

**Community Board 1 Queens Full Board / Public Hearing Meeting
Tuesday February 18, 2025**

<https://youtube.com/live/kqmlDNOgyKM>

Present:

Daniel Aliberti
Kian Bentancourt
Jean Marie D'Alleva
Antonella Di Saverio
Dean Feratovic
Adam Fisher-Cox
Frank Fredericks
Tyrone Gardner
Shahenaz Hamde
Evie Hantzopoulos
Amy Hau
Jacqueline Ibarra
Raga Maddela
Athanasios Magoutas
Patricia Mahecha
Amin Mehedi
Andreas Migias

Stella Nicolaou
Dino Panagoulas
Juliet Payabyab
Thomas Ryan
Dominic Stiller
Marie Torniali
Mario Vergara
Kathleen Warnock
Corinne Wood-Haynes
Thomas Wright Fernandez

Excused

Cristian Batres
Ann Bruno
Gerald Caliendo
Elizabeth Erion
Christopher Hanway
Vanessa Jones-Hall

Richard Khuzami
Brian Martinez
RoseMarie Poveromo
Marisela Santos
Rod Townsend
Judy Trilivas
Quinella Williams
Rosemary Yelton

Absent

George Alexiou
Katie Ellman
Brian Hunt
Cristina Lastres
Huge Ma
Jeffrey Martin
Doreen Mohammed

Board Staff:

Florence Koulouris, District Manager

Elected Official / Representatives:

Office Borough President - Claire Collins
Congress Velasquez - Tiffany Echevarria
Congress Ocasio-Cortez - Angela Sherpa
Senator K Gonzalez - Kaylyn Munoz
Assembly Raga - Michi Dihin
Assembly J G-Rojas -Janggo Mahmud
Assembly Mamdani - Benjamin Lotto
Council Caban - Tessa Blum
Council J Won - Farah Salam
Office NYC Public Advocate - Brian Straub
Office NYC Comptroller - James Mongeluzo
Queens DA - Javier Figaroa

Chair Evie Hantzopoulos: Welcomed Board Members, Elected Officials and their representatives and the public before calling the meeting to order at 6:35pm. The agenda for the meeting was explained. The two presentations for the evening are listed below.

Item #1: Presentation related to BSA Cal. No. 532-32-BZ 31-02 Astoria Boulevard Block 620, Lot 24 - Application to amend an existing variance for a gasoline service station in order to alter the existing size and use of accessory buildings and update gas dispensers and canopy. Applicant is proposing changes to a gas station that received its first variance in 1933 from BSA - therefore it is grandfathered in without term limits. The proposal is to demolish the automotive repair shop and replace it with a convenience store and to relocate dispensers, adding a new canopy and additional dispensers for a total of 3 which can service 6 vehicles at a time. There are no environmental concerns related to relocating the existing tanks which hold 16,000 gallons of fuel. The station is 24 hour, self-service. The presenter agreed to look at options to delineate the edge of the station from the sidewalk to avoid cars parking on the sidewalk.

Presentation and discussion YouTube marker 4:05

Item #2: Presentation from the New York Immigration Coalition (NYIC) - Know Your Rights workshop. Full presentation is available at [www.https://www.nyic.org/](https://www.nyic.org/).

- Since 9/11, immigration has fallen under the Department of Homeland Security. Border Patrol and ICE are responsible for enforcing federal immigration policy. They can not enforce local or state laws.
- In the event that you are questioned by law enforcement, it is recommended that you do not over share your immigration status without representation. You have the right to remain silent; the right to refuse unlawful search and seizure of your body or home. ICE can operate in some sanctuary spaces, but it is prohibited from operating in any state owned facilities such as state owned schools and hospitals.
- Judicial warrants are 1 of 2 things that allow officers to enter your home. They are hard to obtain. If you are presented with a warrant make sure it came from a court; was signed by a judge; has the proper spelling of your name and address; and was issued within 14 days of the date it is presented. If the warrant is beyond 14 days, it is expired and you can refuse entrance and tell the officer the warrant has expired.
- Administrative warrants have no legal standing and do not give immigration officers the right to enter your home.
- If an officer comes to your door, ask the officer to slip the warrant under your door and take a photo of the warrant. Send it to friends to help you determine if it is a judicial warrant.
- ICE cannot make arrests inside or around State, City or Municipal court buildings.
- ICE officers may present as police seeking help from you. Always ask to see a badge and make sure the officer is who s/he says s/he is. ICE officers cannot enter your home without a judicial warrant.
- In case you are in a position where you are arrested, do not resist because it can make things more difficult.
- Ice can enter the public workspace but not the private space. An example: ICE can enter the dining room of a restaurant but not the kitchen area. Employers can put up clear

signage delineating public space from private space. Employers can announce that there are ICE agents in the workplace but cannot tell you to hide from those agents.

- If agents ask you questions about your citizenship you can answer yes, no or I rather not answer the question. You are not compelled to provide information because you have the right to remain silent. Never lie to an agent because it is a crime.
- If you are a Green Card holder, you are required to carry your card with you. If you are leaving or entering the country or driving a vehicle, you do have to show ID when asked, but you don't have to answer other questions. If you are a passenger of a vehicle you don't have to show ID if asked for it.
- Even though cannabis is legal in New York, if your immigration process is not complete, the possession or use of drugs - including cannabis - is in violation of federal drug laws.
- If anyone you know is detained you can go to locator.ice.gov and enter their A#.
Memorize your A# and the phone number of your attorney and family member because if you are detained you will not have your phone.
- Make a plan in case you are detained. Make copies of documents and a list of the medical prescriptions you take.
- If an employer or landlord threatens you with calling ICE if you don't do as they ask, it is a crime

Presentation and discussion YouTube marker 22:20

Presentation - YouTube marker 1:10

Senator Gonzalez: Wished everyone a happy Lunar New Year and Valentine's Day. She also explained her new committee appointments as Chair of the Elections Committee as well as the Internet/Technology Committee. The Senator also discussed how she is working to protect immigrant New Yorkers, the transgender community and renters in New York State. The Senator's full presentation can be found at

PUBLIC SESSION - YouTube marker 1:25:45

Ellie Siddens: Discussed concerns about restaurant sign in the Astoria community that she felt was anti-Semitic .

Neil Herdan: Requested better maintenance and security in local parks.

David Kupferberg: Spoke for improved MTA service to better serve the public.

Nelson Santiago: Requested bigger investment to maintain Whitey Ford Field.

Bonne Cugian: Discussed concern about signs at the King of Falafel restaurant.

Kimberly Elliott: Discussed problems occurring in Astoria Houses including brown water coming out of faucets. Also discussed the proposed new school and affordable housing.

BUSINESS SESSION - YouTube marker 1:38:45

Motion to adopt January's minutes - Tom Ryan Second - Amin Mehedi

No Discussion - Motion carries. 0 Opposed 0 Abstentions.

Reports:

Chair Report, Evie Hantzopoulos - Reported on the meeting at the Borough President's office to review the budget requests. The Borough President is requesting funding to be restored for various priorities. Applications for appointment to the Community Board closed on February 14, 2025. Awaiting the Borough President's appointment. **YouTube marker 1:39:17**

District Manager's Report, Florence Koulouris - Reported that flu and stomach virus has been high in the area; Con Ed can help lower energy bills; Reported on meeting with NYCHA regarding boiler rapid responses; Addressing business owner complaints about Port Authority activities in the area of 19th Avenue and Steinway Street.
YouTube Marker 1:40:43

Business Economic Development - No report

Capital/Expense/Budget - No report

Communications and Public Outreach - No report

Consumer Affairs/Licenses, Kathleen Warnock - **YouTube marker 1:44:11**
Presentation regarding liquor, cannabis and outdoor dining licenses.

Motion to approve all licenses on the February list with the exception of Zone - Jean Marie D'Alleva Second - Tom Ryan **YouTube marker 1:46:49**
No discussion - Motion carries - 0 Opposed - 2 Abstentions

Education/Libraries/Youth Services, Amin Mehedi - **YouTube marker 1:48:46**

Environmental/Sanitation, Antonella Di Saverio - **YouTube marker 1:49:49**
Presentation about Department of Sanitation composting fines. Presentation of letter regarding fluoride in drinking water.

Motion to send a letter requesting that the EPA remove fluoride from our water. Second - Amin Mehedi.

Discussion. One member agreed with the letter. Several members were opposed or felt there was not enough research done to take a position on the issue and that board members were not scientists qualified to make this determination.

Motion to table - Athanasios Magoutas. Second - Stella Nicolaou.

Discussion. Motion carries. 0 Opposed 0 Abstentions

YouTube marker 2:02:18

Health & Human Services, Shahenaz Hamde - There was no meeting this month but working on scheduling one in March. **YouTube marker 2:10:28**

Housing, Katie Ellman - No report

Land Use & Zoning, Andreas Migais - YouTube marker 2:10:45

The gas station is doing work to add an extra pump. The station will be closed for 3 months; no anticipated traffic obstructions; lights will be pointed downwards.

Motion to approve BSA Cal. No. 532-32-BZ 31-02 Astoria Boulevard Block 620, Lot 24 - Application to amend an existing variance for a gasoline service station in order to alter the existing size and use of accessory buildings and update gas dispensers and canopy. Second - Marie Torniali.

Discussion:

Recommendation for the approval letter to include a request for term limits for those grandfathered in to be included in.

Motion carries. 0 Opposed 0 Abstentions.

YouTube marker 2:12:08

The March meeting will look at senior housing rezoning through City of Yes; Also 42-11 30th Avenue Key Food mixed use development.

Legal, Legislative & Parliamentary, Report by Chair Evie Hantzopoulous - The committee will be conducting a by-laws review.

Office Budget and Staff, Chair Evie Hantzopoulos - No Report

Parks/Recreation/Cultural Affairs, Report by Chair Evie Hantzopoulous - The earliest possible date for Rainey Park opening is April.

Public Safety, Frank Fredricks - YouTube marker 2:18: 23

Transportation, Dominic Stiller - Reported on Port Authority presentation on FHV (For Hired Vehicles) staging area around LaGuardia Airport and the community's concerns regarding pedestrian safety which will be forwarded to NYC DOT. Also discussed the recent trend in super bright vehicle headlights. YouTube marker 2:19:12

Old Business/New Business

Messages from Elected Officials - YouTube marker 2:18:35

Office Borough President Donovan Richards, Claire Collins - CB 1 applicant interviews are being set up via email. Also announced Black History Event, Dominican Independence Day Celebration, Parents Board Advisory Meeting and Borough President's Town Hall meeting dates.

Assemblymember Steven Raga, Michi Dihin - Assemblymember fighting to help working families through the budget. Also discussed housing and tax preparation events.

Senator K Gonzalez - Kaylyn Munoz, Senator created a congestion pricing online survey; tenant rights; housing clinics and tax preparation services. The Governor signed the Senator's bill protecting the labor force from AI.

Assemblymember Mamdani, Benjamin Lotto - Hosting a consumer utility clinic to help constituents understand their Con Ed bill and how to achieve cost savings. MTA rider input for station improvements [MTA.info/accessibility/select-stations](https://www.mta.info/accessibility/select-stations) ; Con Ed rate increase delayed until June 30, 2025.

Office NYC Comptroller Brad Lander, James Mongeluzo - Office declined to register "Shots Spotter" contract because after 5 months of auditing the technology was found to be incredibly inaccurate; 9 of 10 human services contracts failed to be submitted in a timely manner; public database up on website about how NYC will be affected by federal funding cuts or freezes; outdoor dining application study available; internships available for college students.

Congressmember Velasquez, Tiffany Echevarria - Working to inform and protect immigrants regarding changes on the federal level. Holding a Town Hall meeting to discuss federal changes to the Department of Education and Elon Musk's role in the government and the effect on small business owners and individuals. Opposition to tariffs.

Assemblymember J G-Rojas, Janggo Mahmud - Participate in survey to gauge community needs by mail or online; Assemblymember hosting: clinics regarding "Know Your Rights", housing and unclaimed funds.

Motion to adjourn, **Amy Hau**. Second: **Tom Ryan**. No Discussion. Motion carries.
Meeting adjourned 9pm

YouTube marker 2:33:02

**COMMUNITY BOARD 1, Queens
ATTENDANCE FULL BOARD MEETING**

DATE Feb. 18, 2025

<u>Community Board Member</u>	<u>Yes</u>	<u>No</u>	<u>Abs.</u>	<u>Community Board Member</u>	<u>Yes</u>	<u>No</u>	<u>Abs.</u>
George Alexiou		✓		Huge Ma		✓	
Daniel Aliberti	✓			Raga Maddela	✓		
Cristian Batres			E	Athanasios Magoutas	✓		
Kian Betancourt	✓			Patricia Mahecha	✓		
Ann Bruno			E	Jeffrey Martin		✓	
Gerald Caliendo			E	Brian Martinez			E
Jean Marie D'Alleva	✓			Amin Mehedi	✓		
Antonella Di Saverio	✓			Andreas Migias	✓		
Katie Ellman		✓		Doreen Mohammed		✓	
Elizabeth Erion			E	Stella Nicolaou	✓		
Dean Feratovic	✓			Dino Panagoulis	✓		
Adam Fisher-Cox	✓			Juliet Payabyab	✓		
Frank Fredericks	✓			RoseMarie Poveromo			E
Tyrone Gardner	✓			Thomas Ryan	✓		
Shahenaz Hamde	✓			Marisela Santos			E
Evie Hantzopoulos	✓			Dominic Stiller	✓		
Christopher Hanway			E	Marie Torniali	✓		
Amy Hau	✓			Rod Townsend			E
Brian Hunt		✓		Judy Trilivas			E
Jacqueline Ibarra	✓			Mario Vergara	✓		
Vanessa Jones-Hall			E	Kathleen Warnock	✓		
Richard Khuzami			E	Quinella Williams			E
Cristina Lastres		✓		Corinne Wood-Haynes	✓		
				Thomas Wright Fernandez	✓		
				Rosemary Yelton			E
Number Board Members Present _____							
Present <u>27</u>	Absent <u>7</u>	Excused <u>14</u>					
						.50	

31-02 Astoria Boulevard



BSA Application No. 532-32 BZ

Operation of Existing Gas Station and Conversion of Auto Repair Shop into Convenience Store

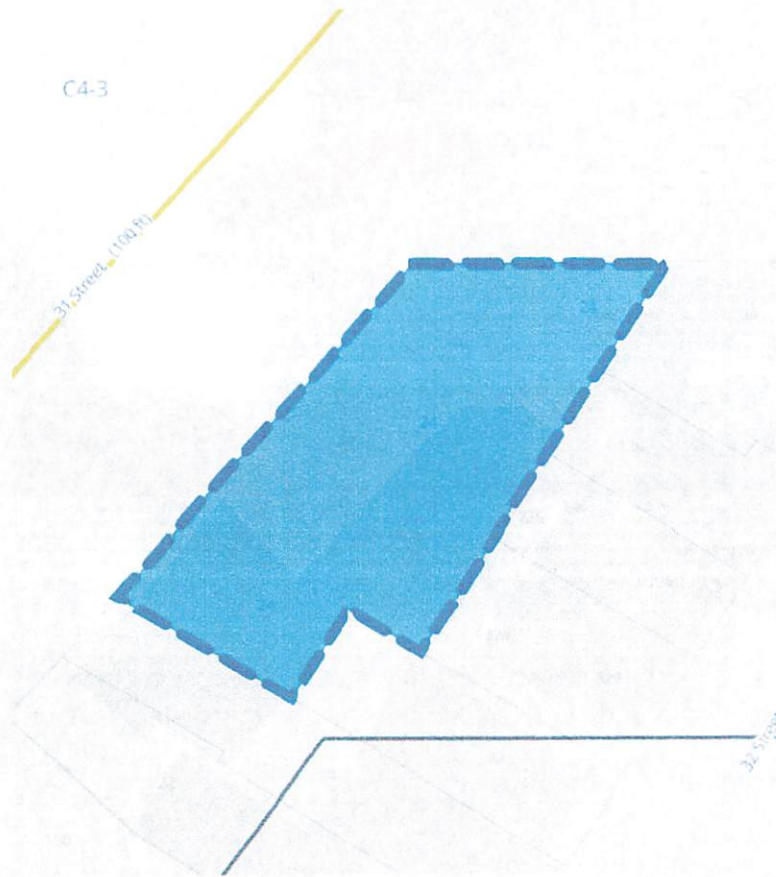
Queens Community Board 1 Meeting

February 05 , 2025

Nasir J. Khanzada L.L.C., Consulting Engineers

Engineering Designs, Architectural Design, Code Consulting, Special Inspections, Expediting

Historical Site Background



<u>1933:</u>	Variance granted to extend a gasoline station with several specific conditions (e.g., building removals, accessory specifications).
<u>1938:</u>	Approval of revised plans, including pump reduction and mezzanine addition. Further extension of time granted; some curb-cut related conditions modified.
<u>1958:</u>	Resolution amended to permit accessory building enlargement.
<u>1994:</u>	Amended resolution to add a convenience store, metal canopy, and dispensers; specific conditions included lighting and maintenance. (It was never built)

Proposed changes



Project overview:

Demolition and Alter existing building from auto repair shop into a convenience store.

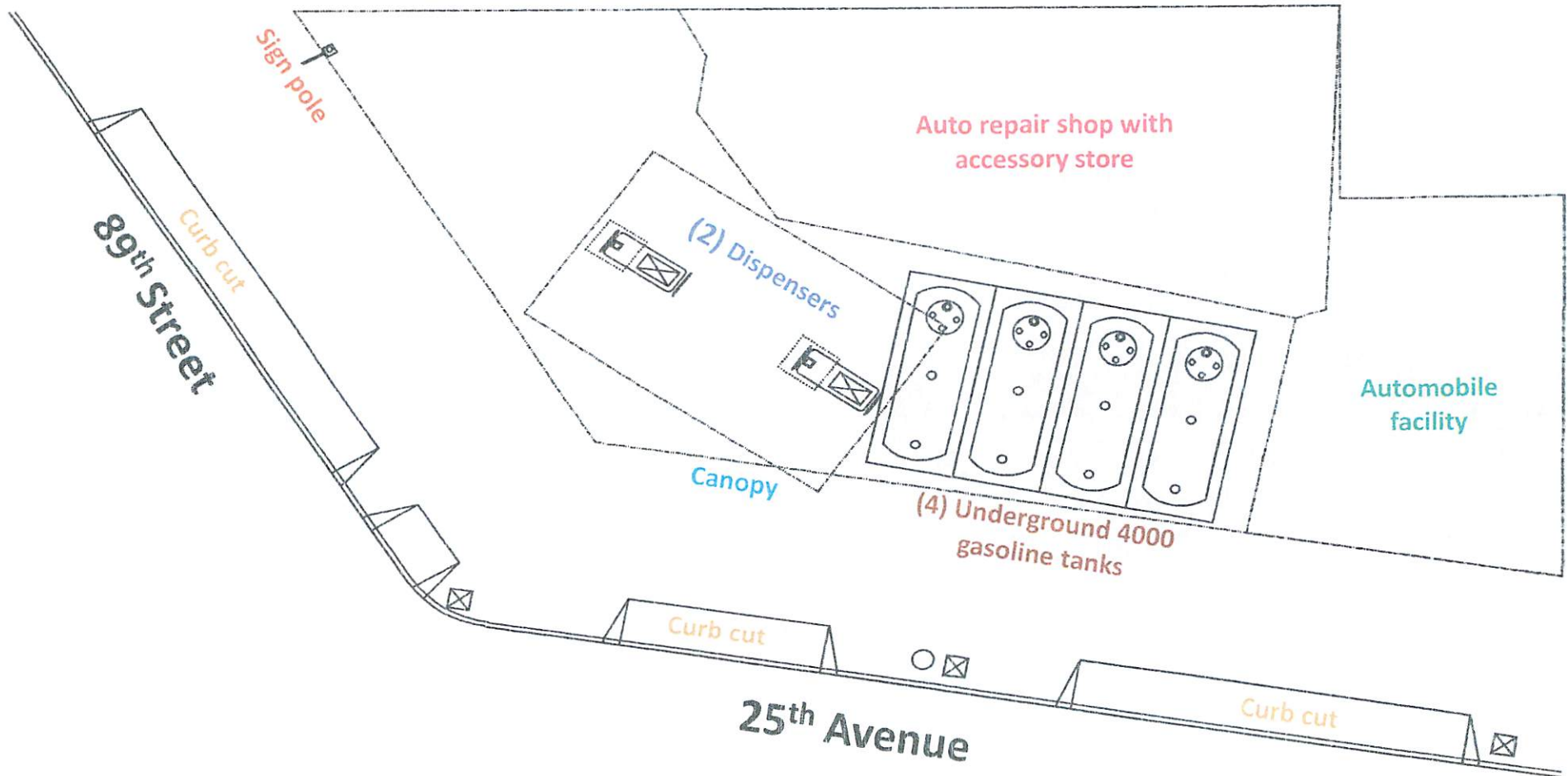
Key alterations & enhancements:

- 1) **Installation of (3) new dispensers with new layout**
- 2) **Installation of a new canopy**
- 3) **Updated signage for improved visibility**

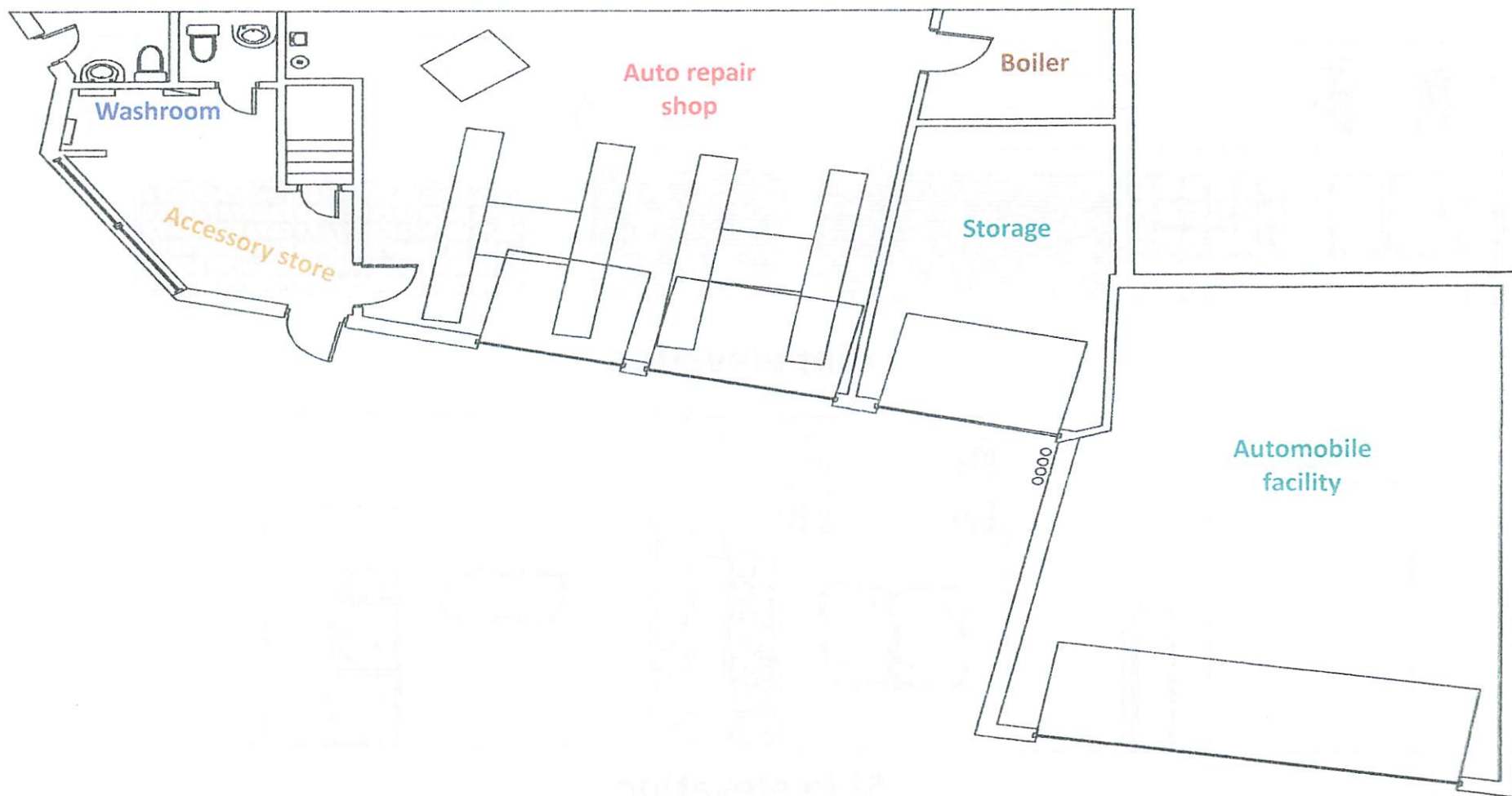
Compliance & certification:

Obtain a new Certificate of Occupancy

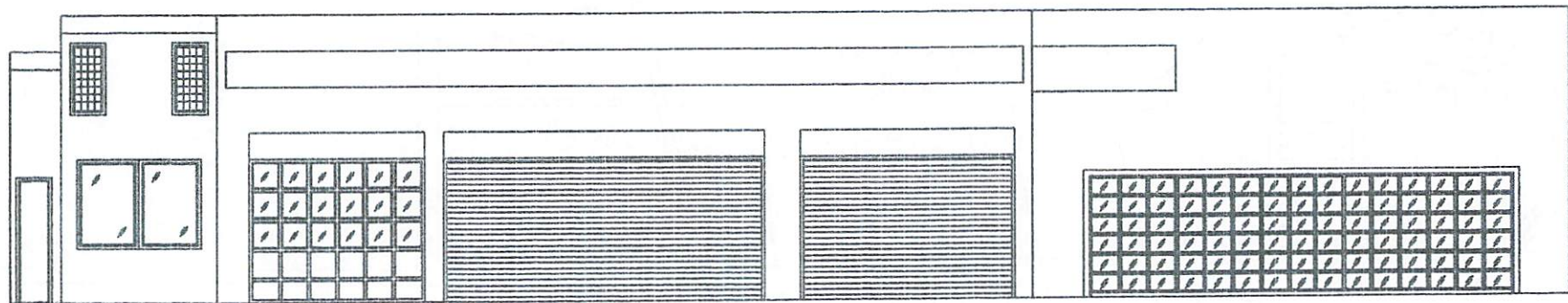
Existing Floor Conditions



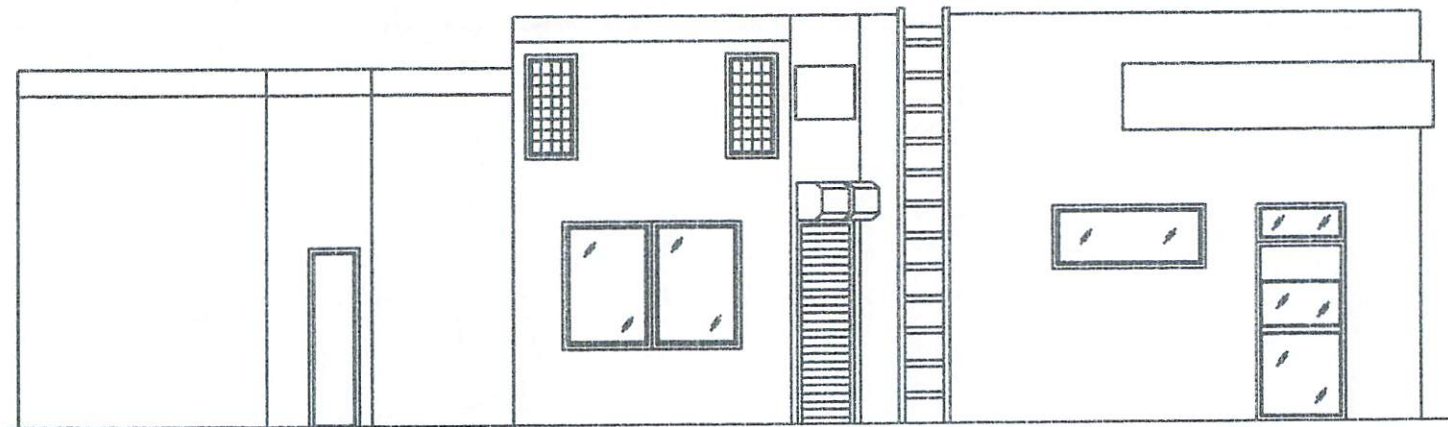
Existing Floor Plan



Existing Elevation

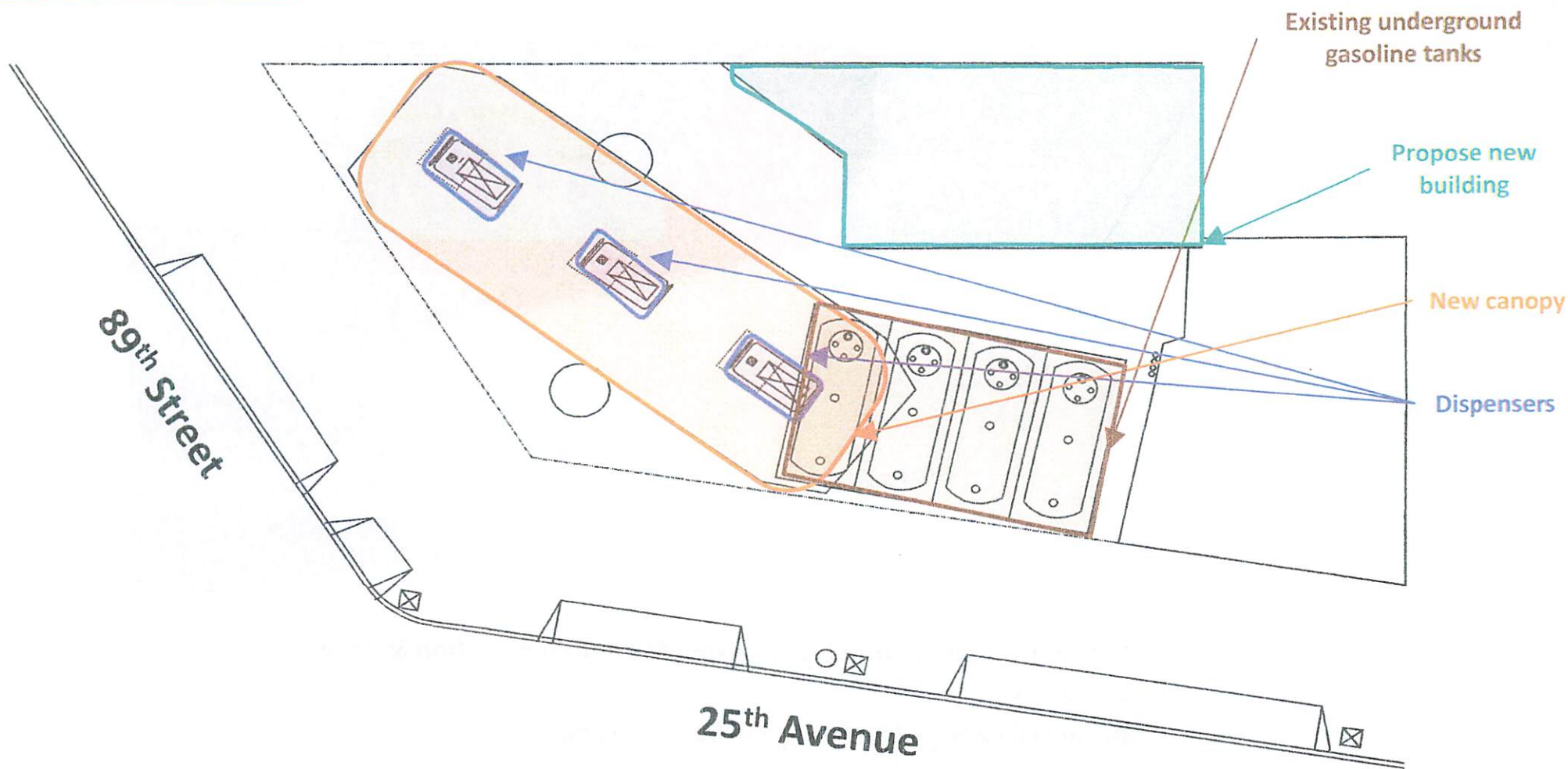


Front elevation

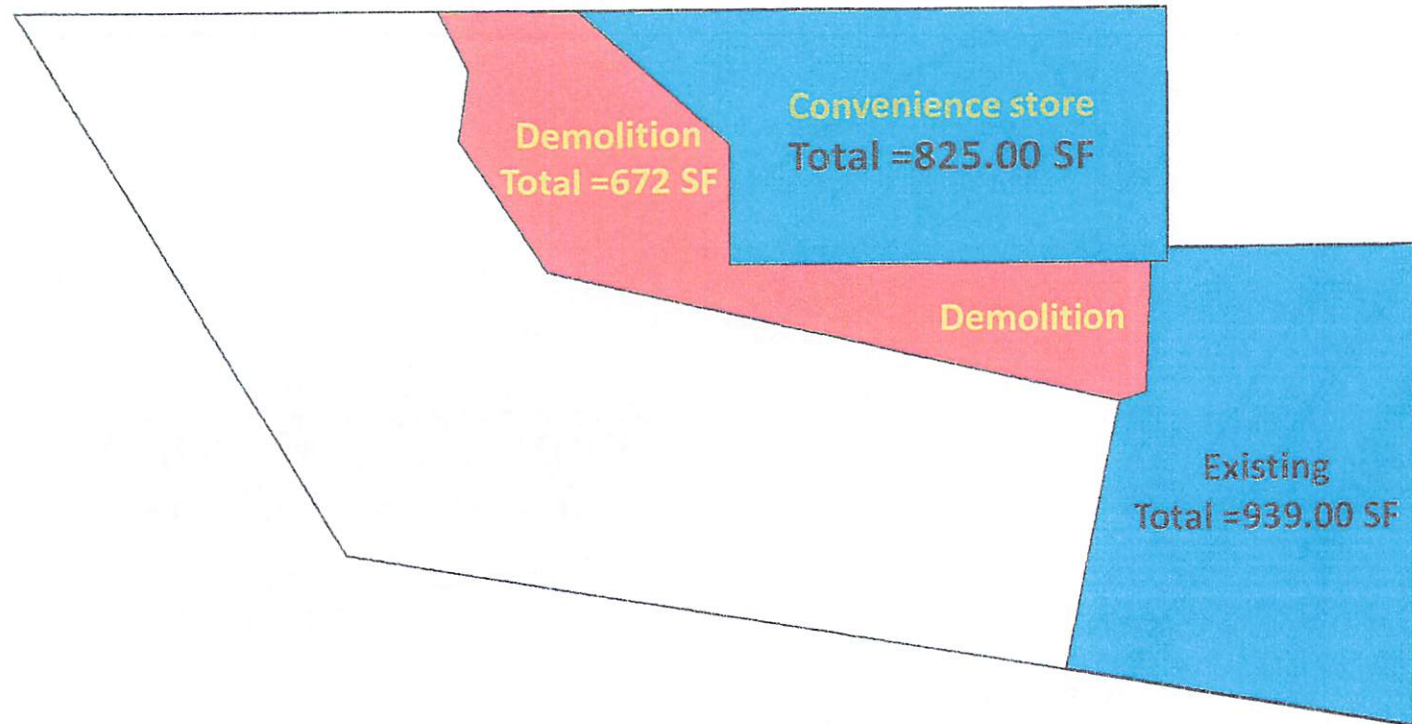


Side elevation

Proposed site plan

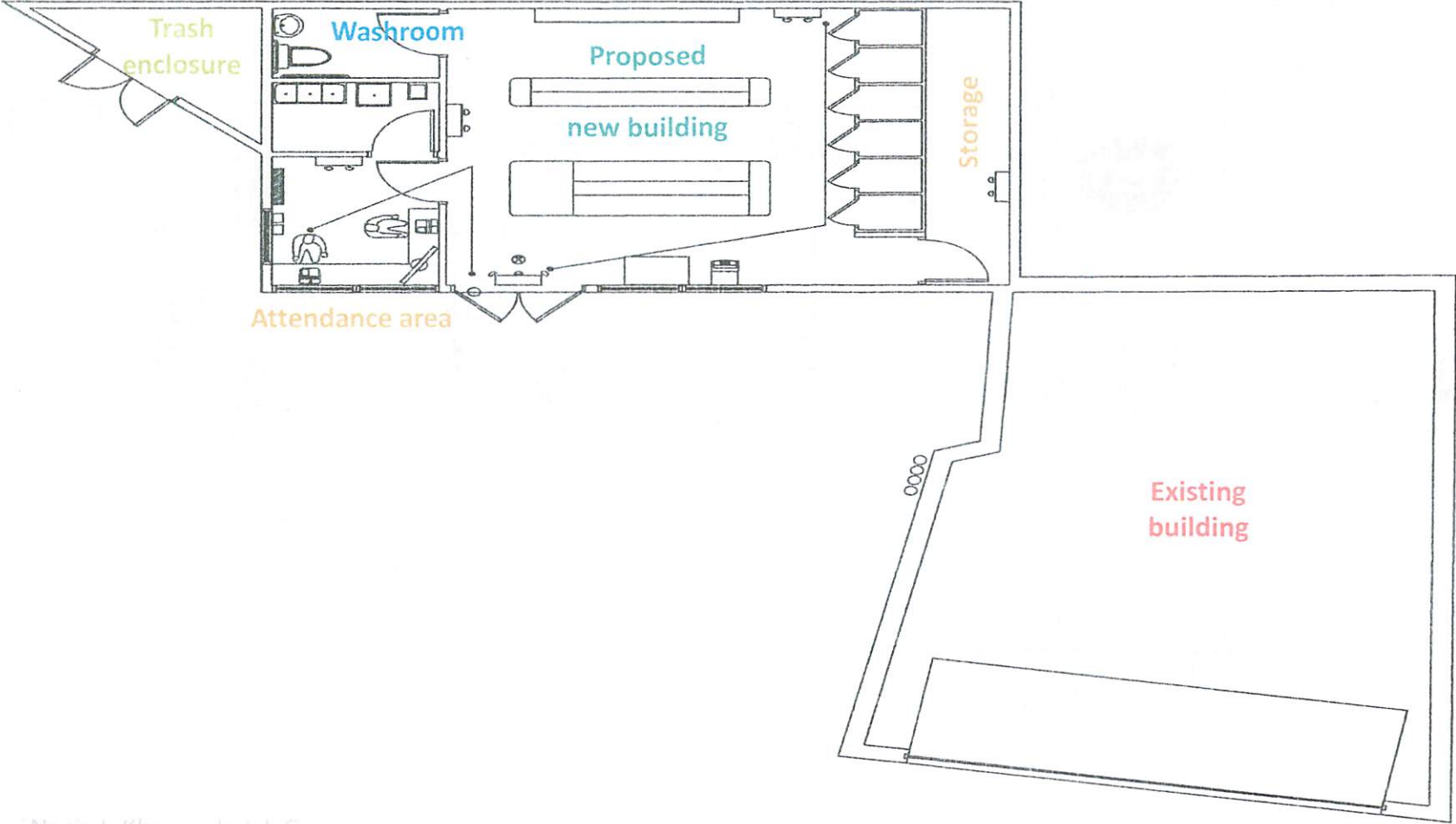


Proposed Floor Plan

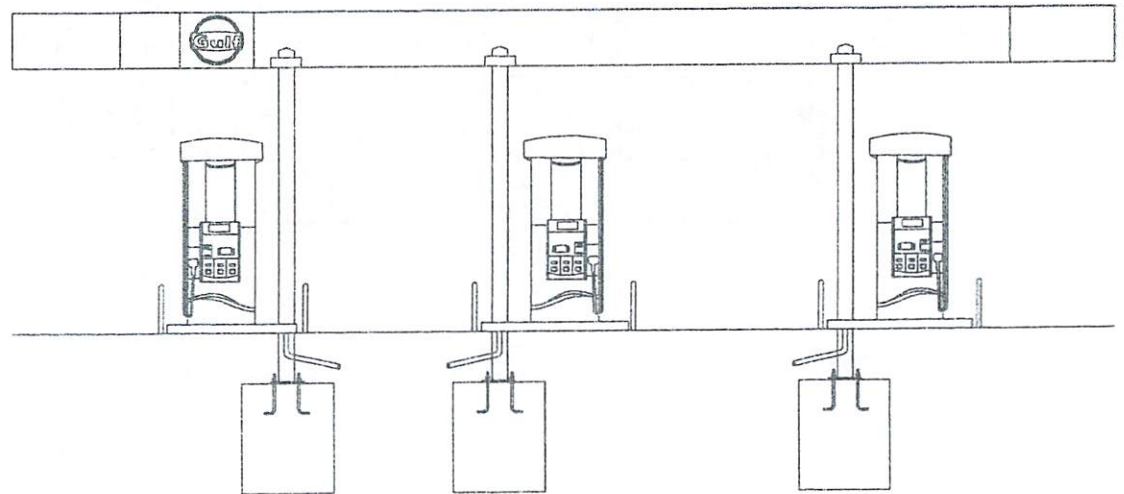
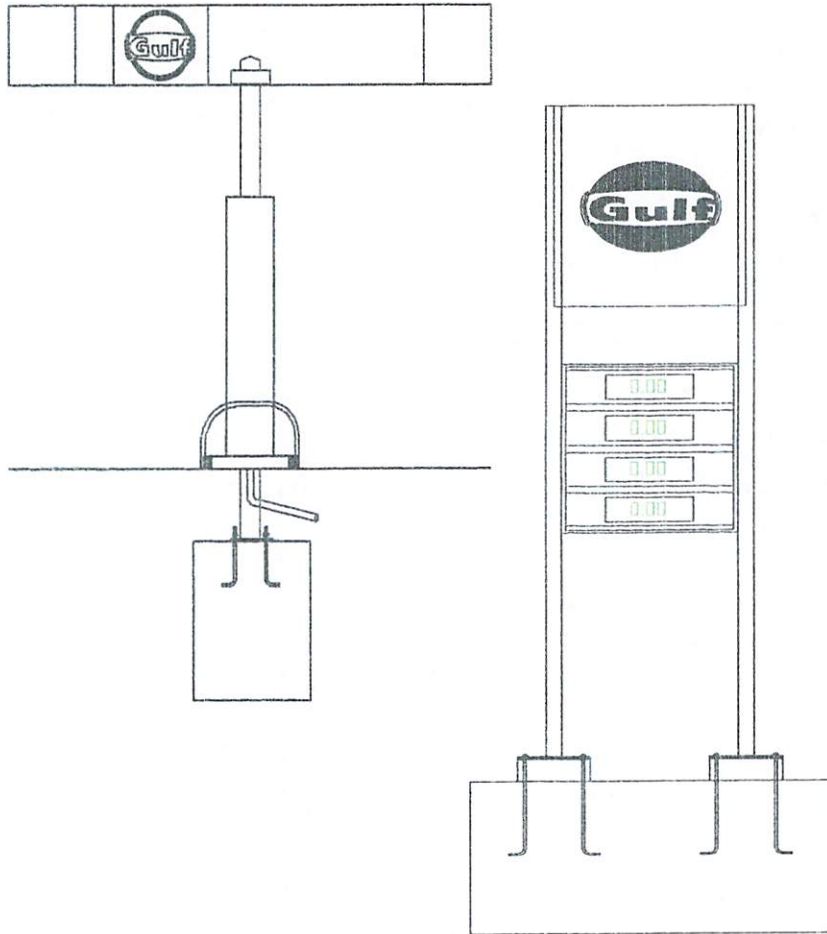


- New convenience store layout, extended auto repair shop & trash enclosure.
- Proposed enlarged building will be 1764 square feet
- 672 square feet smaller than before.

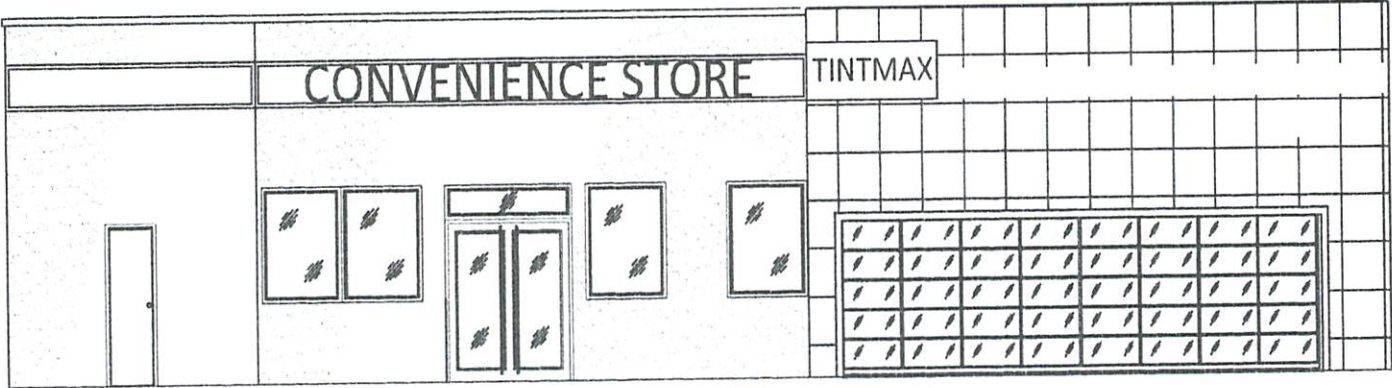
Proposed site plan



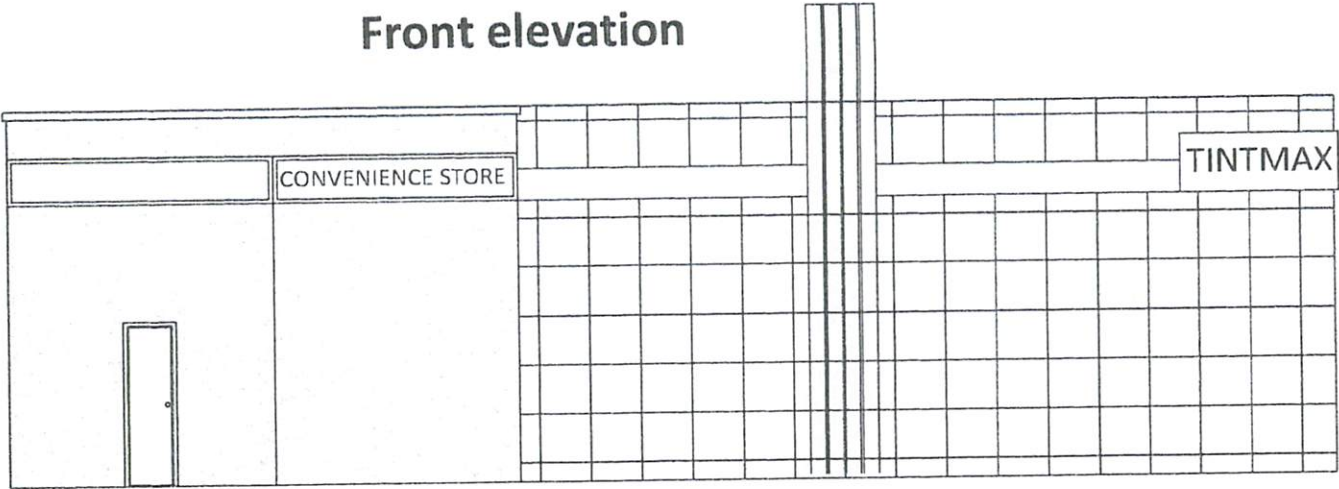
New Canopy & Price Pole Stand



Proposed Elevation



Front elevation



Side elevation

Summary of proposed changes

- **Demolition:** Proposed demolition of the front and side of the building (approximately 672 SF).
- **Alteration:** Proposed interior structural alteration of the existing auto repair shop and sales area into a convenience store.
- **Conversion:** Transforming the existing auto repair shop and sales area into a convenience store.
- **Dispensers:** Replace two (2) existing dispensers with three (3) new dispensers in a new layout.
- **Canopy:** Replace and install a new canopy over the new dispenser island.
- **Trash Enclosure:** Install a new trash enclosure for improved waste management.
- **Parking Layout:** Re-design parking layout for better traffic flow and convenience.
- **Signage's:** Install new signage's for better visibility and customer guidance.