANCE AND THE BUILDING CODE. THE ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

SEE ADDRESS:
MOBIL SERVICE STATION

43-03 ASTORIA BOULEVARD
QUEENS, NY 11105

DISTRICT: 780

LOT: 18

ZONE: R5

MAP #: 9c

SCALE: 1/8" = 1'-0" SEE ZOR820-01

DATE: 1/25/21 SEE ZOR820-01-Z-001

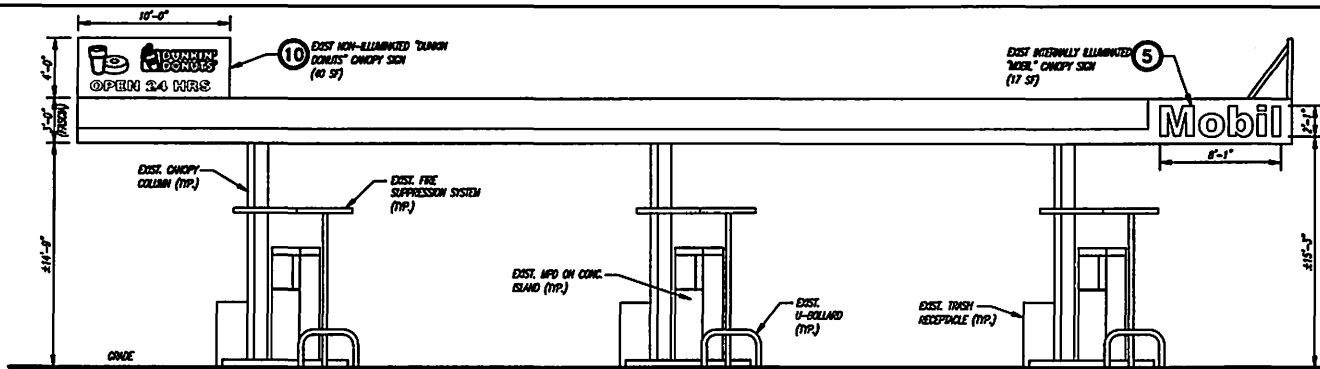
DESIGNED BY: JA CHECKED BY: AS/CT

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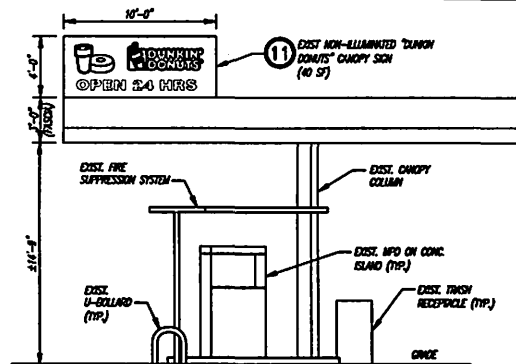
EXISTING/ PROPOSED
BUILDING ELEVATIONS &
FLOOR PLAN

SHEET NO. Z-002.00

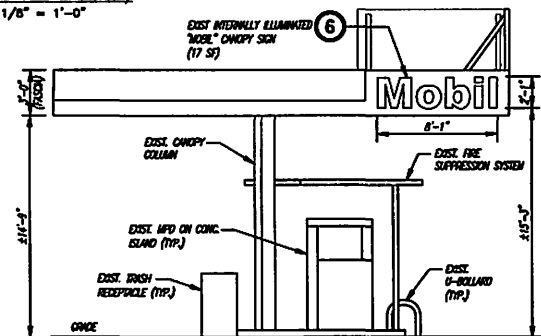
REV. OF 3



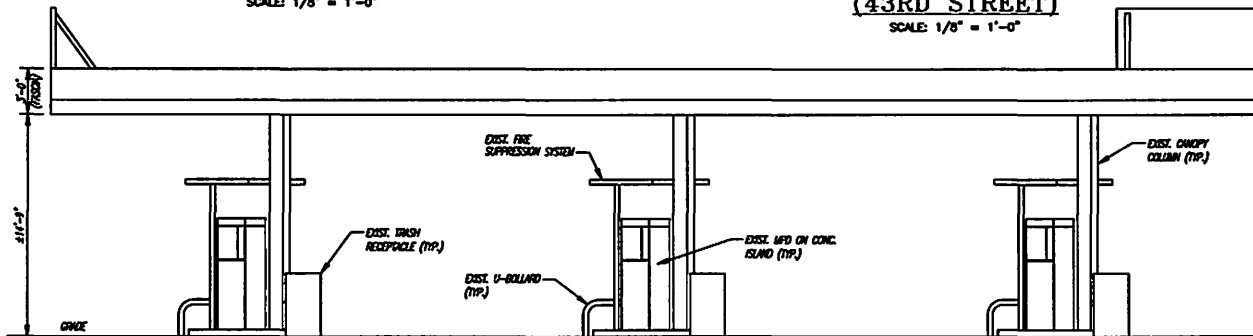
FRONT (SOUTH) ELEVATION
(ASTORIA BLVD.)
SCALE: 1/8" = 1'-0"



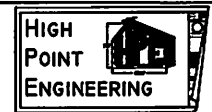
RIGHT SIDE (EAST) ELEVATION
SCALE: 1/8" = 1'-0"



LEFT SIDE (WEST) ELEVATION
(43RD STREET)
SCALE: 1/8" = 1'-0"



REAR (NORTH) ELEVATION
SCALE: 1/8" = 1'-0"



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SITE ADDRESS
MOBIL SERVICE STATION

43-03 ASTORIA BOULEVARD
QUEENS, NY 11105

DISTRICT: 780
LOT: 18
ZONE: R18
MAP #: 9c

SCALE: 1/8" = 1'-0" SHEET: Z-003-01
DATE: 1/25/21 FILE: Z003-01-Z-001-01

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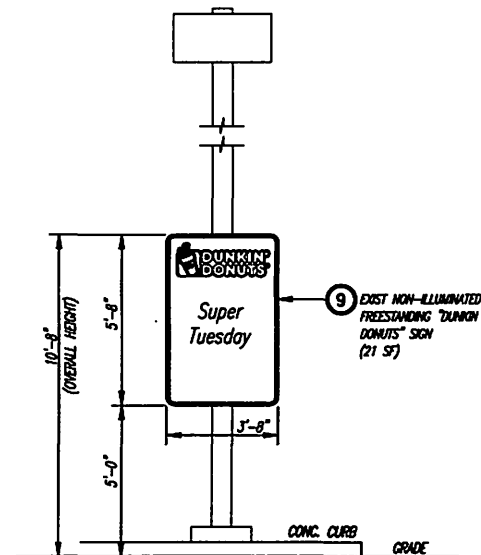
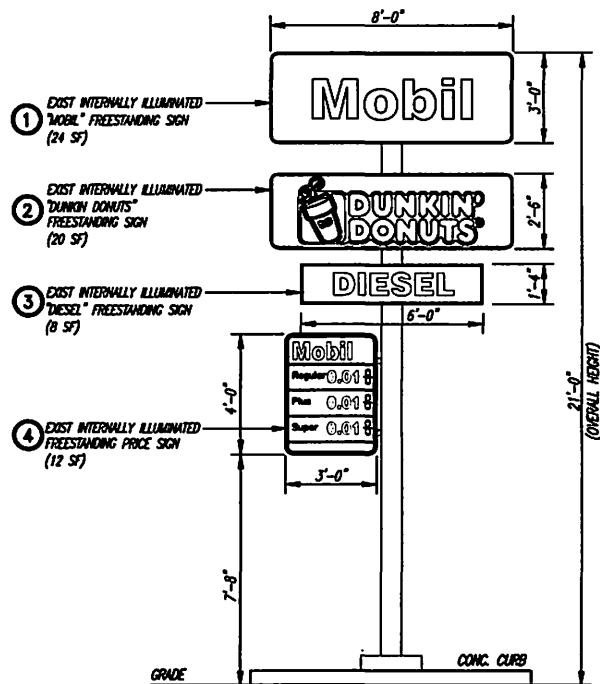
**EXISTING/ PROPOSED
CANOPY ELEVATIONS**

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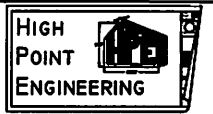
REV. OF 6

BSA CALENDAR #66-90-BZ



FREESTANDING SIGN ELEVATIONS

SCALE: 1/4" = 1'-0"



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SITE ADDRESS
MOBIL SERVICE STATION

43-03 ASTORIA BOULEVARD
QUEENS, NY 11105

DISTRICT: 700
LOT: 18
ZONE: R5
MAP 8-9c

SCALE: 1/4"=1'-0" DRAWING NO. ZORR20-01

DATE: 1/25/21 DRAWING NO. ZORR20-01-Z-001

DRAWN BY: JA CHECKED BY: NS/CT

TITLE

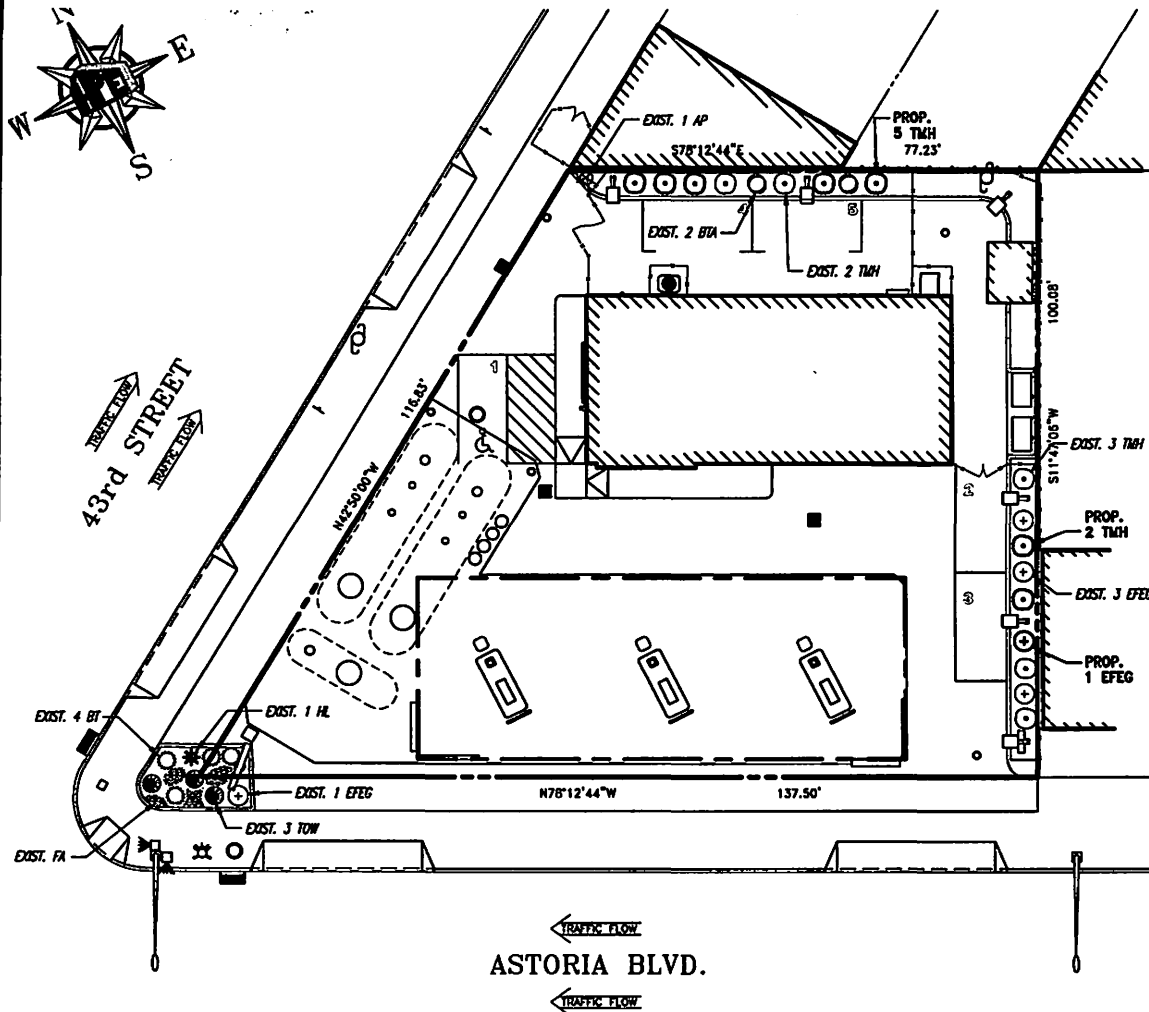
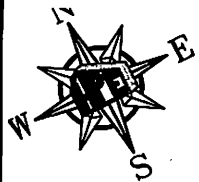
EXISTING/ PROPOSED
FREESTANDING SIGN
ELEVATIONS

REV. NO.

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BSA CALENDAR #66-90-BZ



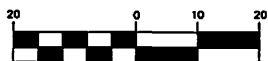
EXISTING/ PROPOSED LANDSCAPE SCHEDULE

| QUANTITY | SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE | SPACING |
|----------|--------|--|------------------------------|---------------|---------|
| 12 | TMH | TAXUS MEDIA "HATFIELD" | HATFIELD YEW | 12" 10' O.C. | |
| 5 | EFEG | ELKONIMUS FORTUNEI VAR. VEGATA "EMERALD IN GOLD" | EMERALD 'N GOLD | 4' 4' O.C. | |
| 2 | BTA | BERBERIS THUNBERGII "AUREA" | GOLDEN BARBERRY | 5' 5'-6' O.C. | |
| 4 | BT | BERBERIS THUNBERGII | JAPANESE BARBERRY | 5' 5'-6' O.C. | |
| 3 | TOW | THUJA OCCIDENTALIS "WOODWARD" | WOODWARD GLOBE ARBORVITAE | 3' 3' O.C. | |
| 1 | HL | HOSTA LANGIFOLIA | NARROW LEAVED HOSTA | 1' 1'-6" O.C. | |
| 1 | AP | ACER PALMATUM "BURGUNDY LACE" | BURGUNDY LACE JAPANESE MAPLE | 10' 10' O.C. | |
| - | FA | - | FLOWERING ANNUALS | - | - |

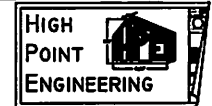
PLANTING NOTES:

1. ALL PLANTING BEDS TO BE MULCHED WITH 2" OF SHREDDED BARK.
2. THOROUGHLY WATER ALL PLANTING BEDS TWICE IN FIRST 48 HOURS AFTER PLANTING OF PROPOSED MATERIAL.

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.



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MOBIL SERVICE STATION

43-03 ASTORIA BOULEVARD
QUEENS, NY 11105

DISTRICT: 780
LOT: 18
ZONE: R15
MAP # 9c

DATE: 1"-20" FILE # Z06320-01
DATE: 1/25/21 FILE # Z06320-01-Z-001.00
DRAWN: JA CHECKED: AS/CT

DATE

EXISTING/ PROPOSED LANDSCAPE PLAN

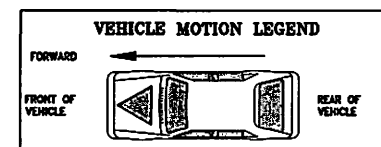
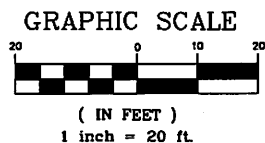
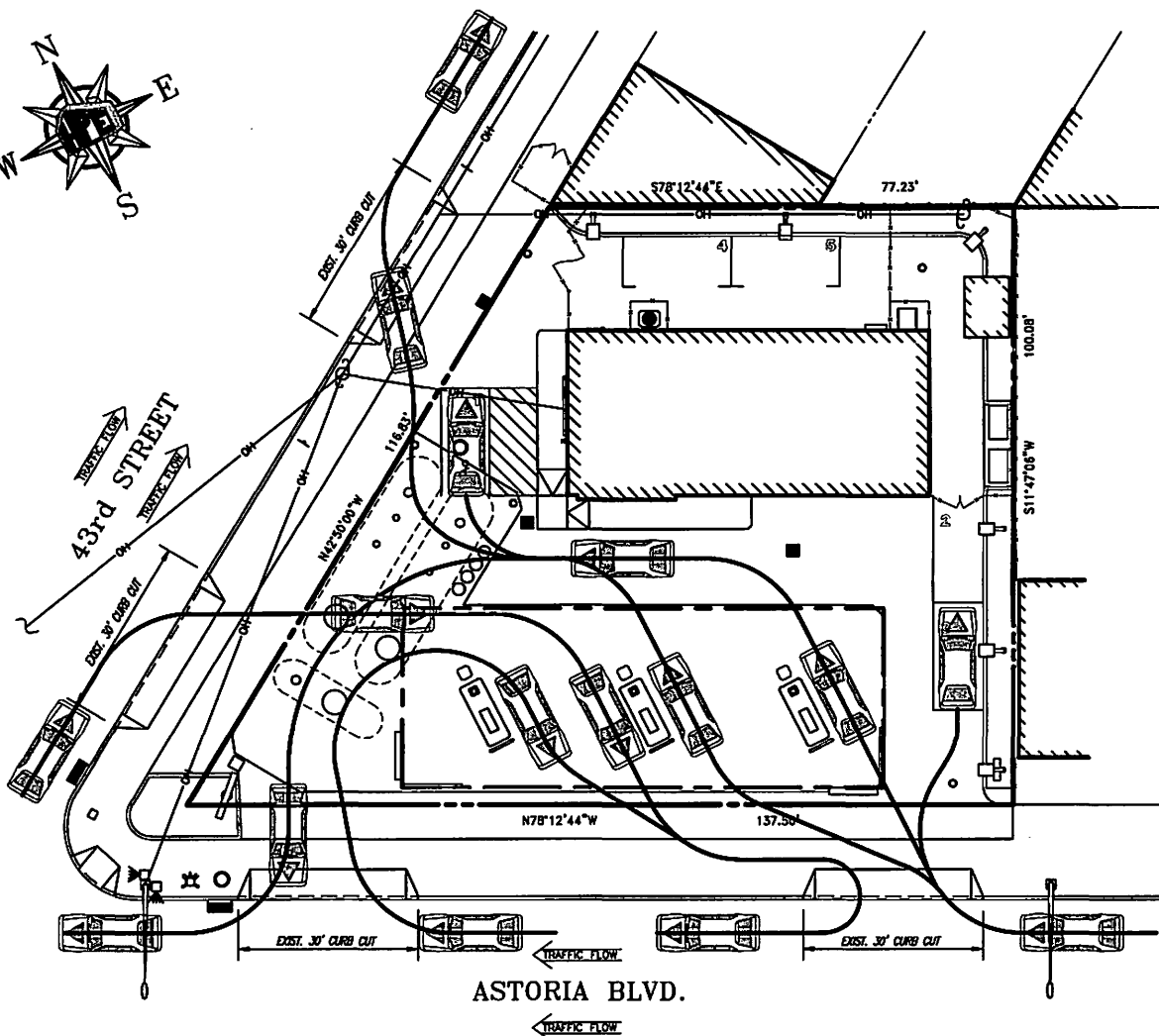
DATE

Z-005.00

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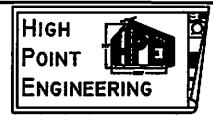
OF 8

BSA CALENDAR #66-90-BZ



- NOTES:
1. VEHICLE DIMENSIONS ARE 17' L x 7' W
2. VEHICLE TURNING RADIUS IS ASSUMED AS 21'

BSA CALENDAR #66-90-BZ



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MOBIL SERVICE STATION

43-03 ASTORIA BOULEVARD
QUEENS, NY 11105

DISTRICT: 780
LOT: 18
ZONE: R23
MAP #: 9c

| DATE | SCALE | FILE # |
|---------|--------|-----------|
| 1/25/21 | 1"=20' | ZOR820-01 |

| DATE | SCALE | FILE # |
|---------|--------|-----------------|
| 1/25/21 | 1"=20' | ZOR820-01-Z-001 |

DATE: 1/25/21
DRAWN BY: JA
CHECKED BY: AS/CT

**EXISTING/ PROPOSED
VEHICLE
CIRCULATION PLAN**

REV: **Z-006.00**

OF 8