

Community Board 1, Queens – Board Meeting Minutes

March 19, 2019

Meeting Opens with Chairperson, Marie Torniali at 6:30 p.m. – Pledge of Allegiance followed.

Marie Torniali, Chairperson announces the New York City Department of City Planning
ULURP Application: C180315 ZMQ, 38-01 23rd Avenue Rezoning (Block 805, Lots 1, 61, 64 and p/o 160)

Rachel Scall, Greenberg Traurig introduces Project to the Board – PowerPoint presentation map displayed 1912 construction Astoria Silk Work Building L shaped building non-conforming (1961) use over built 1900 square feet since built mix use varies in building lots.

Application to map a C2-3 commercial overlay district to a depth of 150 feet along the north side of 23rd Avenue between 38th and Steinway streets.

The C2-3 overlay would be mapped over lots that are zoned R5D and R5B. The residential zoning is not proposed to be changed. Development in the proposed overlay district is mixed: the primary lot is occupied by a four-story, 50-foot high loft building (formerly the former Astoria Silk Works building constructed in 1912); other lots are occupied by an auto body shop, a garage structure, a three-story mixed-use building with ground floor flooring and café uses with two residential stories above, a two-story pre-war industrial/commercial building and a mid-1960s three-story residential building.

C2-3 commercial overlay districts permit a wide range of local service uses that tend to be less frequently visited by customers, are not considered to be local shopping uses and interrupt continuous retail frontage along the street. C2 zoning allows uses that are listed in UG 1 through 9 and 14. The loft building has four residential uses (Use Group 2) and approximately 32 legal, non-conforming commercial uses in Use Groups 4 (medical/health-related), 6 (offices), 9 (service or light manufacturing uses) and 17 (sign storage).

The C2-3 parking requirement is 1/400 SF of commercial space. The applicant is not increasing the number of on-site parking spaces.

There is an existing R5D/C2-3 south of the rezoning area on the west side of Steinway between 23rd Avenue and Astoria Boulevard. The east side of Steinway Street is zoned R5D and has legal, non-conforming ground floor service and commercial uses that pre-date the 1961 Zoning Resolution. There are also legal, nonconforming commercial uses scattered along 23rd Avenue.

The rezoning will allow for physical culture license yoga studio and a CrossFit gym. The Building received violations from Buildings Department. Certificate of Occupancy needed to be corrected to clear up the issue. Department of City Planning was requested to remove residential building from this plan if they see fit.

Elizabeth Erion, Co-Chair, Land Use & Zoning Committee – When at Committee we neglected to speak about parking 1 per 400 in this zone – How does it function? How is it used?

Rachel Scall responded this is because the building is non-conforming, the parking will remain the same. Public transportation and street parking are accessible.

Elizabeth Erion, Co-Chair, Land Use & Zoning Committee – Asked them to about the catering space.

Todd Macaluso responded there is a Catering Hall on premises, 1/3 to ½ catering room size with 30-60 guests during summer 1 event a week occurs and in the fall 1 event a month mostly catered out events occur.

Chair Marie Torniali thanked Greenberg Traurig for the presentation.

Elected Officials/Representatives:

Aura and Denis High School students here for Participatory Budgeting inviting Board to March 31-April 7 event pledges to vote for Participatory Budget pledge sheets are in English and in Spanish. They were in attendance as interns on behalf of Mike Corbet for Councilman Costa Constantinides' Office.

Senator Jessica Ramos' Office, Maria Barlis announced – P.S. 149 located a 93-11 34th Avenue, Art Gallery contest March 25th submission for art to be displayed in Senator Ramos' office. Please submit your work at: ArtforStateSenatorJessicaRamos@aol.com

Chair Torniali asked for a Motion to accept February 19th Minutes.

Rose Anne Alafogiannis Motioned; Seconded by Jean Marie D'Alleva

Chair Report:

Chair said no official report. However, she did want to remind everyone that there were sign-in sheets for the public session and encouraged everyone to speak on matters of concern.

District Manager Report:

District Manager, Florence Koulouris – Congratulates Andre Stith for being honored by Council Member Costa Constantinides in February.

Committee Reports:

RoseMarie Poveromo, Chair, Airport Committee – 8 Billion dollar reconstruction Port Authority will remove asphalt 4-22's last repair was 2008 it has 2 runways. Work will start will hopefully be finished quickly to remove and replace asphalt repairing work will be done during the day. We addressed noise and fumes from the asphalt. We are a heartbeat away from Port Authority property. No feedback as of this moment project will begin weather permitting if Mother Nature cooperates. State of good repair runway resurfacing project for LGA runway 4-22 will have 5 weekend closures 11 pm on Fridays through Noon on Sunday.

Ed Babor, Board Member – RoseMarie Poveromo was very vocal about complaining about the noise. They stated they would make sure the flights did not stack up

RoseMarie Poveromo, Chair, Airport - I asked if there would be fumes from Asphalt near the homes and was told "no". I told them night work was unfair and unacceptable and to limit the noise to effect the nearby homes, noise mitigation a must. Round table will occur next week at Vaughn College, I will be attending. A hand out was placed on the table. 4-22 is a heartbeat away from a residential neighborhood. It is impossible to move the runway. The noise must be addressed. I requested noise mitigation on weekend for the neighboring community. There is no meeting this month and no meeting next month. We will have a meeting to discuss further developments at the Airport as issues arise.

Andy Aujla, Chair, Consumer Affairs Committee – In your folders is a spread sheet representing liquor license applications. The Committee met with a few local businesses recommended by the 114th Police Precinct. The Committee met with the owners and representatives to discuss issues. He said the Committee recommends Katch and La Boom for renewal. Mr. Aujla said they recommend denial of Home based on the numbers provided by the police. The Committee based the recommendation on the adverse effect on the community and the drain on police resources. He asked for a motion to approve all except Home, for which denial is recommended.

Ed Babor Motioned; Seconded by Jean Marie D'Alleva

Show of hands called by the Chair, Unanimous

Antonella Di Saverio, Chair, Environmental Protection Committee – Passive House representatives attended the Committee Meeting for March to discuss that buildings contribute to 2/3 of emissions. They provided an alternate solution to this matter. Also, an update that cell phone companies are trying to roll out 5G, not environmentally friendly, go to: Trust.org to learn more about the dangers. Countries in Europe have not allowed 5G, asking for more testing due to health and safety concerns.

Evie Hantzopoulos, Chair, Housing Committee – Housing, Community & Economic Development and Land Use & Zoning Committees drafted a letter to elected officials. The letter is regarding Mandatory Inclusionary Housing (MIH) and the recommendations to developers to seek additional subsidies from HPD available to them and to seek to build more than 2 and 3 bedroom apartments rather than studio and 1 bedroom. CB1 would like to be proactive and collaborate to encourage new development with affordable housing for our residents. Public land in Astoria Sanitation garage must be built 100% affordable housing and be consulted with the Community Board. To build truly affordable housing and not what is dictated by the federal government must be pursued. The committee requires a vote to send out this letter to our elected officials.

Nancy Silverman, Board Member, Motioned to Approve; Rose Anne Alafogiannis Seconded

Evie Hantzopoulos, Chair, Housing -Stated April is the next Housing Committee Meeting.

Elizabeth Erion, Co-Chair, Land Use & Zoning – In the folders there is a report from the last Committee Meeting Most points spoken about during the presentation for ULURP C180315 ZMQ. The Committee recommends approval with stipulation that the depth of the commercial overlay is reduced from 150 feet to 100 feet, removing it from the residential use on Steinway Street.

Asked for motion for roll call vote

Motion to bring roll call to floor – Ed Babor; Seconded by Jean Marie D’Alleva

Jean Marie D’Alleva calls roll Unanimous, Yes: 31; Motion Carries

Nancy Silverman, Chair, Parks Committee – The Parks Committee met at 6:00 pm. They will be cosponsoring at Socrates Sculpture Park. The Committee will attend 2 events. The first event will be the Ballet Folklore on July 28- 2019 from 2-5 p.m. Tables will be set-up and updated information will follow. Volunteer opportunities to table are available and all volunteers are welcome. The second event is on October 12, 2019. Table event open to volunteers and other parks groups in the community. Please reach out for volunteering during sponsorship. We may sponsor one event per season but possibly more than one per season within the district. Last year the Committee received a blanket approval for the opportunity to table at events throughout our parks. Again, volunteers are welcome.

Chairperson Torniali welcomes Congresswoman Alexandria Ocasio-Cortez to Astoria and Community Board 1 meeting.

Congresswoman Ocasio-Cortez greets all and states she is making rounds around the district and to all the Boards in Queens and the Bronx. She added that they just opened office in Jackson Heights and tomorrow is the official opening. She invited everyone to come for snacks and tea and if you have questions please ask.

Congresswoman Ocasio-Cortez addressed Community Board 1, Queens and spoke about multiple topics not limited to:

- Mosque Shooting in New Zealand
- Gun Violence
- Gun Control
- Assault Weapons
- Federal Programs
- 2nd Amendment
- Gun Sales
- Background Check
- Gun Licenses
- Removing Money from Politics
- Budget
- SALT Deductions

- Immigration/Dream Act
- Rikers Island
- Sprint T-Mobile Merger
- Amazon
- Luxury Developer Money Denied for Donations
- Tuition Reform
- Student Loan Reform for All
- Federal Student Loan Forgiveness
- Sunnyside Yards
- Queens DA/Not Supporting any Campaign
- Development
- Immigrant Status Change

Marie Torniali, Chairperson – Thanked Congresswoman Alexandria Ocasio-Cortez for sharing information with the Board.

The Chair calls for Old Business/New Business.

Public Session:

Neil Herdan, Friends of Whitey Ford Park – April 13th clean up at Whitey Ford Park. June 1st Ford Family Day come out and meet the Ford Family.

Participatory Budgeting items are open for vote transportation, lighting and more

James Mongelrizzo Queens distance run - April 21 Flushing Meadows Park. Running marathon all events by Not-for-Profit based in Queens 7 or 8 events. If you don't run we need help with bibs handouts etc. I will connect with you here at the end of the meeting. Website: queensmarathon@qrunners.org

Christine Perrelli fundraiser for organ donation. Numbers - 10,000 people waiting for organs. Locally needs are great. Son passed away mission and passion to promote organ donation access. Thank you.

Chair, Marie Torniali asked for a Motion to Adjourn.

Motioned by Ed Babor; Seconded by Jean Marie D'Alleva

Meeting Adjourned: 9:20 p.m.

Full Board Meeting

DATE 3/19/19

Community Board Member	Yes	No	Abs.	Community Board Member	Yes	No	Abs.
Rose Anne Alafogiannis	✓			Nancy Konipol	✓		
George Alexiou	✓			Jerry Kril	✓		
Daniel Aliberti			E	Melanie La Rocca		✓	E
Loren Amor			E	Frances Luhmann-McDonald	✓	✓	
Avninder Aujla	✓			Hannah Lupien	✓		
Edward Babor	✓			Antonio Meloni			E
Jose Batista	✓			Prabir Mitra			E
Ann Bruno	✓			Eric Mouchette			E
Giselle Aida Burgess		✓		Stella Nicolaou	✓		
Edwin Cadiz		✓		Norma Nieves-Blas			E
Gerald Caliendo			E	Mary O'Hara	✓		
Jean Marie D'Alleva	✓			Robert Piazza	✓		E
Antonella Di Saverio	✓			RoseMarie Poveromo	✓		
Katerina Duarte	✓			Yawne Robinson	✓		
Katie Ellman	✓			Thomas Ryan		✓	E
Elizabeth Erion	✓			Manuel Salce		✓	
Mackenzi Farquer	✓			Rodolfo Sarchese	✓		
Dean Feratovic	✓			Nancy Silverman	✓		
Evie Hantzopoulos	✓			Dominic Stiller	✓		
Amy Hau	✓			Andre Stith	✓	✓	
Helen Ho		✓		Danielle Tharrington	✓	✓	
Pauline Jannelli	✓			Marie Torniali	✓		
Vanessa Jones-Hall	✓			Rod Townsend	✓		
George Kalergios	✓			Judy Trilivas			E
Richard Khuzami			E	Kathleen Warnock	✓		
Number Board Members Present <u>32</u>							
Present <u>32</u>				Absent <u>6</u>			
				Excused <u>12</u>			
April 18							