

.Community Board 1, Queens - Board Meeting Minutes

September 19, 2023

FY25 Capital and Expense

Marie Torniali, Chairperson - I will open the Public Hearing on Fiscal Year, 2025 Capital and Expense submissions. Anyone who is here is invited to make your request known, and that includes members of the Public if you have an Expense or Capital item, you can come up to the podium and state it. Board members can present now. The Board Office has been presented with the suggestion of moving # 26, (Build a Skating Rink in Astoria Park) to #7 to show our support for a rink at this location, and 21 Street / 20 Avenue / 32nd Street Sewer main.

Public Hearing

Marie Torniali, Chairperson - Welcome to the Tuesday, September 19th meeting of Community Board 1. Welcome back everybody. Please, when you speak, announce your name when speak into the microphone, this meeting is being recorded. We have newly appointed Board members, so if you can introduce yourselves, please. Brian Martinez, Brian Hunt, Athanasios Magoutas, Chris Hanway, Ethan Lowes, Marisela Santos, Thomas Wright and Frank Fredericks.

Florence Koulouris – I am going to mention that during the meeting, when you comment on an item, that you please use the microphone for the recording. If you don't use the microphone, we cannot hear what is being said and it becomes difficult to do the minutes, it gets lost in the transcript. You can pass the microphone down and do not need to remove it from the stand, can pass it down in the stand.

Marie Torniali, Chairperson – For those of you who are new allow me to introduce the Executive Board: Richard Khuzami Third Vice Chair, Dan Aliberti Executive Secretary, Amy Hau First Vice Chair, Tom Ryan Sergeant at Arms, and Evie Hantzopoulos, not here yet Second Vice Chair. The first presentation, by Mr. Alexander Kipp, the Director of Education and Engagement to the Conflicts of Interest Board. Welcome Mr. Kipp, good to see you in person after all this time.

Presentation – New York City Conflicts of Interest Board

Alex Kipp, Director of Education & Engagement – Hi, welcome back. Nice to be back in a room with people, it has been a long time. Friends, there are some new Community Board Members, there are some old Community Board Members. I am going to give you the presentation that you had a few years ago, it is the same information. It is good to get a refresher every year. Thank you for having me here, it is nice to see everyone again. (*Presentation Attached*)

Q&A with the Board

Chris Hanway As far as the three “Ds” are concerned, abstention is not the same as not voting when we are talking about having quorum.

Alex Kipp My tabulating votes is from a purely conflict-of-interest perspective. If you do **not** have a conflict of interest, you have three options, (1) Yes, (2) No and (3) abstain. If you have a conflict of interest, you must disclose if you are going to participate in the discussion (Discuss, Disclose Don't vote), then you are not allowed to abstain. That is only for the person who is eligible to vote. If you are ineligible to vote, due to a conflict of interest, then you call it that. You do not call it abstention. That introduces two kinds of abstentions and that can be confusing for the record keeping.

Frank Fredericks My question has to do with governance within the Community Board. Just knowing that we are members of the public, someone here may run for office, am I barred from donating to their campaign or volunteering for their campaign. Or if I am interested in supporting someone's campaign, if someone is also running in the Executive Board would I need then to disclose and/or not vote. How and in what ways does this conflict of interest affect how we nominate and vote for our leadership?

Alex Kipp We are tip toeing into an area where freedom of speech is a factor in this. So you need to tread lightly or you will get sued on the 1st amendment rights. That is a preface for what I am going to say now. You can support any campaign you want. If you have a fellow community board member that is running, you can support that campaign. If the person who appointed you is an elected official, you can support that campaign. You can write checks, you can volunteer, you could probably work for that campaign. Although if you are working for that campaign you would have to think if the campaign itself is to re-elect or elect the person who is employing you, if that committee had an issue before the Board, then you must use the 3 Ds. Where the 1st amendment freedoms are slightly impacted are: (1) Using Community Board time, like this meeting, or Community Board resources ie: the copier or the website to promote any kind of campaign to re-elect or elect anyone. Therefore, I do not use any time or my position or resources, that is an election activity and not a city activity. (2) The Board staff that work for CB1 are technically considered to be subordinates to the CB members. There is a restriction that has been around for 35 years. What the law says is the no city superior may even request a subordinate at any time to be involved in a campaign. For example: As a CB member I could never ask Florence to volunteer or go to a rally or ask for a donation. Not on the clock, not off the clock, not at the meeting, not away from the meeting. It is a blanket prohibition. “I am not associated with the campaign so because I hope the individual gets elected “is the shorter answer to the question, therefore the 3 Ds are not invoked in that use.

Frank Fredericks Thank you for clarifying and that then would carry through if there was a financial interest as well ie: once again voting on our Executive Board and I ie: once again voting on our Executive Board and one of those people does business with my employer.

Alex Kipp I would have to use the 3 Ds if I am associated with that CB member. I.e.: I am that CB member's lawyer, and I am working on their real estate closing. The CB member is asking for a zoning variance. I know he/she is doing the 3 Ds. I am doing the 3 Ds too. I am their lawyer on this other matter, so I have to do it there. You could see in that instance the 3 Ds are there.

Thomas Ryan When is quorum first established at a meeting and does quorum have to be maintained through the whole entire meeting?

Alex Kipp That is a question that unfortunately falls outside the law that I am paid to know about. The answer to that question is not captured in Chapter 68 of the Conflict-of-Interest law. You may need to look at your by-laws. If it is not clear in your by-laws, then talk to the counsel over at the Borough President's Office. Are there any other questions?

Marie Torniali, Chairperson – We do not see any other questions. Thank you again Mr. Kipp for your illuminating presentation. The next presentation is from the Port Authority. I am speaking on behalf of RoseMarie Poveromo, Chair of Airport Committee who sends her regrets in being unable to introduce tonight's Committee guest person due to a medical issue, these guests are from Port Authority NY and NJ are here to address Residential and Business concerns that have been widespread. It is my pleasure to introduce Shanel Thomas and her team from the NY NJ Port Authority. (Hersh Parekh, John Begemata, Frank Watts and Rachel Moss).

Hersh Parekh, Director, Government & Community Relations NY & NJ Port Authority

Presentation regarding The Port Authority of NY & NJ release of the "Options for Mass Transit Solutions to LGA" report, an analysis of 14 different mass transit options to LaGuardia Airport. After thoroughly reviewing the analysis, the panel recommended that the Port Authority move forward with substantial improvements to airport access by improving the existing MTA Q70 LaGuardia Link service and creating new non-stop airport shuttle service from the terminus of the N/W subway line in Astoria. Thirty million dollars for planning and preliminary design to improve mass transit to access LaGuardia Airport. (*Presentation Outline attached*)

Q&A with the Board

Daniel Aliberti – You mentioned to one mile lane on the highway for buses to the airport, what about on the way back, is there going to be a dedicated lane for that?

Shanel Thomas – It will be only one way coming in.

Daniel Aliberti – Where will it be going when it comes back?

Shanel Thomas – The existing route which is the entrance at the BQE and Astoria Boulevard/GCP right by Garden Bay, and go back to Roosevelt Avenue.

Daniel Alibert – You don't anticipate any traffic jams with that happening?

Shanel Thomas – They are still studying it, but no more than what currently exists.

Daniel Aliberti – If you have for example 16 buses going to the airport, those buses are going to have to go back the other way.

Hersh Parek – We had to look at the roadway availability, BQE and the shoulder of BQE. We have to make sure that if the current shoulder were to be converted into a bus lane, could a bus actually fit on that shoulder. We know that on the north bound direction, there is a one-mile stretch of shoulder where it could accommodate a bus if the appropriate federal, state and local approvals were received. In the other direction there is not that shoulder availability to create that bus lane. Additionally, what we saw in terms of the travel times of the Q70, the place where it can get caught in traffic is on the north bound going to the airport. In the other direction there is not much traffic that typically impacts the Q70.

Daniel Alibert – There may not be traffic now, but you are starting this in 5 years.

Hersh Parekh - That is why the first consideration was "is there shoulder availability to even look at this, and that is how we were able to look at the north bound only.

Thomas Ryan – On the north bound there is the BQE exit ramp to Astoria Boulevard, a local road that goes by Bulova (building), I do not know what you are calling a shoulder. On the other side of the BQE west side is parkland and a cemetery exit ramp. I can't see a full size bus lane on either side.

Hersh Parekh – We are not fielding a new bus lane. What we are proposing is taking the existing shoulder for a one-mile stretch of the BQE northeast taking the existing shoulder and allowing bus (currently, they cannot secondary to the shoulder) to use the shoulder as an exclusive bus lane.

Thomas Ryan – Why is it costing so much money? You are spending so much money to study it.

Hersh Parekh – Expenses will come from the non-stop shuttle. We need to purchase a fleet of electric buses, as well as build a new bus depot for those buses. There is also accessibility improvements on Ditmars Boulevard subway station. For the Q70. The largest cost driver would be converting the shoulder to a bus lane.

Thomas Ryan – Thirty million dollars is the study and design; you are not even talking the infrastructure.

Hersh Parekh – Correct. We are going to be advancing these two options. To get the planning and engineering in place there will also be an environmental review that occurs.

Frank Federicks – I recognize that getting buses out there will fix this short term, but anyone who has to take the M60 to work, the average time may be shorter, but it will take you an extra 40 minutes to get out. These roads get clogged. This might help us in the next 10 years but over the next 20-30 years, this is not a sustainable solution. The second concern is: nothing you are demonstrating here actually benefits anyone who lives here trying to get to and from the airport or elsewhere. You are basically just jamming our streets and we are not getting any infrastructure investment. If you would extend the train service and put along there that would open up our community and we could commute more easily. Thirdly, we already get enough pollution from the airplanes, it would be great not to have more buses, it would be great to have trains underground where it is not spitting that out into the air. They call this part of Queens pollution alley. The environmental factor will be a concern for us. These are not problems they are concerns from the community. I hope that when you look at this holistically you take them into account.

Richard Khuzami – You did not specifically address coming into the east, in terms of long Island, Jamaica area. Jamaica is an extension of the air train. We need to remember this transport id for the whole tristate, this is not specific to Western Queens. What we need to do is get as many subways as possible, like an air train and by going over the Jamaica hub you create transport between the

different airports, creates more outlets for passengers. You've got the LIRR coming in there. The N line does hit any of the major hubs. It does not go into Grand Central or PENN Station. The N line is going to be the most difficult line to carry luggage on. If you go to 59th Street on the N line, you've got to go up 2 or 3 floors just to switch trains. Also, if you do go the route of the shuttle out of Ditmars and 31st Street, would you ever consider creating a stop there? We are going to have a major employment hub being developed on 19th (street) near Luyster Creek. We have Wildflower Studios; we have the Sanitation (garage) going in and we have the existing Steinway factory.

Hersh Parekh – We looked at the subway options connecting the subway to the airport from the west, and Shanel described the challenges that exist and prevent that from happening. We looked at above ground, ground level and below ground, based on comprehensive analysis none of these were feasible. In terms of Jamaica, now that the previous LGA train to Willet's Point has been cancelled entirely, what we have now are these bus options to supplement the existing public transportation to get to LGA. The second part of your question, operational, we tried to look at access to and from the airport. I do not know if there will be an additional stop at the location you mentioned, probably unlikely. We are not the mass transit service provider for the region. It is an amalgamation of different agencies (PA, MTA, City DOT). We look at this as improving access to and from the airport, getting people out of cars and onto mass transit.

Thomas Wright – I have participated in a lot of Willets Point discussions. Transportation always comes up about what potential developments they have there and how people will be able to access that. They are coming up with the same thing, subway, buses, shuttles, extra stops and the problems with the 7 train. Because if we are looking at five years and we are looking at the development of the airport and Willets Point area, they are also talking about developing the waterfront area there. Is there a conversation that is being had between both groups.

Shanel Thomas – That is what was studied originally. The idea was to do a fixed skyway from the airport to the furthest east terminal (Delta) to Willets Point. Once we halted that at the Governor's request this expert panel was put together and that was taken off the table.

Hersh Parekh – To Shanel's point there was extensive coordination with a number of stockholders. Based on the direction we were given and based on the recommendation of the panel, the Willets Point option was taken off the table. The subway options were infeasible. We look at what would be the best way remaining that can people out of cars and onto mass transit. It is expanding and improving the bus service to the airport.

Rod Townsend – Was the ferry option thrown out? What was the reason?

Shanel Thomas – As far as the ferry option is concerned, part of the study was travel time, it was not a dependable source. You would have to get the passengers to and from the ferry to the shuttle bus to actually get them to one of the terminals.

Hersh Parekh – Also you could only fit a certain number of people on the ferry, and they could only run so often. Buses usually fit more people and run more frequently.

Rod Townsend – What is the travel time for a yellow cab from LGA to midtown Manhattan?

Shanel Thomas – 35-40 minutes (approximately at 7 a.m.).

Rod Townsend – That does not compete with these options?

Shanel Thomas – No

Huge Ma – What is the projected impact on the N and W ridership, and will Port Authority be funding frequency increases given the impact?

Hersh Parekh – This where the MTAs input was key. The MTAs ridership analysis pre-COVID, and our ridership analysis determined that there was capacity within the existing service provided on the N and W, it could accommodate this level of potential increase in passengers. They are not anticipating frequency improvement on the N and W and if there were need to be frequency improvement on the N and W, that would be part of the MTA's responsibility.

Huge Ma – I would like to know more about the decision to use electric buses which as far as I know have been unproven to be used at scale, especially at cold climates. Given the timeline of 4-5 years to use electric buses, that is 4-5 years we are not taking cars off the road if we used conventional buses.

Hersh Parekh – We know that bus fleets across the nation are slowly transitioning from diesel to hybrid to electric. By adding this bus service, we wanted to make sure we minimized emission impact, that is why electric buses was the decision.

Diana Limongi – I want to highlight something that has already been said. Most of us travel to LGA a lot if I had an option that was mass transit that I knew how long it was going to take – I would take it. If you have a bus that you do not know what is going to happen on the road, it is not going to help get people off the road because I do not have an option that is reliable. If I have a bus that is going to take me 45 minutes vs an Uber which is going to take 13 minutes, we are all busy people and I think we all want that reliability that both of these bus options do not give that reliability for people with toddlers which is important. More importantly I think and troubling to me is that both of these areas, Roosevelt Avenue and 31st Street are already incredibly heavily trafficked with cars and people. Roosevelt Avenue is a nightmare to drive in, we already have a lot of busses on that avenue. This does not seem helpful; it seems like you are offering a band-aid to the community. Like you are saying "look we are doing something" but it is not a long-term solution to a really big problem.

Hersh Parekh – The Q70 is an already existing bus route, so we are not adding service to the Roosevelt/Jackson heights area. With some of these improvements we are trying to make the travel time more predictable and reliable and reduce the travel time. With the new nonstop shuttle service, it is why we are trying to build a dedicated bus lane, so buses do not get caught in normal traffic. We agree about the issue of reliability and travel time, and that is what we are trying to address with these dedicated bus lanes.

Diana Limongi – I just want to reiterate what my colleague had previously said that this stop at 31st Street is not useful to us at all.

Hersh Parekh – Keep in mind that the people who live in this area have multiple options to get to the airport just by proximity. What we are trying to do is get people that would normally take a taxi or an Uber, from Manhattan in particular, because we know that nearly half of the customers that fly out of LaGuardia come from Manhattan. Give them more options and decrease the number of cars from Manhattan to Queens.

Rosemary Yelton – Is there any projected revenue so far from this project, what are you bringing in if all of this money is being spent.

Hersh Parekh – Revenue has not been projected yet, because it depends on ridership and what the fare for the shuttle will be. The Q 70 all ready exists and there is no fare charged, it is free.

Rosemary Yelton – Just a comment, I am a social worker by day and a tour guide by night to supplement, and I would have a really hard time getting my tourists on mass transit coming into the city especially for the first time.

Amin Mehedi – I believe that the solution you are trying to give us is not going to help us. It is not going to be effective. When people travel they will have luggage, and taking luggage up and own stairs like at 31st Street and Ditmars is not easy. So you put more buses, you are just adding more traffic in that area. A train extension to LaGuardia would be the best solution. It would help the environment and traffic and be comfortable.

Shanel Thomas – With the transfer at the end of the N and W line, there will be improvements to make them ADA accessible and facilitate those passengers with luggage to go up and down. With the subway options, because of this restricted area (pointed on map), it is federal and we cannot build anything here, that option is not viable.

Amin Mehedi - Will that bus shuttle be free?

Shantel Thomas - We do not know that as yet. The Q70 is free the M 60 is not free. Those fares are determined by MTA.

Tenzin Dechen – A comment: I travel on the Q 70 and M 60, I love it, it is very convenient. My concern with these new non stop buses is the impact on traffic, it will be interesting to see after you research findings are available.

Brian Martinez – Was it looked into/explored to adding an additional station after Astoria/Ditmars to 19th Avenue and then doing a shuttle bus from there?

Hersh Parekh – It is essentially the same thing but by one stop. The other thing we looked into in the evaluation criteria was capital cost and operating cost. The expense to build what you are suggesting is much greater than what is proposed to be spent now, I could not even imagine the amount. Also extending the train stop is not a Port Authority function. Extending the subway was not part of the analysis in this process.

Brian Hunt – Of the transportation options being presented, is there one clear winner as afar as ridership or capacity or efficiency, getting to and from the airport in coordination and conjunction with flight times.

Shanel Thomas - The best option of those to that point was one of the subway options.

Adam Fisher Cox I'm curious about have there been discussions of fair policy I think one thing about the JFK air TR is the price for a train that nobody is taking only that train they connecting to MTA they're connecting to Long Island Railroad and it costs upwards of \$8 just to ride the train between some Terminals and I think that quickly becomes a function that pushes people to cars which you know a Lyft may not be that much more especially if you're a family or an Uber. Is that something you've thought about here is there a risk that this bus also cost \$8 considering people were making a transfer, is there consideration just making it free has that been a conversation?

Shanel Thomas - Fair policy has not been decided on yet and that would come down the road so the answer is to your question is we have not had that discussion about fair pricing for the new shuttle service yet.

Dan Aliberti - There was mention that there will be a bus depot for the buses going from the Ditmars station to the airport, where will that bus depot be, how long how large will it be, will there be a parking lot associated with it for the drivers of those buses? Can you address the Depot?

Shanel Thomas - Ingrams Mountain, that's where the bus depot will be. There is a potential possibility of parking there we don't know yet. There is parking there currently we use the parking lot and for long-term parking I think it's like 500 cars or something up there something like that give or take, it's huge.

Liz Erion - What are the number of passengers you're projecting for this, what are you doing with MTA and Transit Authority in terms of getting the signalization done and all of the other things we need to increase that? I also have a question; I want to know the number of buses that are projected to be used and stationed under the subway and running back and forth I assume it's 19th Avenue. Did you have any kind of improvements for the MC 60 line that exists now?

Hersh Parekh – The report that got us to this point is finished. We are now taking the recommendations that came out of that report and really doing the work that needs to happen to actually implement those recommendations. We need to do further planning, further engineering, further design to make sure that we're taking into account all of the issues. With regards to the M60 improvements to the M60 was one of the options that we looked at, ultimately the recommendation came out that improvements to the Q70 plus this new shuttle bus were the pathway forward so nothing to the m M60 no improvements, not from the Port Authority. The number of buses will be based on ridership and things like that so the ridership that we projected right now was based on the preliminary engineering that was done for this report there will be further engineering that will be done as this design and planning process moves forward and we'll be refining the projected ridership, we'll be refining the projected cost we'll be looking at how we can mitigate some of the community impacts that were identified during the previous analysis so all of that is of still to come.

Jean Marie D'Alleva - Our subway system here in Queens, Astoria and Long Island City. They refaced it, it looks lovely but they did nothing to actually improve the service. Now you're going to have people coming not only just the people themselves but with luggage

that's going to take up more space and I find it to be a big a problem for our community. I'm going to assume the shuttle buses are they going to have storage areas for the luggage ? (yes) but it's not going to help our subway system. There is a lot of new development around here, it is overwhelming, now they're building everywhere high up all these people depend on the mass transit and it's nice that you want help other people in other areas but it's going to really impact our community and I don't see us getting any advantage to it so that that's my comment.

Hersh Parekh – I know she's not here we want to thank RoseMarie Poveromo for working with us to get us to this point. She's been very helpful with feedback from the community and helping us present today so thank you.

Raquel Moss - We at the Port Authority Police Department are having a Citizens Academy and that will be on October 10th, October 12th, October 17th, and October 19th. This will be in New Jersey at the Port Authority Technical Center which is a location for them to do their Police Academy. They're doing this just to Bridging the Gap between Port Authority Police and the community in which it serves. If you are interested in attending, my email address is rmoss@panynj.gov for anyone who is interested please let me know by the end of this week, thank you.

Public Hearing Item

61-03 Northern Boulevard BSA Variance 100-71 BZ. Application submitted on behalf of NorthStar KIA to amend a variance previously granted in May, 2005 that would: Change the existing use the Auto Repair Shop (Use Group 16) with open parking and accessory offices to an Automobile Showroom (Use Group 9C) and extend the variance term to 20 years for the continued use of open area for the sale of new and used cars and accessory parking on the subject lot in a R5 zoning district. Michael Nacmias, Esq., presenting. (Presentation Attached).

Q&A with the Board

Liz Erion - Could you clarify one thing, the new showroom is going to extend into the M11 District but you mentioned that Frontier just clarify will Frontier remain an auto repair shop next to it.

Michael Nacmias - No there's no more Auto Repair basically this extends all the way to the 7-Eleven so the whole block front from where the 7-Eleven is down to 61st Street is going to be a Kia dealership.

Liz Erion - We had a couple issues which the applicant did come back with information. With respect to the permeability of the concrete or whatever they were going to be using in the parking area the open area and they said it's going to be porous asphalt. The timeline for the demolition and the construction and relocating of the tenants was a concern and on Lot 50 we were told that 80% of the building that's going to be part of the new development is already under construction and complete, is that is that correct? (Yes) The length of the lease 20 years was explained with respect to the term that they're asking which would end in 2028 because it's retroactive to 2008 when it lapsed. We asked for a landscape buffer between the lot line where between next to the residential lot line north of Northern Boulevard and tree planting along 61st Street and the response we got was that there will be trees planted. With respect to what's shown on the plan, and I don't see any trees on the plan except an old tree that is on somebody's yard.

Michael Nacmias - The plan wasn't updated for the presentation.

Liz Erion - You verified the number of parking spaces and understand that there are three more that are then are allowed now and you're requesting that those be approved, and I understand the building is smaller so you have more room to park or store vehicles. There are some um issues that we didn't discuss, lighting and signage. I was going to ask if there could be a condition put there that all illuminated signage be directed away towards Northern Boulevard because of the residential area in the back. There were a number when this variance was granted from 1971 until now there was something like five renewals since then and I don't know the history of the conditions that BSA put on them when they occurred but some of the things that they talked about had to do with changes be listed on the C of O that prior conditions that the Board doesn't wave are carried through to this particular owner. Also that there is no barbed wire anywhere along the lot line between the residents and the and along 61st Street. Removal of debris and graffiti and of course no cars permitted on the sidewalks or the adjacent streets. There was a request previously for a reduction in the size of the curb cut on 61st Street, somehow 8 feet got in there, but it doesn't look like it's 8 feet. We don't have a specific recommendation because we did not meet in person to sustain a legal vote, but the report indicates that there was consensus that the use that is being proposed is a use that is more amenable to be adjacent to the residential community. There had been questions why can't it be residential well it can be redeveloped as residential but it's a very low density it's only it allows 1.35 FAR, less than one and a half of the lot area , you would only get three units on the lot. It would have to go through a rezoning which would come through us. We don't have a recommendation for a motion for you to vote on. When we get to the business discussion of it someone will have to make a recommendation for a vote.

Tom Ryan - Starting at 61st, going to 7-Eleven it's a dealership uh auto repair and there's a third building that's now boarded up that's all part of the property right. (Yes) They are putting a dedicated bus lane right in front of the place, you are going to have one-lane traffic. Are you able to guarantee, like every other car dealership that comes here, you're not going to mess this up? What's the volume of cars you're going to have at this place.

Michael Nacmias You have the service center and a lot of the it's a new dealership so they can bring the cars that could accommodate the space as soon as the cars need to leave. They have the resources to store vehicles off site but they're bringing in new cars on and off. The proposed capacity would be 19 cars outside and whatever can fit inside. There is no service station, no need for tractor trailers, cars can be driven from another KIA dealership on to the lot. The operation is going to be where you sell a car you sell two cars they've roll off a lot you bring two more in. It's not like an independent dealership where they've sold five six cars and now they got to bring in a flat bed and drop everything off. We can put any condition you want, don't park on a sidewalk, don't double park not a problem. One of the other factors is what's there now you have service facilities you have cars that are awaiting repairs maybe they're banged up waiting for a body job or something's wrong with them they just can't move they're taking up parking spaces already that issue is going to be resolved. The local service address is 53-01 37th Avenue, it's a 20,000 square ft. facility.

Adam Fisher-Cox - What would happen here if this isn't approved is there a plan for using this lot as it zoned without the variant. I'm just wondering if we did vote against this, does this stay an empty lot? Is there an alternative plan that's being considered? Is it all or nothing?

Michael Nacmias f it isn't approved just hypothetical it's not like it would be restored to an R5 District. So any use that would be there would be basically illegal use, unless it was residential which would also mean that the building would have to go down technically because you can't occupy it as a resident. The owner would do whatever he wants with it.

Thomas Wright - I don't like the idea of rezoning from residential. I think your presentation is very fair, it's a lovely improvement. The renderings are beautiful, and I truly appreciate it and I feel very positively about what would be used as the Kia demonstrated right there and it could improve our neighborhood despite not providing additional housing.

Frank Fredericks How many people are employed there now versus would be afterwards? Who owns the property if you don't disclose the name, are they a person or a company that's based here in Astoria or is it an outside entity? At the end of the day if this isn't being used for housing and the rent money is going to an outside entity, I don't see it necessarily an inherent positive impact other than a smaller number of jobs that may exist there.

Michael Nacmias – There are mechanics that were working there that have gone to KIA service station, so you haven't actually had a net loss as far as those businesses being closed because they've gone to another part of Queens to continue their employment, it is not like they're out on the street.

Robert Zyvia - I operate in NorthStar Kia. We built a 288,000 square foot service facility all of our tractors come to 37th Avenue in 55th Street 54th Street between Woodside and 54th so we are taking all the cars there. We prepare them for sale and then whenever the showroom needs more inventory the cars are sent there so no tractor shows would be dropped in front of the showroom. Secondly all the employees that were there the deals that I made when I purchased those leases, we took them because obviously we were always in need of mechanics so we took those mechanics in. Prior to me taking those leases there were about 10 people in the showroom which is former show that's to the to the right it's not up there and then Frontier had about five employees Shah Jee Motors only had three which was a family operated thing so any employee there we took them on and now they're working at the service facility that we have now and um bringing this on is going to add I say you know between 37 which is out of your District but 37th Avenue we're going to add about 40 to 50 employees there and we're adding another 40 to 50 employees at the showroom location and I would say about 80 to 90% of our employees are from the neighborhood thank you.

Tom Ryan - Where are all your employees going to park?

Robert Zyvia - We have a parking lot.

Liz Erion - I just want to indicate that from the public we had one letter in support that was submitted and one petition in support signed by 17 people who lived immediately adjacent to the facility and then there three letters in support of the project so approximately 20 people then, thank you.

Marie Torniali Chairperson Thank you for the presentation. We will vote on this item during the business section. Can I get a motion to adopt the 2023 minutes? (No one opposed)

Motioned by Rod Townsend; Seconded by Tom Ryan

Chairs Report

My report I just want to again welcome you to our in person meetings hopefully they will last and we look forward to getting to know all of you. Zoom it's just not the same so I have no other report I would like to mention that a former colleague of ours who worked for the Borough president Joe Nocerino passed away in July and I know many of us remember him fondly he was helpful and witty and he shall be missed thank you.

District Manager Report

Hello, I would like to welcome you all back it is our first time back in person since the Innovation Queens review and vote. I hope you all have been well and had a wonderful hiatus. A lot has been going on in the community. Our office has been working closely with the NYPD on several important items. We have seen a fair number of tow operations for commercial trucks in our district, which has been very important to our residents and visitors. The encumbrance of street space by commercial vehicles has become a real hardship throughout our borough. Additionally, our office has been working very closely with the NYPD task force dealing with the illegally parked RVs and Recreational living in the Industrial business zone. The DHS HPD and NYPD have gone out cyclically checking in with the vehicle dwellers trying to provide services and have them vacate the IBZ for the benefit of both IBZ employees and RVs- DOT has done some follow up with Mobile enforcement camera approved for rotation on 48th St from 20th Ave to 21st Ave. Three missing truck route directional signs installed at Vernon Blvd and 44th Drive. Additional lighting requested, outside Athens Square Park, approved. All way stop approval at Astoria Park South and 18th Street. School slow zone approved 23rd St and 31st Road. School slow zone (20MPH) approved for 14th St btw 29-30 Avenues. AWS approval at 45th St and 30th Road next to IS 10 and Astoria Heights Playground DOT held a Townhall for 31 Ave designs are underway for a pedestrian bike friendly space. On or around Monday, September 25th MTA contractors will be establishing their MPT (maintenance and protection of traffic) area on 56th Street between Northern Boulevard and Broadway in order to prepare to start heavy construction work taking place to make the Northern Boulevard Station ADA compliant. The site and parking regulations necessary to facilitate construction will be up for the duration of the project and will ensure safe access to the MTA site. Our District has received an additional Migrant Center & a Homeless Service Hotel in September. Please feel free to call the Board Office with any question. By the way when the conflict-of-interest was mentioned I had already sent you the flyers when I sent you the kits via email, I sent those kits twice with the attachable links where you can learn information about the community board so you will already have the conflict-of-interest flyer and that same flyer is always on our website. Thank you.

Committee Reports

Community Affairs Committee - Dino Panagoulis Good evening everyone, thanks for trooping this out it's good to see everyone. In the packets that Florence kindly sent over we have about 56 items that are on the docket for approval today the one business that we just need to remove pending further information is DJP Holding otherwise doing business as The Lingerie Shoppe, with that being

said I'd like to move forward with approving the 55 items and not moving forward with the vote on The Lingerie Shoppe can I please get a motion ?

Motioned by Antonella Di Saverio; Seconded by Tom Ryan

Marie Torniali Chairperson Does anyone oppose? Seeing none the motion carries.

Executive Committee - Marie Torniali

You should have received an email copy of the Cannabis locations which came before the Executive Committee in September. Two of them are temporary delivery only and that means the location nobody will be purchasing goods at that location the personnel will be there to go on obviously but the purchases which will be done I understand electronically they will have delivery people there who will deliver to residences only they are not permitted to deliver for example to a business or an office One of these locations which is BazzJAT Retail, 47-00 Northern Boulevard the consensus of the committee was to accept its application that's written and bring it to the board for a vote. There was another temporary delivery only but they'll be back in October as there's some question as whether they're too close to an existing daycare on the street and whether that applies to a delivery service. We're trying to get clarity from OCM. The other application we had was for Urban Clouds as you can see from the spreadsheet at 23-56 Broadway their paper work was in order they have a security plan the committee did express some concern about the location a heavy pedestrian traffic at that location especially during school dismissal with all the schools and high schools around that location the applicant assured us he will review the site and re-evaluate where perhaps they can have a side entrance or a back entrance to alleviate the situation. Again for this one the committee saw no reason to not accept this application. I would like to motion to approve these two applications.

Motioned by Amin Mehedi; Seconded by Tom Ryan

Marie Torniali Chairperson - Anybody opposed? (seeing none) the motion carries. Thank you.

Land Use and Zoning Liz Erion

I summarized it all before so at least at this point we're looking for a motion to open discussion.

Motioned by Dino Panagoulas (in support); Seconded by Richard Khuzami

Discussion continued.

Liz Erion – The motion is to support application 61-03 Northern Boulevard for a KIA Showroom with several conditions you uh you The first being that the term of the grant of the variance would be for 20 years but be retroactive to 2008. Second the exterior lighting is directed downward and to Northern Boulevard and that there be an 8 ft high fence, opaque fence and along with planting along the adjoining residential lot and street trees up to the up to the curb on 61st Street and along Northern Boulevard.

Motioned by Thomas Wright; Seconded by Rod Townsend

Roll Call by Amy Hau

Marie Torniali, Chairperson - 25 in favor; 2 Against the motion carries.

Elected Officials

Logan Pace Community Initiatives Coordinator Office of the Mayor

Good afternoon, my name is Logan Pace and I am the Community Initiatives Coordinator with NYC Service, a division of the Mayor's Office. At NYC Service our goal is to expand civic engagement and volunteerism throughout the city. I recently attended a community meeting in your district and would like to follow up with information about current initiatives at NYC Service. Please feel free to share the attached flyers within your community, on social media, or your website. Community members may find additional information about these programs on our website, nyc.gov/service, or contact me directly by phone or email.

Thank you for your time, and dedication to the communities you serve.

Dolma Lama Director of Community affairs Office of Assemblymember Steven Raga

Good evening, everyone, my name is Dolma Lama, I hope you all had an exciting summer, and I am happy to join you tonight for your first session back. Since June our office had a busy summer, including hosting our first Pride celebration, presenting our resolution honoring Ecuadorian Independence Day to the Ecuadorian Consulate, and hosting several workshops, legal clinics, rain barrel giveaways, mammogram screenings, and our most recent first annual health fair. We have a number of upcoming events that we would like to share with you all for the month of September: September 16 paper shredding, September 19 (earlier today) hosted Veterans' Advocacy Project. Next Sunday September 24th we will be hosting our Hispanic Heritage Month Celebration from 1-2 pm 73rd Street and 34th Avenue. Next Tuesday September 26th, Queens Legal Services will be providing a session on SNAP benefits at our District Office from 11am-2pm. To stay up to date with upcoming events, you can join our contact list by signing up online or calling our District Office at (718) 651-3185. I will be available for the remainder of the meeting for any questions or concerns. Thank you for your attention and enjoy the rest of your evening. My email is lamad@nyassembly.gov

Clare Collins Office of the Borough President

This summer our office was extremely event heavy. During the last week of August, we wrapped up our 3rd series of Borough Hall on your Block. Borough Hall on your Block is a weeklong initiative launched by the Borough President back in August of 2022. We have brought this initiative to Community Boards 1-4, 12 & 13. Our most recent series in Community Boards 3 and 4 included a Self-Defense workshop for Seniors, a Job Fair, an Immigrant Resource fair, a Youth Summit, A Nonprofit Resource Fair, A Town hall, a Jamboree bike giveaway and much more. At the beginning of the year our office partnered with Better Health and provided \$2 million dollars in free Mental health services for residents in the entire borough. Our office launched Operation Urban Suitability, which is a

working group of environmentalists, clean energy leaders, community-based organizations, transit advocates, and more tasked with taking a holistic approach toward environmental justice, flood prevention and more. QBP Richards Budget breakdown since becoming BP: Over \$200 million in capital dollars allocated thus far: schools, parks, health, cultural organizations, libraries, CUNY, and DOT. Events on September 20, 21 October 5 and 19, 2023.

Events: September 20, to mark climate week NYC at Helen Marshall Cultural Center at Borough Hall. September 21, Senior appreciation Event at the Helen Marshall Cultural Center at Borough Hall. October 5 Queens Veterans Jobs and Resource Fair at Helen Marshall Cultural Center at Borough Hall. October 19 Virtual Town Hall on voting rights. <https://queensbp.org/calendar/>

Farah Salam, Office of Council Member Julie Won

Welcome back, and happy back to school! We hope you have had a wonderful summer and got a chance to rest and relax.

Constituent Services

Over the summer we hosted a backpack drive alongside several community partners - CB2 Queens, CB1 Queens, NY Irish Center, Woodside on the Move, LICP and many more. We were able to collect over 1200 backpacks and distribute them to the shelters, schools, and NYCHAs.

The Council Member and the Rat Czar toured the district, where the Director of Rodent Mitigation and Council Member Won discussed rat mitigation work - such as bait stations, pesticides, carbon dioxide treatments, abating rat burrows and placing rat traps to name a few. We will be following up with this agency as mitigation efforts continue over the next se

We continue to advocate to the DEP alongside our federal partners on flooding issues in Sunnyside, Woodside, and LIC. This includes catch basin cleanings, advocating for rain gardens in our neighborhoods, and discussing capital improvements to our sewer systems. Our office also provided rain barrels and flood barriers to constituents.

We are continuing our CUNY Law partnership, where we host a housing lawyer once every week to provide 1-1 services to constituents in the district. If you or anyone you know needs assistance, please contact our office so we can help you connect with our housing lawyer.

We have several upcoming movie nights - come enjoy with your family and friends!

Sept 15 - Spiderman No Way Home, Ravenswood Playground

Sept 22 - Minions, Windmuller Park

Sept 24 - Turning Red, Queensbridge Park

Legislation

The Council Member has been busy throughout the summer. Please contact our office on any laws or resolutions that you'd like our team to introduce, support. Also follow us on social media to stay up to date on legislation from our office.

Budget

Participatory Budgeting will begin - keep an eye on our social media in October, as we announce when idea collection will begin!

If you would like to be a delegate, please email our Budget Coordinator, Neily Vera Martinez at nvermartinez@council.nyc.gov

The FY24 budget passed, where the council fully restored funding for public schools, CUNY, libraries and cultural institutions, housing - such as HPD and NYCHA, and more. Visit our website for a deep dive analysis of the fy'24 budget

Angela Sherpa Alexandria Ocasio

1. Our office will be hosting a Green New Deal Grants Webinar next week on September 26th at 3pm. We will be discussing the ways our office can assist with the grants process and review the updated Green New Deal Implementation Guide. We will also have speakers who will present grants at the City, State, and Federal levels that are currently open for applications. You can RSVP here: https://ushr.zoomgov.com/webinar/register/WN_kazqmxhPTA-h1SzopEttgg#/registration
2. Congress is back in session. Our office is aware of the potential for a government shutdown. We will keep 7
3. September is passport awareness month! As a reminder, the DOS recommends that you apply for renewal nine months in advance of planned travel and before booking your flights. Even so, the passport delays that impacted the entire country this summer are unacceptable, and passport agencies must be equipped to meet the need for emergency appointments. This is why we led a bi-partisan letter to Secretary Blinken outlining the NYC delegation's concerns with the New York Passport Agency's capacity last month. Please contact our office if you need assistance with the Department of State or any federal agency.
4. We are happy to announce that we are now accepting entries for the 2023 Congressional App Challenge. The deadline to submit is November 1st, 2023. You can register at CongressionalAppChallenge.us, as well as take a look at the rules and regulations. Our office is hosting a Coding 101 event this Saturday, September 23rd at the NY Hall of Science. For registration information, please reach out to our office.

Mahfuzul Islam Community Liaison Senator Kristen Gonzalez

- DOT street safety event with almost 200 people discussing plans for 31st Ave between Vernon and 51st Street
- Working to assist asylum seekers, we've signed on to the SIO statement
- We are Pushing for shelter Wi-Fi bill statewide (high speed internet)
- Cybersecurity for critical infrastructure bill has been signed by Governor Kathy Hochul, our first bill to be signed by the governor
- As a result of the Fix the MTA campaign the Q4 bus is now free.

Samantha Johnson Community Liaison Congresswoman Nydia Velazquez

Good evening, Madam Chair and Community Board 1. I bring greetings from Congresswoman Velazquez who is currently in Washington DC. Briefly, allow me to update you on the work the Congresswoman has been doing recently. On September 8th the Congresswoman hosted an event with Chairman Greenberg of the FDIC to get an update on status of Signature's multifamily portfolio, affordable housing preservation considerations, and planned actions to prepare and begin sale of assets. Due to Signature Bank collapse earlier this year, The FDIC acquired the mortgages in Signature Bank's portfolio. This meeting was attended by Tenant advocates, Housing Non-Profits, Civic Groups and Associations. as there are hundreds of Single to Multi-Family properties within that portfolio in our district. The Congresswoman is working with many partners for all the RESPITE & HERC sites in her district and is of the newest HERC shelter in LIC on Austell Place. The V is fully aware of the City's need for resources. She has held a press conference outside of the Roosevelt hotel calling for more support for NYC and Bipartisann resolution to this issue. The Congresswoman is also calling for support with providing Temporary Protective Status to the families who are here and want to work. The Congresswoman will continually monitor conditions and work with our elected officials and local community partners to provide resources, information to meet the basic needs and care for all residents in shelters in her district as much as possible. In legislative news, the V has recently introduced the Fueling Alternative Transportation with a Carbon Aviation Tax Act (FATCAT Act). This bill will increase the carbon tax for private jet travel from the current \$0.22 to \$1.95 per gallon. This will not affect Commercial travel, only those who fly on private jets. Congresswoman Velazquez held a meeting with U.S. Federal Railroad Administration (FRA) on September 7th. The Congresswoman has a shared commitment to the safety of her residents and emphasized protection of the

environment, and a well operating freight network. The Congresswoman hosted a virtual Medicaid Briefing on August 11th, since the Public Health Emergency expired in May 2023, she was adamant to make sure our communities received the facts. Thank you for your time.

Brian Straub Constituent Services Associate Office of Public Advocate

Recent office highlights: The Public Advocate and our team have been working on some of the most pressing issues in our city, including the asylum seeker crisis. Our office traveled to Washington, DC for a second time to urge federal action and resources, a call we have continued touring the Roosevelt Hotel and other shelter sites. We call on all levels of government to provide aid for the migrant crisis. Our office worked throughout the summer to collaborate with community organizations on gun violence prevention, and are heartened that the mayor has announced a new blueprint to combat gun violence which centers the work of these groups and the need for wraparound services

Legislative Updates:

Over the summer, the Public Advocate and his team passed legislation encouraging green city building projects across the city. The law will expand the kinds of buildings eligible for clean energy incentives and ultimately decrease emissions throughout New York City. The Public Advocate has now passed 20 laws in office, more than all previous Public Advocates together.

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 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 [NOTE: Bit.ly links are case sensitive]; 2). Follow our Eventbrite page at 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

Public Session

Rudy Sarchese- Discussed the problem in the industrial area with RVs, worsening. He is requesting alternate side of the street parking signs.

George Stamatiades – Discussed an insinuation made about him related to a project in the district. Additionally, he spoke about the situation surrounding the negative claim.

Anthony Cocchi- Concerns the need to clean up the RV situation 45th and 46th Street between 19th Avenue and 28th Avenue.

Arsenis Gabriel – Concerns about the danger of the generators tanks and theft related to the RVs.

Domenico Mastrosolu- Concerns regarding the RVs and Vaughn Colleges and lack of control of students and heavy littering.

Plenia Sarchese – Concerns about the unlivable conditions the RVs have created and the need for intervention is overdue.

Kevin Geiger – Resident and business owner, concerns about all the negative effects the RVs have on living here and difficulties they cause running a business.

(Marie Torniali Requested to those that have situations that they call the Board Office for continued follow up.)

Marie Torniali Chairperson Thank you for being here and we'll see you next month. Have a great night. Would anybody like to do a Motion to Adjourn?

Motioned by Dino Panagoulas; Seconded by Thomas Wright

Marie Torniali, Chairperson - Thank you and it was great seeing everybody in person.

Meeting Adjourned: 9:15 p.m.

FY25 Project Title- Capital Budget

Proposed Budget

CB1Q 7/17/2023

Rank	Capital Items	Standing	Agency	Ranking
1	Install lighting on Hallets Peninsula to improve security and quality of life at the following locations: Main Avenue between Vernon and 8th Strs; Green Park on Main Avenue - north side of Astoria Blvd from 8-31 to 8th Street - 27 Avenue Northside side from 8th Street to 4th Street; Hallets Point Playground; Astoria Houses Promenade	standing	Parks/ ACE/DOT	
2	Full Pipeline reconstruction of 32nd Street off Ditmars Blvd. to dead end of 32nd Street which is a combined sewer system	standing	DEP	
3	Full Street reconstruction of 32nd Street off Ditmars Blvd. to dead end of 32nd Street	standing	DOT	
4	Seawall repair & esplanade in the vicinity of/surrounding Astoria Houses water rising over sea wall (storm surge)	standing	Parks/ ACE/DOT	
5	Construct new 114th Police Precinct	standing	NYPD	
6	Seawall repair at Socrates Sculpture Park	standing	Parks/ACE /DOT	
7	Renovate Woodtree Playground at 20th Ave.& 38th Street	standing	Parks	
8	Seawall repair at Whitey Ford Park	standing	Parks/ACE /DOT	
9	Establish waterfront access along the shore of CD1 at Lyster Creek (19th Ave. & 37th Street)	standing	Parks	
10	Design & construction of QW1 Sanitation Garage at new location committed	standing	DSNY	
11	Reopen Firehouse 261 Ladder 116 at 29th Street btwn 37th & 38th Ave.	standing	FDNY	
12	Renovation of Ditmars playground (Steinway Street btwn. Ditmars Blvd. & 23rd Ave.)	standing	Parks	
13	Steinway Street Pedestrian Ramp & Streetscape Improvement for pedestrian saftey and connectivity: including concrete curb extentions at mid-block signals and corners with build-out of greenspaces	standing	DOT	
14	ICU (Unit) for the 6th floor of Mount Sinai Queens Hospital	standing	H&H	
15	Provide power-supply for the west side of the Great Lawn for music, shows, & events in Astoria Park	standing	Parks	
16	Renovate the tennis courts & multipurpose hockey rink in Dutch Kills Playground	standing	Parks	
17	Renovate Astoria Park Pool Complex including terrace, electric upgrades & locker room modernization	standing	Parks	
18	Construct passive recreation area in St. Michaels Park with benches, tables & bleachers	Standing	Parks	
19	Construct comfort station area at Whitey Ford Field	standing	Parks	
20	Sixteen Oaks Grove (Pacella Park) Improve drainage & renovate the Park (14th Street to 21 Street btwn. 36th & 37th Aves.)	standing	Parks	
21	Astoria Park: Enhance lighting for Skate Board Park & Northside of Astoria Park closer to Ditmars	standing	Parks	
22	Create new expanded comfort station on the north side of Astoria Park closer to Ditmars Blvd.	standing	Parks	
23	Renovate and upgrade Steinway Playground basketball court renovation, a garden area, & dog pak area (37th Street & 20th Road)	standing	Parks	
24	Hallets Cove Playground reconstruct for waterfront recreational use (31st Street /Vernon Blvd.)	standing	Parks	
25	Astoria Park: Expand & upgrade field house and comfort station for Parks Staff & community recreational use	standing	Parks	
26	Astoria Park : Build ice skating rink in Astoria Park pool area	standing	Parks	
27	Hallets Cove: Repair comfort station	standing	Parks	
28	Install a slide at Sean's Place Playground	standing	Parks	
29	Improved Lighting in vacinity of Astoria Houses	standing	Parks	

30	Street asphalt upgrade: The removal of deteriorated belgian block crosswalks at the North, South, East & West corners of Ditmars Boulevard and 31st Street. Replacement in kind of asphalt is required at all four (4) crosswalks.	new	DOT	_____
31	Create a bicycle access lane onto the RFK/Triborough Bridge	new	DOT	_____

c/s	Complete 2003 Streetlight Replacement Project on Commercial Strips	Funded	DOT	
c/s	Astoria Park: Implement Erosion Control Plan	Funded	PARKS	
c/s	Tax and other incentives programs also financial support to assist businesses	Funded	EDC	
c/s	Queensbridge Park Renovations: Fencing, Park Paths Repairs	Funded	PARKS	
c/s	Whitey Ford Field : Renovate Ball Field & Create Waterfront Access	Funded	PARKS	
c/s	IS 126 Schoolyard/Playground: Upgrade Community Play Area at Rear of School 31-52 21st Street	Funded	BOE/ PARKS	
c/s	Rainey Park: Renovations Including Repaving, Fencing, Benches	Funded	PARKS	
c/s	Repair lower level of 114th Police Precinct to eliminate flooding in the locker rooms	Funded	NYPD	
c/s	Build storm relief sewers in vicinity of Shore Blvd.	Standing	DEP	
c/s	Improve availability, speed & cost of broadband access to local businesses	Standing	EDC	

* c/s Continued Support

* Contact Elected Officials for Funding

Draft pg2 Capital 401

Updated
July 17, 2023



NEW YORK CITY CONFLICTS OF INTEREST BOARD

Plain Language Guide to Chapter 68 of the City Charter for Community Board Members

"Public service is a public trust."

As a community board member, you are a public servant subject to the City's conflicts of interest law, and you have the responsibility to serve your community in a way that promotes public confidence in governmental process and decision-making.

Conflicts of interest may arise when your community board service intersects with your private employment, property interests, volunteer work, or the financial interests of your close family members and business associates.

This plain language guide to the conflicts of interest law is intended to help you navigate some common issues that may arise during your community board service. This guide, however, is not intended to replace the language of the City Charter and the Board Rules. Please **call the Board at (212) 442-1400** and press "2" to speak with the Attorney of the Day to obtain confidential advice about whether your proposed actions comply with the conflicts of interest law. You can also reach a Board attorney by email at: aod@coib.nyc.gov.

VOTING

As a community board member, you will vote on matters before the committees on which you sit or before the entire community board. Before casting your vote, consider these important conflicts of interest rules:

- You may not vote on any matter that may result in a personal and direct economic gain to yourself or to any person or firm "associated" with you.² Your associated persons and firms include:
 - ◊ close family members (specifically, your spouse or domestic partner and any parent, child, or sibling);

¹ [Charter Section 52600](#).

² [Board Rules § 1-15\(a\)](#).

- ◊ your private employer (both the entity and any individual who may hire or terminate you, assign work to you, approve your leave, or evaluate your performance);
 - ◊ if you work for a not-for-profit organization, any person who or firm that donates at least 10% of your organization's operating budget;
 - ◊ any not-for-profit organization where you serve as a board member;
 - ◊ any firm in which you have an ownership interest; and
 - ◊ any other person or firm with whom or which you have a business or financial relationship.³
- If you work for the City, or for any other governmental or quasi-governmental entity (such as a public authority or a local development corporation), you may not vote on any matter involving that entity.⁴

Even if the conflicts of interest law prohibits you from voting on a particular community board action, you may participate in the discussion as a community board member, but you must first disclose your private interest at the meeting.⁵

Voting: Examples

Example 1: You own an apartment building located within a neighborhood-wide rezoning project and is one building of thousands that will be subject to the new rezoning rules. Although your building will be affected by the rezoning, any effect will not be personal to yourself or your building but will be applied equally to the thousands of buildings within the rezoning area. Thus, you **may vote** on the rezoning.

Example 2: Your sister owns an apartment in a co-op that has applied for a special permit pursuant to the Uniform Land Use Review Procedure ("ULURP"). You **may not vote** on the permit because your sister, as a shareholder of the co-op, is the applicant. You may participate in discussion after disclosing your private interest.

Example 3: You own a restaurant within your community district. Your restaurant has applied for a renewal of its liquor license. You **may not vote** on the renewal of your restaurant's liquor license. You may participate in discussion after disclosing your private interest.

Example 4: You own a restaurant within your community district. A restaurant down the block from yours has applied for a renewal of its liquor license. You **may vote** on the renewal of the other restaurant's liquor license because any impact on your private interests is speculative and indirect.

³ [City Charter § 2601\(5\)](#) and Board [Rules § 1-15\(a\)\(3\)](#).

⁴ [Board Rules § 1-15\(b\)\(2\)](#).

⁵ [Board Rules §§ 1-15\(a\)](#) and [1-15\(b\)\(3\)](#).

Example 5: You are a board member of a not-for-profit organization dedicated to composting in New York City. Your community board is considering a resolution to call on the New York City Department of Sanitation to develop curbside composting in your district. You **may vote** on the resolution, even if the organization has taken a policy position on the resolution.

Example 6: You are a Planner for the New York City Department of Transportation ("DOT"). DOT seeks a resolution from your community board supporting its plan to install a bike lane in your district. You **may not vote** on the resolution. You may participate in discussion after disclosing your employment with DOT.

A final note on voting and recusals: These rules are not intended to affect a community board's quorum requirements or how the community board counts votes of members entitled to vote. Those requirements are laid out elsewhere in the City Charter.

Chairing Community Board Meetings and Committees

You may be appointed to serve on a committee or subcommittee at your community board. You can serve on any committee to which you are appointed, but there are several rules to consider before you chair a community board meeting, committee, or subcommittee:

- You may not chair any specific meeting of the community board, committee, or subcommittee at which it is considering any matter particularly affecting your private employer, financial interest, or other private interest.⁶
- You may not serve as the chair of any community board committee or subcommittee that reviews matters particularly affecting your private employer, financial interest, or other private interest, including the interest of a person or firm "associated" with you, three or more times over a twelve-month period.⁷
- In addition, if you are employed by a government or quasi-government entity, you may not chair any community board committee or subcommittee that has jurisdiction over matters within the entity's responsibilities.⁸

⁶ [Board Rules §§ 1-15\(c\)\(1\)\(i\) and \(c\)\(2\)\(i\)](#).

⁷ [Board Rules §§ 1-15\(c\)\(1\)\(ii\) and \(iii\)](#).

⁸ [Board Rules § 1-15\(c\)\(2\)](#).

General Conflicts of Interest Provisions

The City's conflicts of interest law contains several provisions that apply to all public servants, including community board members:

- You may not use community board resources—including your community board email account, social media, computer, telephone, letterhead, vehicle, equipment, supplies, and personnel—for any non-City purpose, including your personal, business-related, or political activities.⁹
- You may not have an interest in a firm that does business with your community board, such as by contracting with or providing services to your community board.¹⁰
- You may not use or appear to use your position as a community board member to obtain a benefit—such as a gift, other financial gain, contract, license, or privilege—for yourself or for any “associated” person or firm.¹¹
- You may not use or disclose confidential information obtained as part of your community board service.¹²
- You may not accept a “valuable gift,” defined as a gift or series of gifts worth \$50 or more over any twelve-month period, given to you as a community board member.¹³
- You may not represent your employer, any private clients, or other private interests in a presentation before your community board.¹⁴
- You may not appear as attorney or counsel against the interests of the City in any litigation to which your community board is a party.¹⁵
- You may not ask a staff member of your community board to volunteer, donate to, or otherwise participate in any political campaign.¹⁶
- You may not enter into a business or financial relationship with a staff member of your community board. Some types of prohibited business or financial relationships between a community board member and a community board staffer include:

⁹ [City Charter § 2604\(b\)\(2\)](#) and [Board Rules § 1-13\(b\)](#).

¹⁰ [City Charter § 2604\(a\)\(1\)\(a\)](#).

¹¹ [City Charter § 2604\(b\)\(3\)](#).

¹² [City Charter § 2604\(b\)\(4\)](#).

¹³ [City Charter §§ 2604\(b\)\(3\)](#) and [2604\(b\)\(5\)](#).

¹⁴ [City Charter § 2604\(b\)\(6\)](#) and [Board Rules § 1-15\(b\)\(1\)](#).

¹⁵ [City Charter § 2604\(b\)\(7\)](#).

¹⁶ [City Charter §§ 2604\(b\)\(9\)](#) and [\(b\)\(11\)](#).

- ◇ employment or other similar relationship (such as attorney-client or agent-principal);
- ◇ a loan or loans totaling \$25 or more;
- ◇ purchase or sale of property valued at \$25 or more;
- ◇ shared ownership of property, including in a cooperative apartment building with fewer than six units;
- ◇ cohabitation;
- ◇ the payment of each other's recurring expenses, such as rent or payments for a vehicle.¹⁷

This material is intended as a general guide. It is not intended to replace the text of the law (City Charter § 2604). For more information or to obtain answers to specific questions, you may write or call the Board.

ALL NEW YORK CITY CONFLICTS OF
INTEREST BOARD PUBLICATIONS ARE
AVAILABLE ON OUR WEBSITE:
[NYC.GOV/ETHICS](https://www.nyc.gov/ethics)

TO RECEIVE MATERIALS BY MAIL OR
FOR MORE INFORMATION CALL US AT:
(212) 442-1400



**2 LAFAYETTE STREET, SUITE 1010
NEW YORK, NY 10007**

¹⁷ [City Charter §§ 2604\(b\)\(14\)](#) and [Board Rules § 1-10](#).

NEW YORK CITY
CONFLICTS OF
INTEREST BOARD

Training for Queens
Community Boards

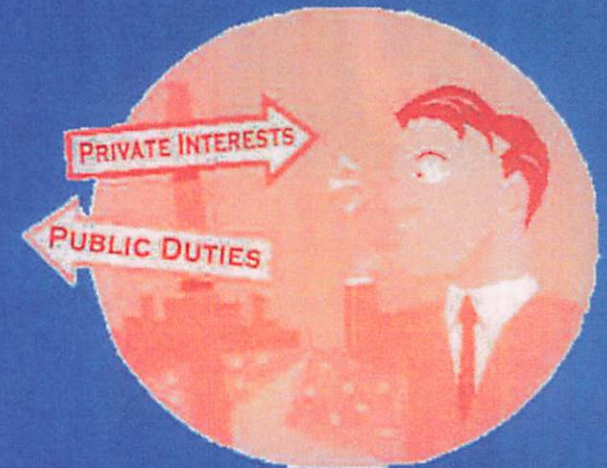


Alex Kipp

Director: Education & Engagement

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

NYC'S CONFLICTS OF INTEREST LAW



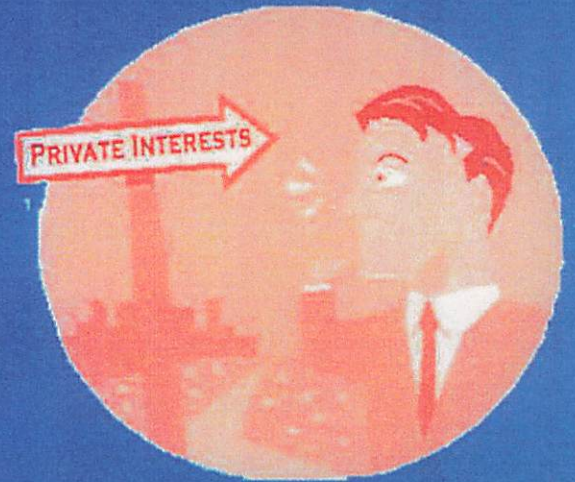
- CORE FUNCTION:
 - Preserve & promote public integrity by helping public servants address conflicts between public duties and **private interests** before those conflicts become ethics violations.

NYC'S CONFLICTS OF INTEREST LAW

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



Discussions



Voting

Discussion

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

Voting

- May not vote when you have a conflict

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



My Bar:



STEPS:

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



MINE



THEIRS

Another Example



Sit on Board
(for design expertise, obvs.)

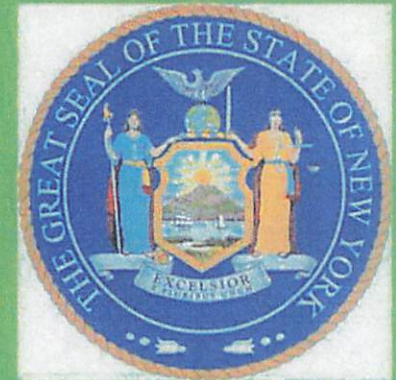


STEPS:

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

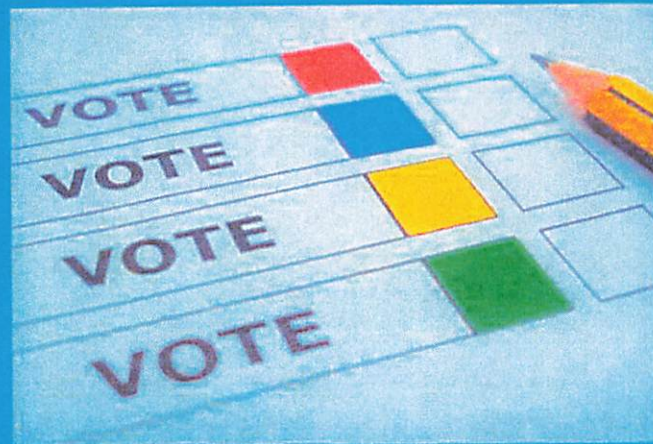
CHAIRING

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, or if you are employed by gov agency falls under the jurisdiction of the committee
 - 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?!!!”



Gifts

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

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

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>



FOR IMMEDIATE RELEASE
June 22, 2023

Contact: The Port Authority of New York and New Jersey

**PORT AUTHORITY BOARD OF COMMISSIONERS APPROVES \$30 MILLION FOR
PLANNING AND PRELIMINARY DESIGN TO IMPROVE MASS TRANSIT ACCESS
TO LAGUARDIA AIRPORT**

*Improved Q70 Service and New Non-Stop Airport Shuttle Bus Service from N/W
Subway in Astoria Projected to Benefit Nearly 5 Million Total Passengers
Annually*

*Panel of Experts Recommended Improved Bus Service After Exhaustive Review
of 14 Mass Transit Options to LaGuardia Airport Undertaken at Governor
Hochul's Request*

*Planning Studies to be Conducted in Cooperation with MTA and Other Outside
Agencies and Stakeholders with Ongoing Community Engagement to Solicit
Input*

The Board of Commissioners of the Port Authority of New York and New Jersey today approved \$30 million in funding to plan and design improved bus service to LaGuardia Airport, marking an important step toward implementing the recommendations of an expert panel after an exhaustive analysis of 14 mass transit options to the airport.

After thoroughly reviewing the analysis [Options for Mass Transit Solutions to LGA](#), the [expert panel in March recommended](#) that the Port Authority move forward with substantial improvements to airport access by improving the existing MTA Q70 LaGuardia Link service and creating new non-stop airport shuttle service from Ditmars Blvd., the terminus of the N/W subway line in Astoria, Queens. With the funding approved by the Board, the Port Authority will immediately advance the planning and design process.

"A vital part of building world-class airports is creating the modern and efficient public transportation that will get passengers and the public to our new facilities. That's why the Port Authority is continuing to make major investments in mass transit improvements to LaGuardia, Newark Liberty and JFK International airports," said

61-03 Northern Boulevard

Block:1162 Lot: 53

BOROUGH OF QUEENS

New York City Board of Standard and Appeals

Cal. No. 100-71-BZ

SOC application pursuant to §72-01 and 72-22 ZR

- Extension of Term of Variance
- Amendment to Previous Board Approval
- Waive of the Rules of Practice and Procedure



NYC Digital Tax Map

Effective Date 12-07-2006 15 50 02
End Date Current
Queens Block: 1162



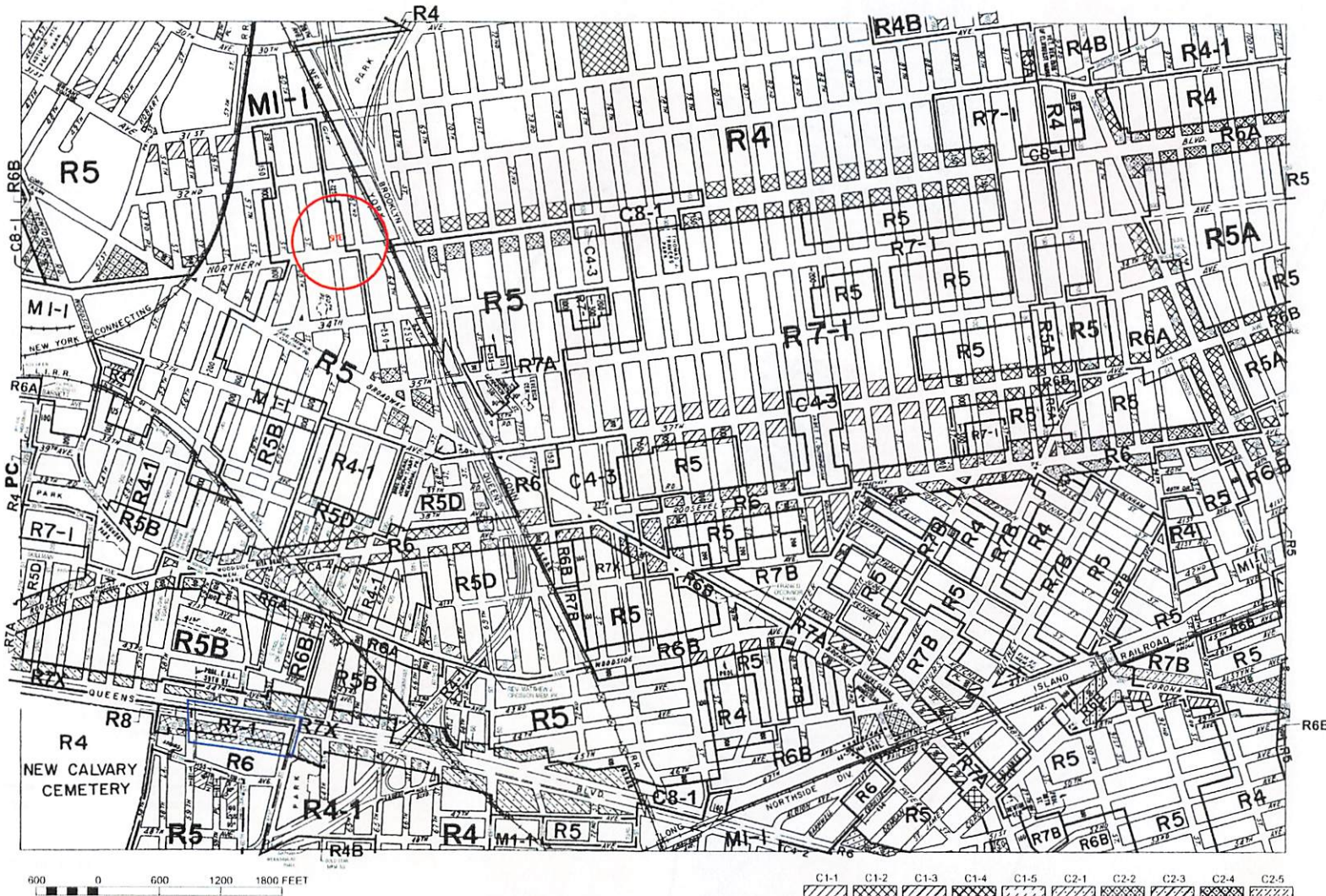
Legend

- Streets
- Miscellaneous Text
- Possession Hooks
- Boundary Lines
- Lot Face Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon



0 25 50 100 150 200 Feet

Click blue outline on map to view diagram of **proposed** zoning change



ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION


Major Zoning Classifications:


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

R - RESIDENTIAL DISTRICT

C - COMMERCIAL DISTRICT

M - MANUFACTURING DISTRICT

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

 AREA(S) REZONED

Effective Date(s) of Rezoning:

12-09-2021 C 210041 ZMQ

Special Requirements:

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

For a list of lots subject to "D" restrictive declarations, see APPENDIX D.

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

MAP KEY

9a	9c	10a
9b	9d	10b
13a	13c	14a

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C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website www.nyc.gov/planning or contact the Zoning Information Desk at (212) 720-3291.

ZONING MAP 9d

61-01 NORTHERN BOULEVARD, 11377

Queens (Borough 4) Block 1162 Lot 53

TAX LOT | BBL 4011620053

Zoning District: **R5**

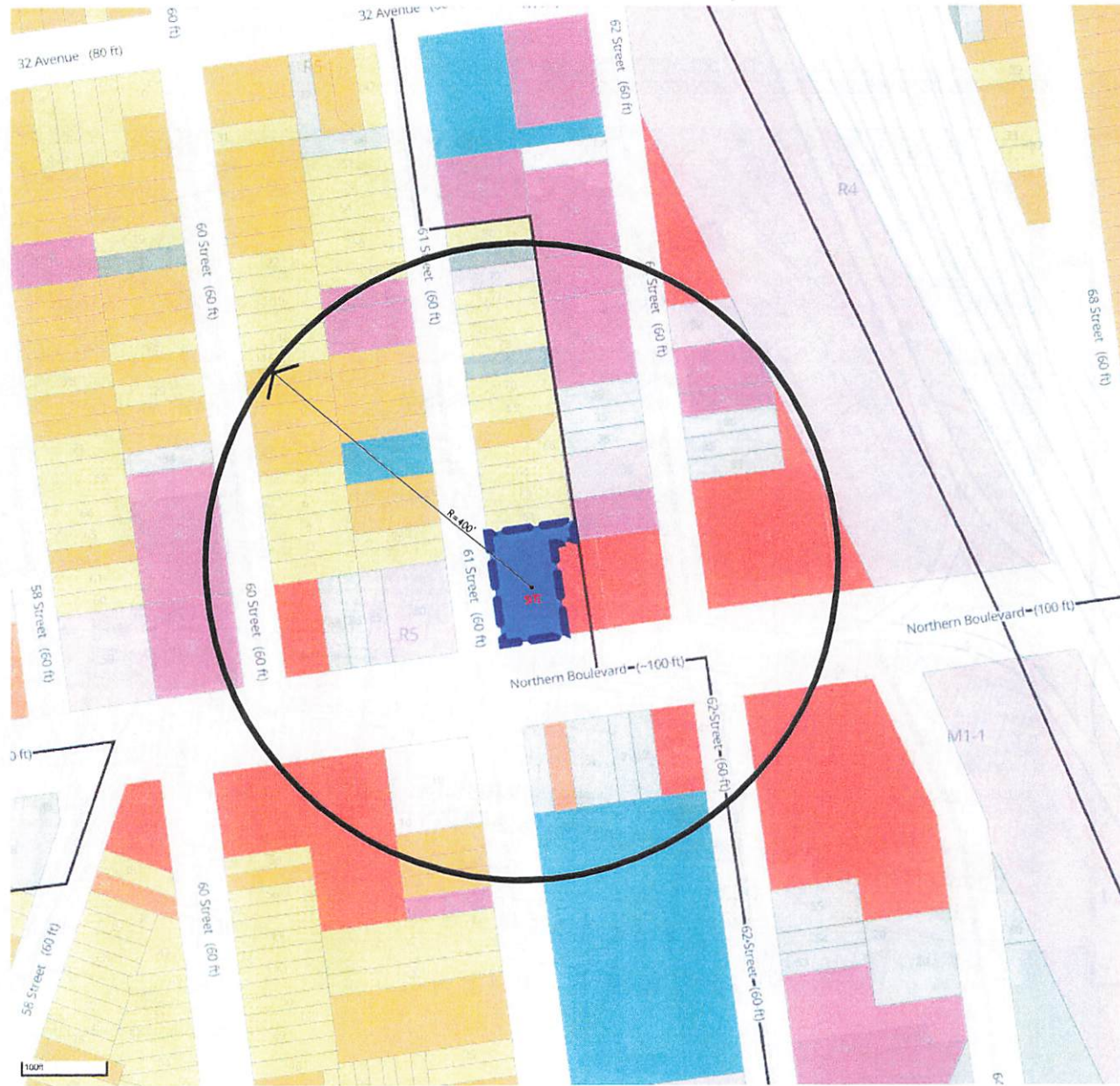
INTERSECTING MAP LAYERS

[Transit Zone](#)
[FRESH Zone](#)

ZONING DETAILS:

[Digital Tax Map](#)
[Zoning Map: Rd color](#)
[Historical Zoning Maps 1921](#)

Owner: [Show Owner](#)
Land Use: **Parking Facilities**
Lot Area: **9,699 sq ft**
Lot Frontage: **75 ft**
Lot Depth: **125 ft**
Year Built: **1947**
Building Class: **All Parking Garages (G1)**
Number of Buildings: **1**
Number of Floors: **1**
Gross Floor Area: **2,574 sq ft**
Total # of Units: **1**
Building Info: [BISWEB](#)
Property Records: [View ACRIS](#)
Housing Info: [View HPD's Building, Registration & Violation Records](#)
Community District: [Queens Community District 1](#)
City Council District: [Council District 26](#)
School District: **30**
Police Precinct: **114**
Fire Company: **E307**
Sanitation Borough: **4**
Sanitation District: **01**
Sanitation Subsection: **5D**



Zoning and Land Use

Tax Lots ☐

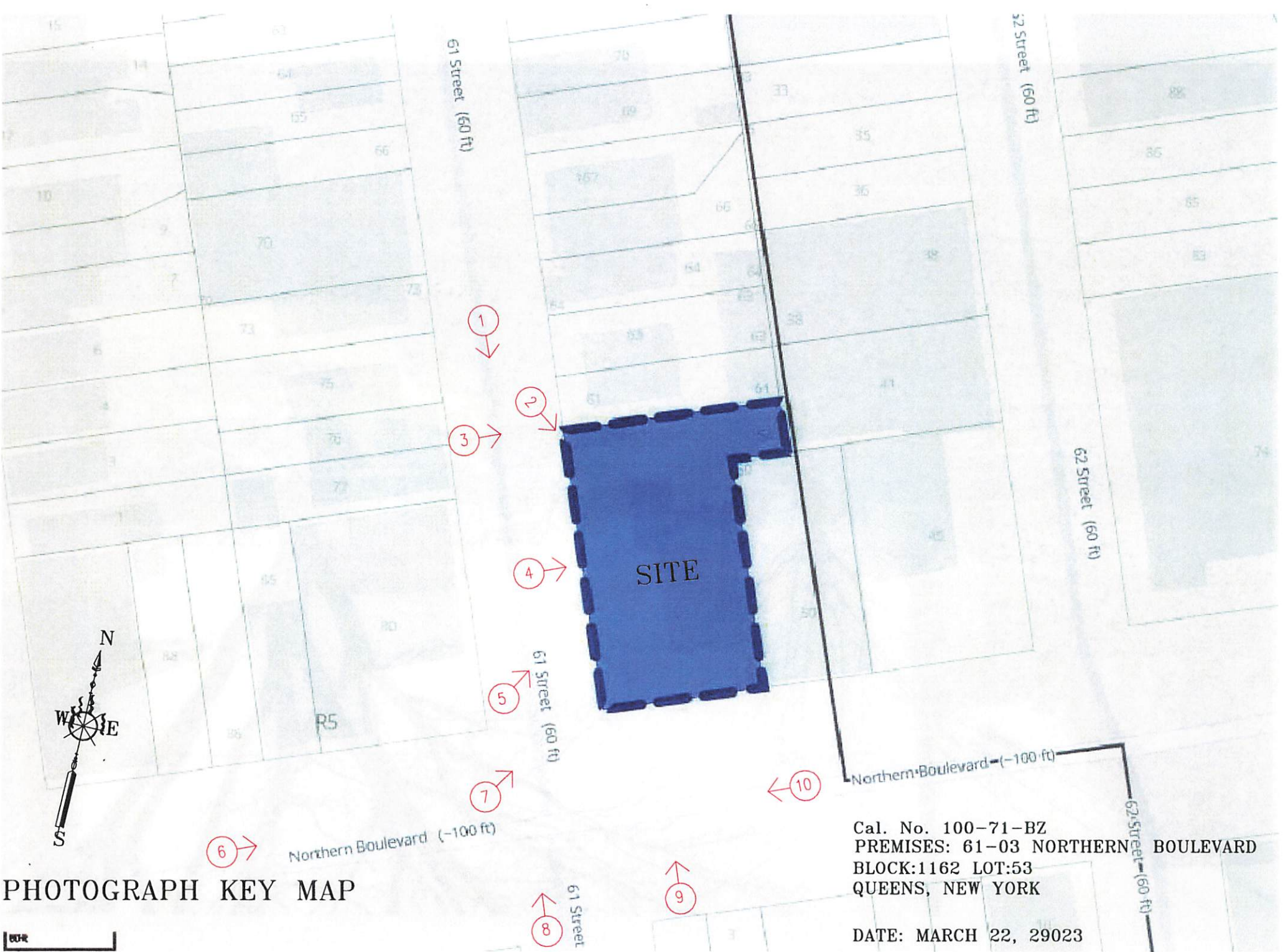
- One & Two Family Buildings
- Multi-Family Walk-Up Buildings
- Multi-Family Elevator Buildings
- Mixed Residential & Commercial Buildings
- Commercial & Office Buildings
- Industrial & Manufacturing
- Transportation & Utility
- Public Facilities & Institutions
- Open Space & Outdoor Recreation
- Parking Facilities
- Vacant Land
- Other

Zoning Districts

- Commercial Districts
- Manufacturing Districts
- Residence Districts
- Parks
- Battery Park City
- Commercial Overlays
- C1-1 through C1-5
- C2-1 through C2-5

Basemaps

- Subways
- Building Footprints



PHOTOGRAPH KEY MAP

Cal. No. 100-71-BZ
PREMISES: 61-03 NORTHERN BOULEVARD
BLOCK:1162 LOT:53
QUEENS, NEW YORK

DATE: MARCH 22, 29023



Location: 61-03 Northern Blvd, Queens

Block: 1162

Lot: 53

Cal.No. 100-71-BZ

PHOTOGRAPHED BY: GEORGE CONSTANTINO 24-35 29th STREET #3A ASTORIA NY 11102 (718) 932-8764

VIEW # 1

DATE: March 22, 2023


N



61st STREET

Location: 61-03 Northern Blvd, Queens
Block: 1162
Lot: 53
Cal.No. 100-71-BZ

PHOTOGRAPHED BY: GEORGE CONSTANTINOU 24-35 28th STREET #3A ASTORIA NY 11102 (718) 932-8784

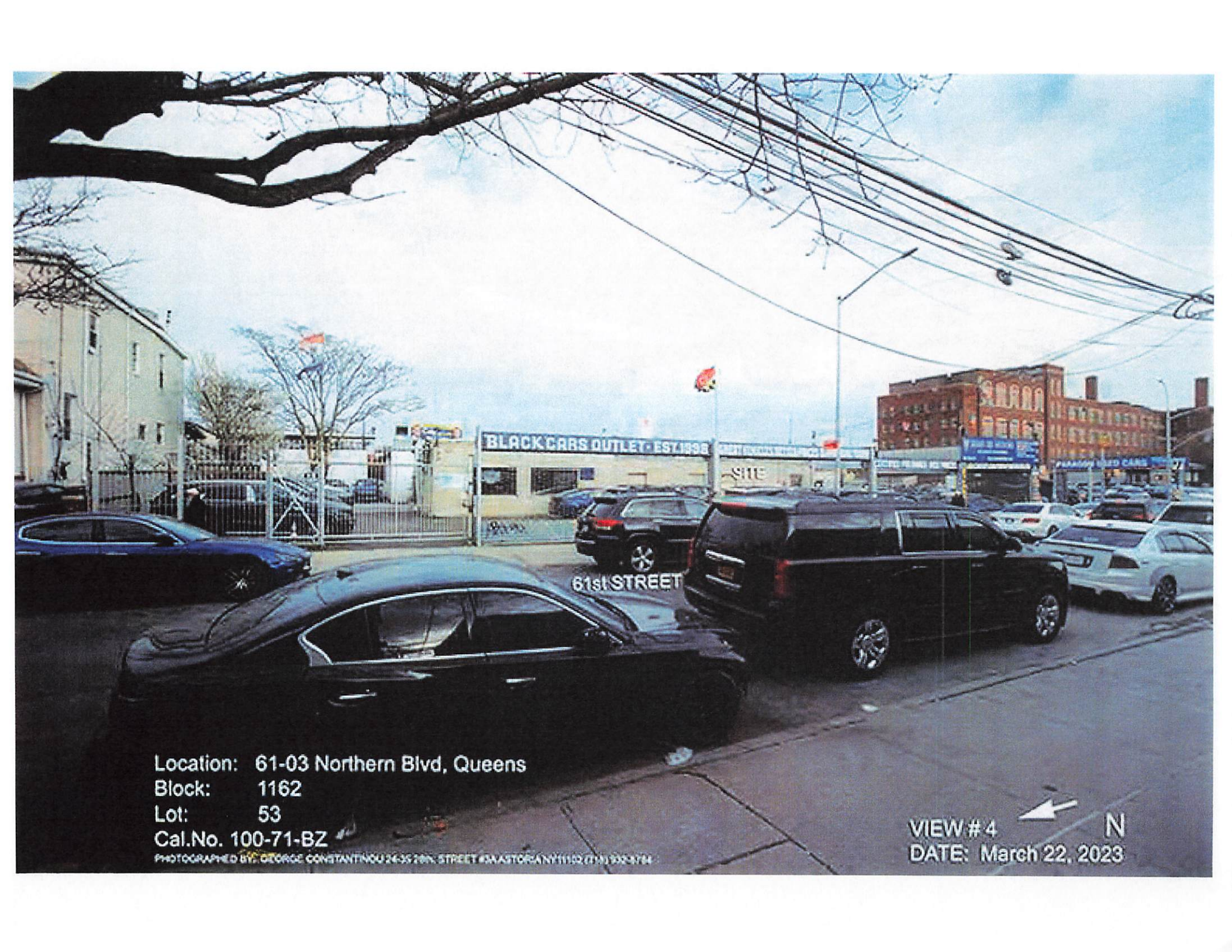
VIEW #2  N
DATE: March 22, 2023



Location: 61-03 Northern Blvd, Queens
Block: 1162
Lot: 53
Cal.No. 100-71-BZ


PHOTOGRAPHED BY: GEORGE CONSTANTINOU 24-35 28th STREET #3A ASTORIA NY 11102 (718) 932-2765


VIEW # 3 ← N
DATE: March 22, 2023



Location: 61-03 Northern Blvd, Queens
Block: 1162
Lot: 53
Cal.No. 100-71-BZ

PHOTOGRAPHED BY: GEORGE CONSTANTINOU 24-35 26th STREET #6A ASTOR, NY 11102 (718) 302-3764

VIEW # 4  N
DATE: March 22, 2023



Location: 61-03 Northern Blvd, Queens
Block: 1162
Lot: 53
Cal.No. 100-71-BZ

PHOTOGRAPHED BY: GEORGE CONSTANTINOU 24-35 28th STREET #3A ASTORIA NY 11102 (718) 932-8784

VIEW # 5 N
DATE: March 22, 2023



Location: 61-03 Northern Blvd, Queens
Block: 1162
Lot: 53
Cal.No. 100-71-BZ

VIEW #6 ← N
DATE: March 22, 2023

PHOTOGRAPHED BY: GEORGE CONSTANTINO 24-35 25th STREET #1A ASTORIA NY 11102 (718) 913-8734




Location: 61-03 Northern Blvd, Queens

Block: 1162

Lot: 53

Cal.No. 100-71-BZ

PHOTOGRAPHED BY: GEORGE CONSTANTINO 24-35 26th STREET #3A ASTORIA NY 11002 (718) 932-8744

VIEW # 7  N
DATE: March 22, 2023

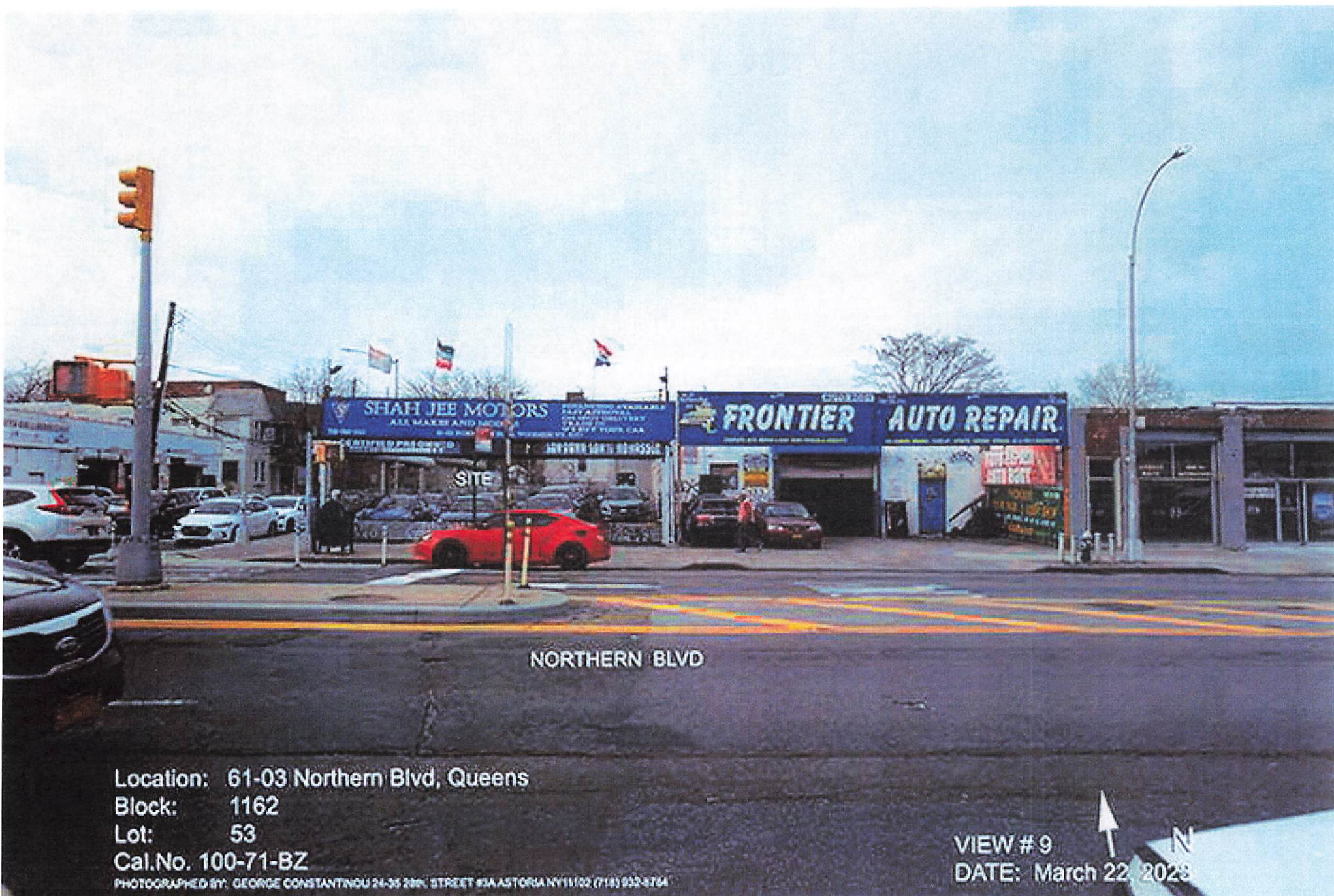


Location: 61-03 Northern Blvd, Queens
Block: 1162
Lot: 53
Cal.No. 100-71-BZ

PHOTOGRAPHED BY: GEORGE CONSTANTINOU 24-25 28th STREET #3A ASTORIA NY 11102 (718) 922-8764

VIEW # 8
DATE: March 22, 2023





NORTHERN BLVD

Location: 61-03 Northern Blvd, Queens

Block: 1162

Lot: 53

Cal.No. 100-71-BZ

PHOTOGRAPHED BY: GEORGE CONSTANTINO 24-35 28th STREET #3A ASTORIA NY 11102 (718) 932-8764

VIEW #9

DATE: March 22, 2023



Location: 61-03 Northern Blvd, Queens
Block: 1162
Lot: 53
Cal.No. 100-71-BZ

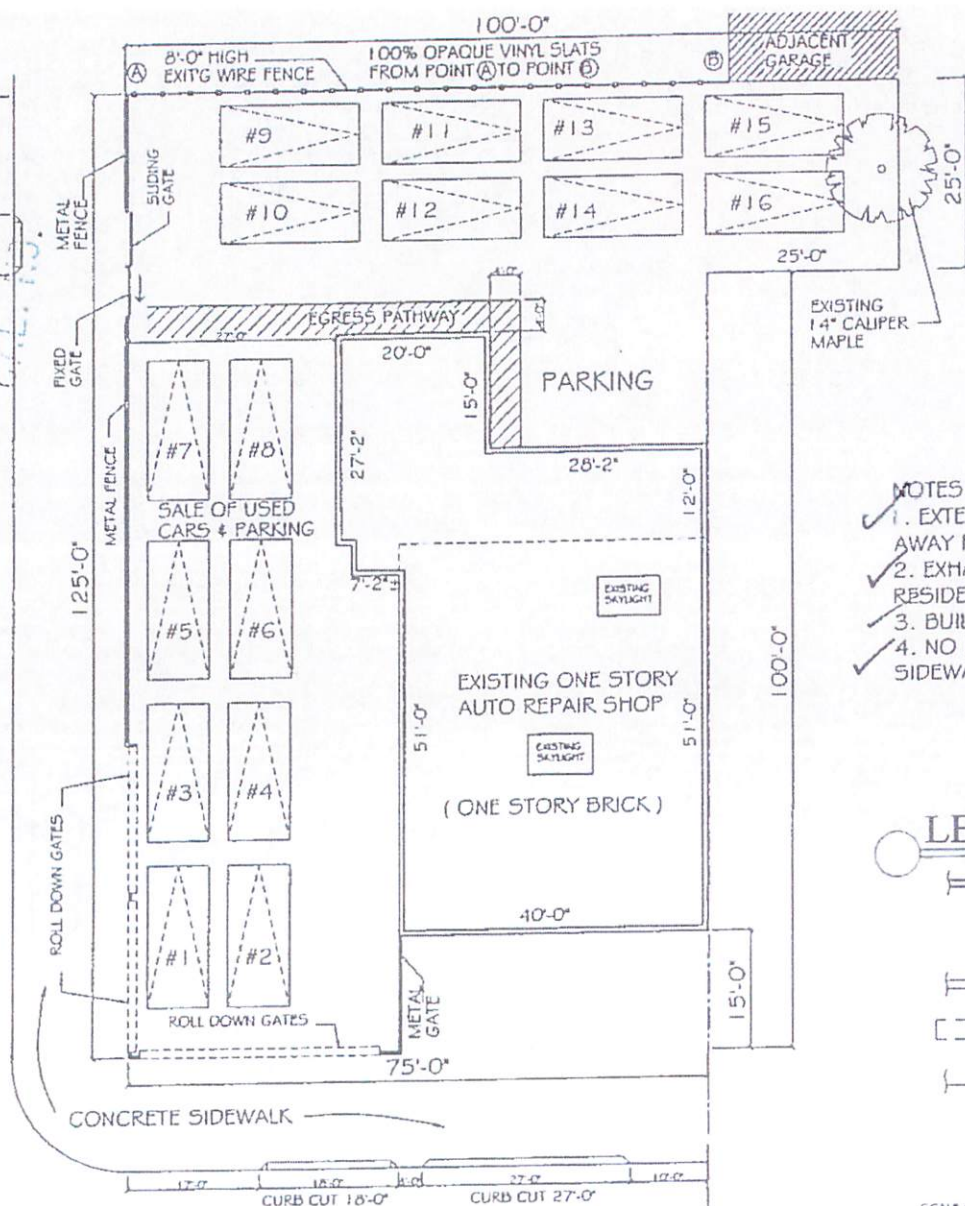
PHOTOGRAPHED BY: GEORGE CONSTANTINO 24-35 2ND STREET #3A ASTORIA NY 11102 (718) 932-3754

VIEW # 10 → N
DATE: March 22, 2023

RECEIVED
BD STANDARD & APPEALS

2015 APR 12 AM 9:32
CAL. NO.

61ST. (28.9') STREET



ZONING DATA:

ADDRESS: 61-03 NORTHEAST BLVD.
BLOCK: 1162
LOT: 33
ZONING DISTRICT: B3
MAP # 98

BOARD OF STANDARD & APPEAL
APPROVAL USA # 100-71-BZ

NOTE:

THIS APPLICATION IS FILED
TO RENEW USA APPROVAL

NOTES:

1. EXTERIOR LIGHTING TO BE DIVERTED DOWN AND AWAY FROM ADJACENT RESIDENCES.
2. EXHAUST TO BE DIRECTED AWAY FROM ADJACENT RESIDENCES.
3. BUILDING TO BE LEFT FREE OF GRAFFITI.
4. NO PARKING OF CARS ON ADJACENT STREET OR SIDEWALKS.

LEGEND

- 5"TH. INTERIOR NON-LOAD BEARING PARTITION WALL WITH ONE LAYER OF 1/2" TYPE X GYPS. BD. APPLIED TO BOTH SIDES OF 2"x4" WOOD STUDS @ 24" O.C., FIRE RATED GA FIRE NO. WP3310
- DENOTES EXISTING WALL TO REMAIN
- DENOTES EXISTING ROLL DOWN GATE
- DENOTES EXISTING WIRE FENCE
- DENOTES EXISTING OPEN ACCESSORY PARKING SPACE

SCALE (IN FEET)
0 5 10 20

Refer to the City of New York
and specific design of the
Building and its
compliance with
all other
applicable laws
of Buildings
granted by the
The approval of the plans is limited solely to the relief
of Buildings
granted by the
The approval of the plans is limited solely to the relief
of Buildings
granted by the

APPROVED PLANS
BOARD OF STANDARDS AND APPEALS

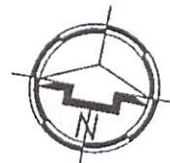
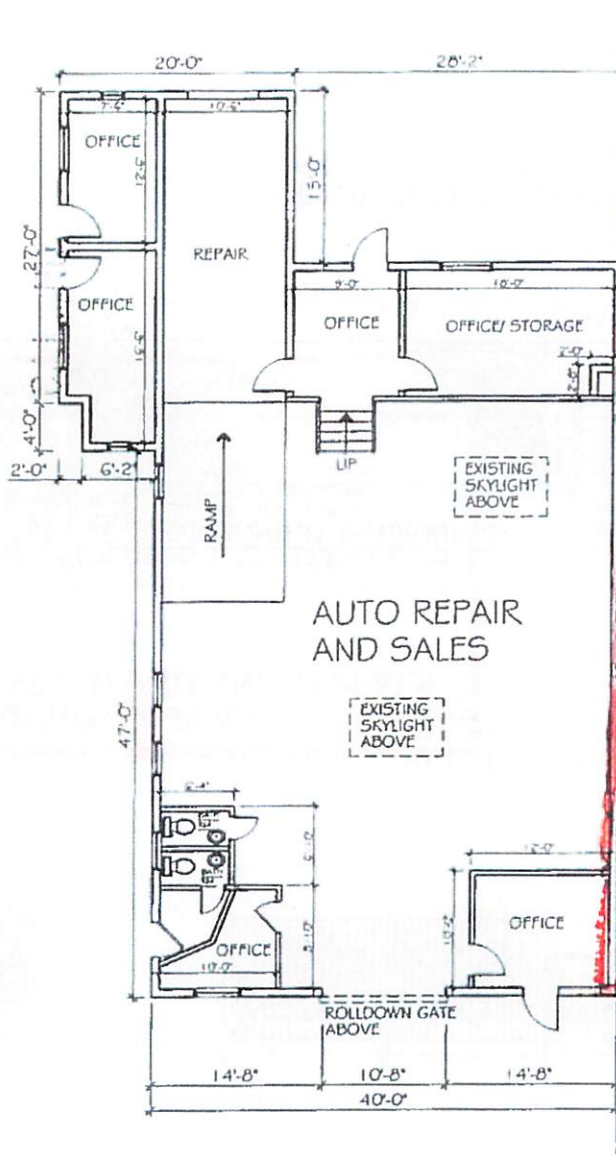


CAL. NO. 100-71-BZ

P-1

RECEIVED
60 STANDARD & APPEALS

2005 APR 12 A 9:32



**APPROVED PLANS
BOARD OF STANDARDS AND APPEALS**

The approval of these plans is limited solely to the relief granted by the BSA. All plans are subject to Department of Buildings review for compliance with all other applicable laws rules and regulations.

Refer to the Certified Engineer's Report for specific description of the proposed work.

ZONING DATA:

ADDRESS.....61-03 NORTHERN BLVD.
BLOCK.....1162
LOT.....53
ZONING DISTRICT.....R5
MAP #.....9d

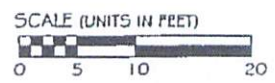
BOARD OF STANDARD & APPEAL
APPROVAL BSA #.....100-71 BZ

LEGEND

- 5TH INTERIOR NON-LOAD BEARING PARTITION WALL WITH ONE LAYER OF 3/4TH TYPE X GYP BD APPLIED TO BOTH SIDES OF 2X4 WOOD STUDS @ 24" O.C.; 1HR. FIRE RATED GA FILE NO WP3510
- DENOTES EXISTING WALL TO REMAIN
- DENOTES EXISTING ROLL DOWN GATE
- DENOTES EXISTING WIRE FENCE
- DENOTES EXISTING OPEN ACCESSORY PARKING SPACE

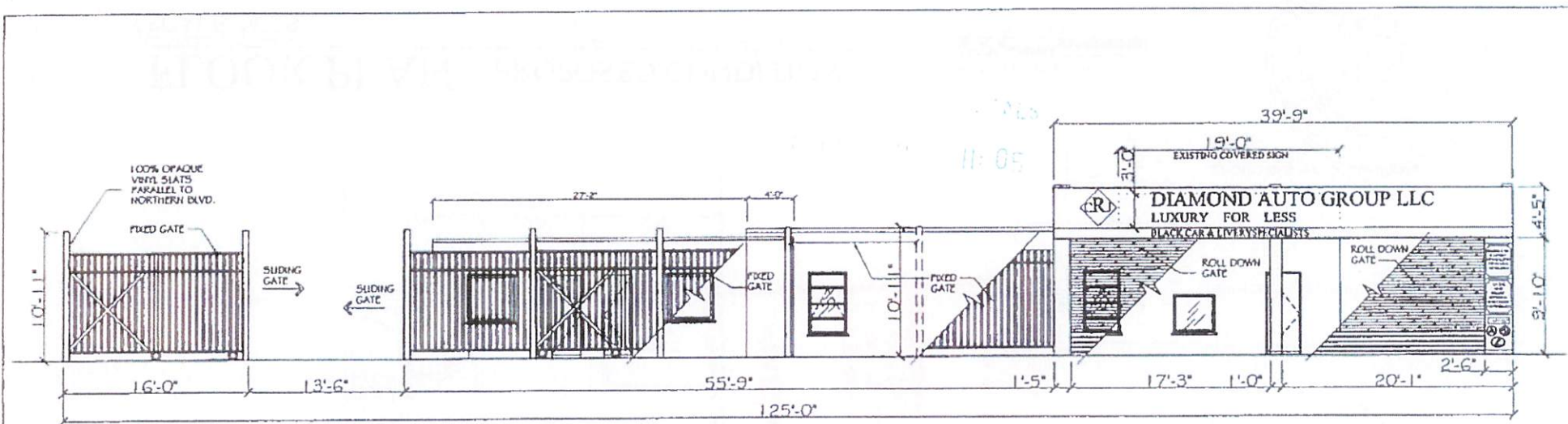
FLOOR PLAN PROPOSED CONDITIONS

SCALE: N.T.S.



CAL. NO. 100-71-BZ

P-2



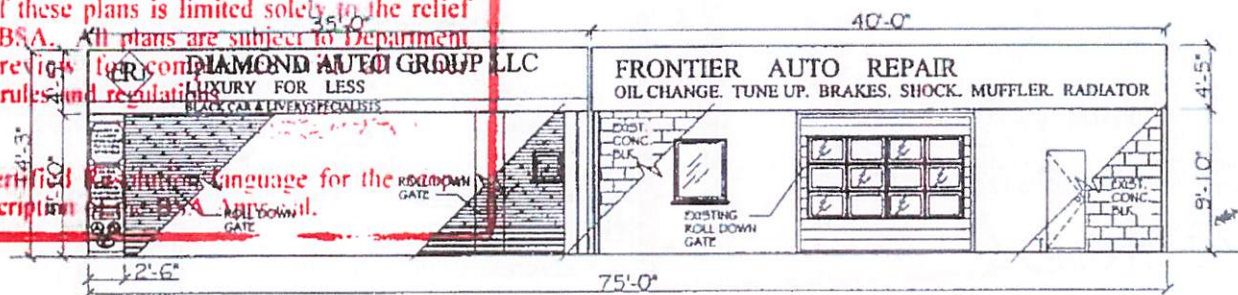
61st STREET (WEST) ELEVATION

N.T.S.

**APPROVED PLANS
BOARD OF STANDARDS AND APPEALS**

The approval of these plans is limited solely to the relief granted by the BSA. All plans are subject to Department of Buildings review for compliance with applicable laws, rules and regulations.

Refer to the Certificate of Resolution language for the and specific description of the proposed changes.



NORTHERN BLVD. (SOUTH) ELEVATION

N.T.S.

PROPOSED CONDITIONS



Revision	Date	Description
3	3/23/05	Sheet 2 of 2 / elevations
Sion Associates Inc.		
244-19 Jericho Tpke. Floral Park, NY 11001 Tel: (516) 317-4111		
Owner/Client	MR. TONY KIRIAN	
Project Address	# 41-43 NORTHERN BLVD.	
Project Description	---	
Scale	NOT TO SCALE	
Approved By:	Drawn By:	Date: 10-04
	J.A.	

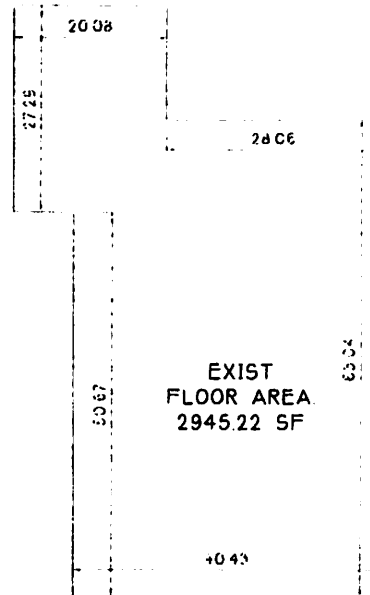
ZONING CALCULATIONS

ADDRESS: 61-03 NORTHERN BLVD
BLOCK 1162 LOT 53
ZONING DISTRICT R5 MAP# 9d
CONSTRUCTION CLASS NON-FIRE (OLD CODE)
OCCUPANCY CLASS. COM (OLD CODE)
USE GROUP 9

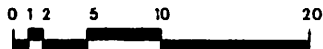
LOT AREA 10,000.00 SF (SEE SURVEY)

FLOOR AREA
EXIST FIRST FLR 2,945.22 SF

BSA CAL# 100-71-BZ



EXIST FLOOR AREA
SCALE: 1/16" = 1'-0"



NOTES:

- 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.

THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, DEVIATIONS, TECHNIQUES, EQUIPMENT OR RECORDS, OR FOR SAFETY REGULATIONS AND PROGRAMS IN CONNECTIONS WITH THE WORK FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF THEM TO COMPLY WITH THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. ALWAYS USE DIMENSIONS AS SHOWN. DRAWINGS ARE NOT TO BE SCALED. GERALD J. CALENDO ARCHITECT, P.C. AND ITS PRINCIPAL/DRAWNERS WERE NOT RETAINED FOR ANY CONSTRUCTION SUPERVISION.

Gerald J. Calendo, R.A., A.I.A.
Architect, P.C.

ZONING CALCULATIONS
EXISTING CONDITIONS

61-03
NORTHERN BLVD
QUEENS, NY

DRAWN BY	J.C.	DESIGNED BY	G.J.C.
CHECKED BY		JOB NO.	22183
SCALE	AS NOTED	DATE	05-04-2023



DRAWING NO. 1 OF 6
E-001.00

100-71-BZ
BSA CAL#

NOTES:

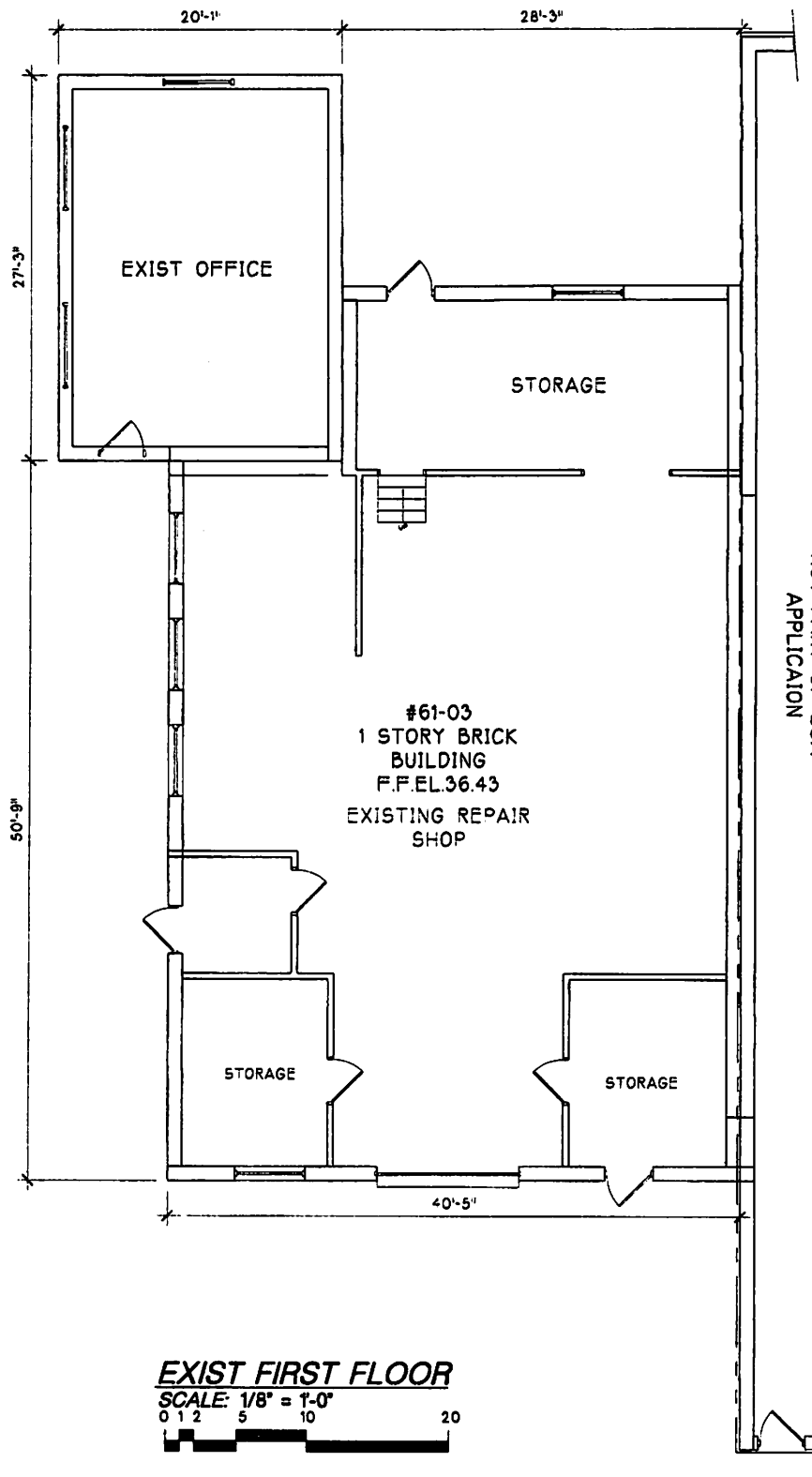
- ALL WORK AND SITE CONDITIONS SHALL SUBSTANTIALLY CONFORM TO DRAWINGS FILED AT BSA.
- ALL PARTITIONS AND EXITS SHALL BE AS APPROVED BY DOB.
- DOB SHALL ENSURE COMPLIANCE WITH ALL OTHER APPLICABLE PROVISIONS OF THE ZONING RESOLUTION, THE ADMINISTRATIVE CODE AND ANY OTHER RELEVANT LAWS UNDER ITS JURISDICTION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

NOTES:

ALL LIGHTING POINTED DOWNWARD AND AWAY FROM ANY ADJACENT RESIDENCES

#61-07
1 STORY BRICK
BUILDING
NOT PART OF BSA
APPLICATION

#61-03
1 STORY BRICK
BUILDING
F.F.EL.36.43
EXISTING REPAIR
SHOP

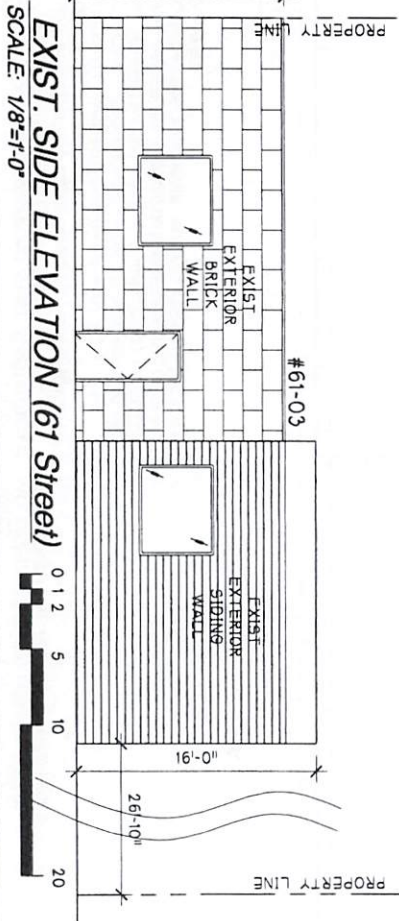
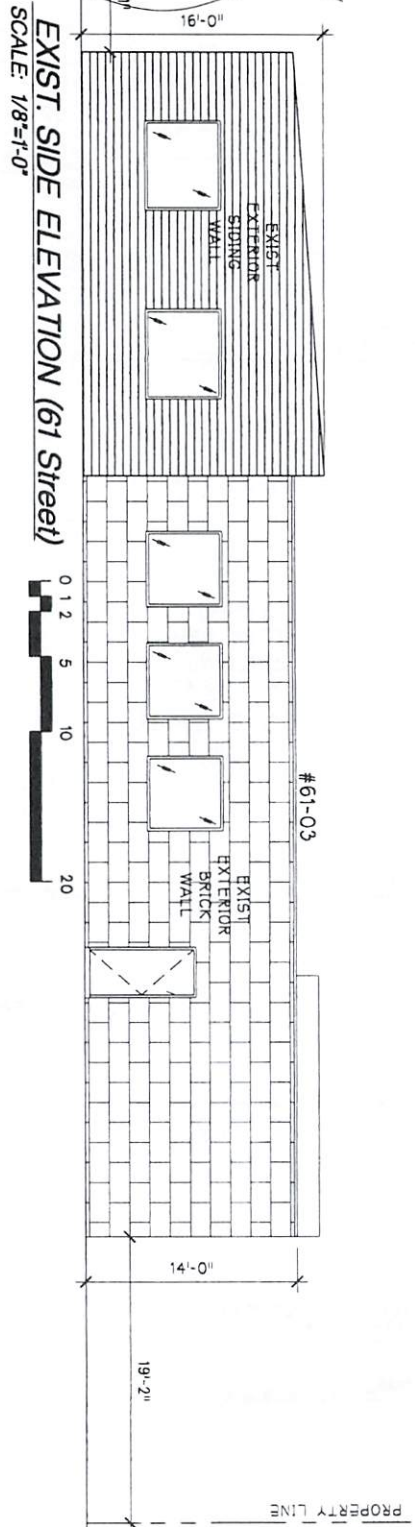
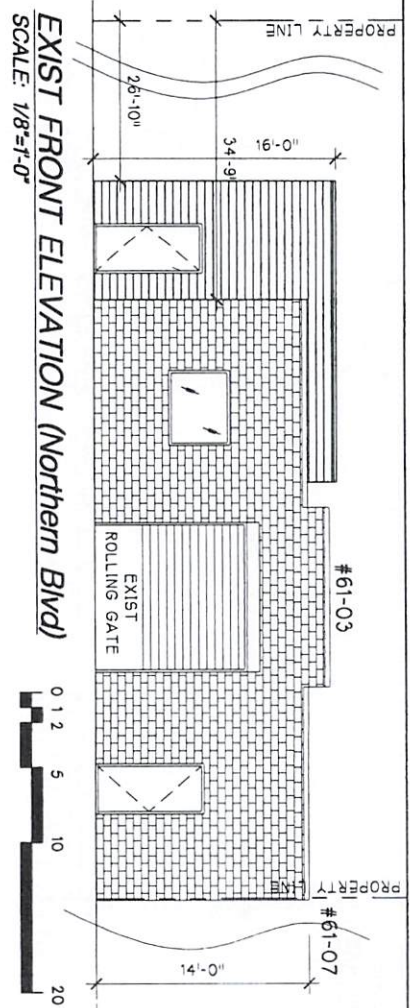


100-71-BZ
BSA, INC.

EXIST FIRST FLOOR
SCALE: 1/8" = 1'-0"
0 1 2 5 10 20

THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHOD, DEVIATIONS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTIONS WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. ALWAYS USE DIMENSIONS AS SHOWN. DRAWINGS ARE NOT TO BE SCALED. GERALD J. CALIENDO ARCHITECT, P.C. AND ITS PRINCIPAL/EMPLOYEES WERE NOT RETAINED FOR ANY CONSTRUCTION SUPERVISION.

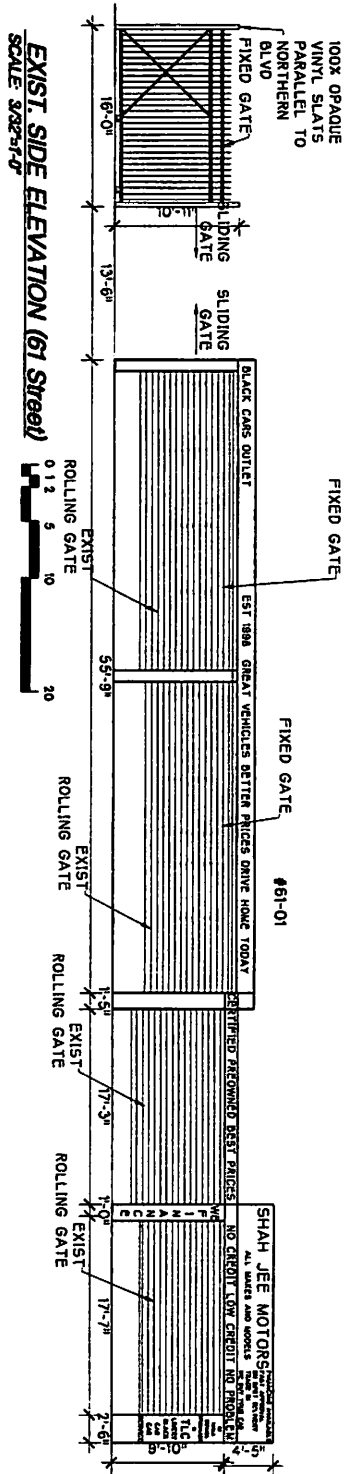
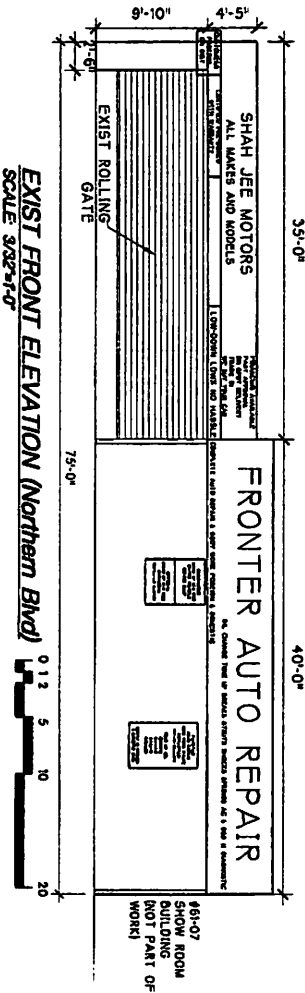
E-003.00 3 OF 6		DRAWN BY: J.C. CHECKED BY: GJC JOB NO: 22183 SCALE: AS NOTED DATE: 05-04-2023	DRAWING TITLE: EXISTING FLOOR PLAN/ ELEVATION EXISTING CONDITIONS PROJECT: 61-03 NORTHERN BLVD QUEENS, NY	Gerald J. Caliendo, R.A., A.I.A. Architect, P.C. 118-11 Northern Boulevard, 20th Floor Queens, NY 11354 Tel: (718) 258-8800 Fax: (718) 258-8800 www.gjcaliendo.com
		118-11 Northern Boulevard, 20th Floor Queens, NY 11354 Tel: (718) 258-8800 Fax: (718) 258-8800 www.gjcaliendo.com		
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- NOTES:**
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 - 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 (RESPECTIVE OF THE PLANS/CONFIGURATIONS) NOT RELATED TO THE RELIEF GRANTED

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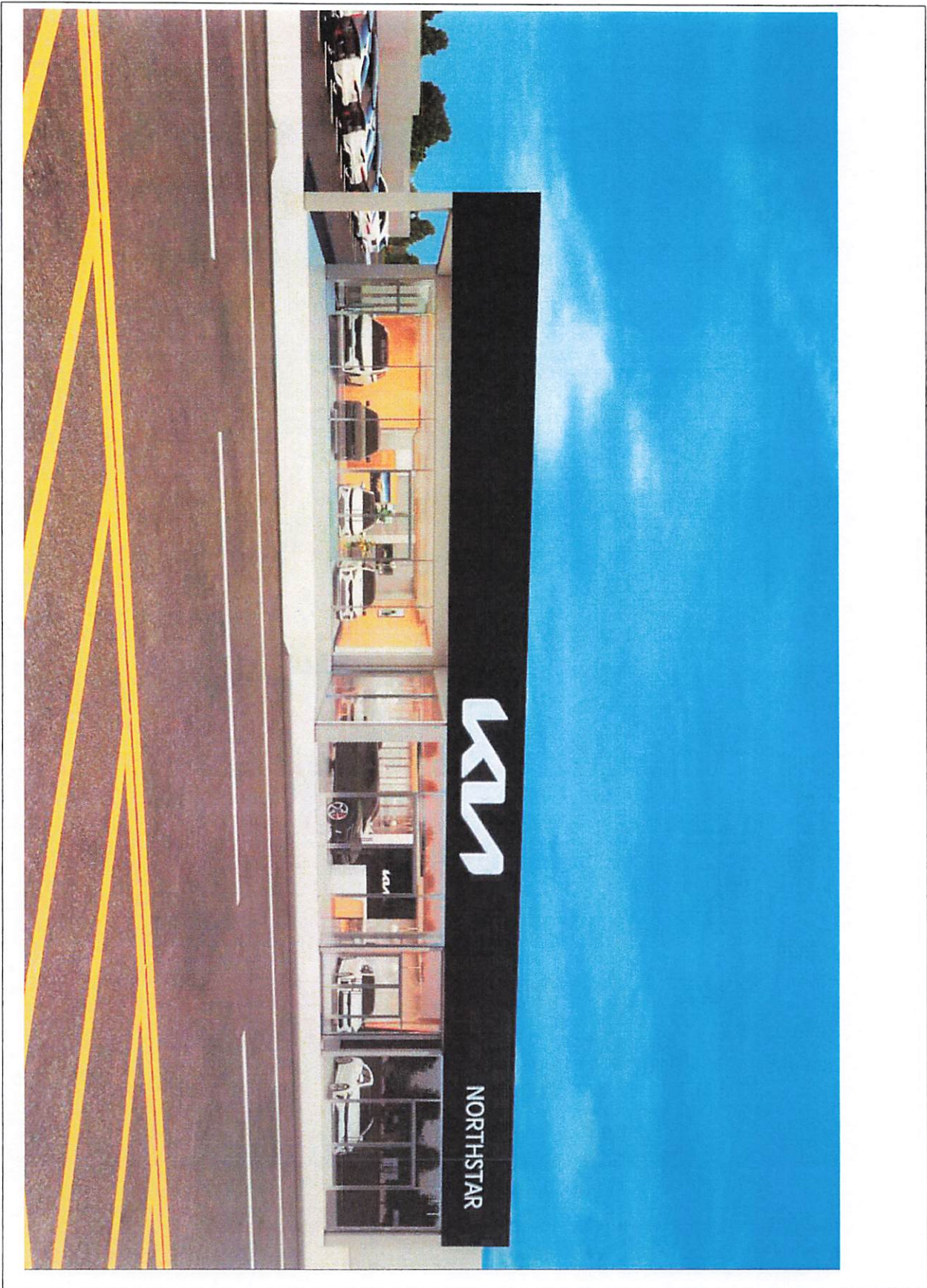
E-004.00 SEAL: 4 OF 6	DRAWN BY: J.C. CHECKED BY: GJC JOB No: 22183 SCALE: AS NOTED DATE: 05-04-2023	DRAWING TITLE: EXISTING SIGN PLAN EXISTING CONDITIONS PREPARED: 61-03 NORTHERN BLVD QUEENS, NY	Gerald J. Caliendo, R.A., A.I.A. Architect, P.C. 134-72 Avenue B, Suite 101 Bayside, NY 11361 Tel: 718-281-8600 Fax: 718-281-8607 www.geraldcaliendo.com
	134-72 Avenue B, Suite 101 Bayside, NY 11361 Tel: 718-281-8600 Fax: 718-281-8607 www.geraldcaliendo.com		



100-71-BZ
SEA. CAL. 100

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E-005.00	REAL:	DESIGNED BY:	J.C.	DRAWING TITLE:	EXISTING SIGN PLAN EXISTING CONDITIONS	Gerald J. Caliendo, R.A., A.I.A. Architect, P.C.
		CHECKED BY:	GJC	PREPARED BY:	61-03 NORTHERN BLVD QUEENS, NY	
		JOB No:	22183			
		SCALE:	AS NOTED			
		DATE:	05-04-2023			



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T-000.00	REAR:	DRAWN BY: J.C.	DRAWING TITLE: EXTERIOR RENDERING	Gerald J. Caliendo, R.A., A.I.A. Architect, P.C.
	DATE: 05-04-2023	CHECKED BY: GJC	PREPARED: 61-03 NORTHERN BLVD QUEENS, NY	
1 OF 1	1 OF 1	JOB No: 22183	SCALE: AS NOTED	137 Jackson Boulevard Brooklyn, NY 11211 Tel: (718) 338-6666 Fax: (718) 338-6667 www.gjcaliendoarchitect.com

SKETCHES
INTERIOR SKETCHES
EXTERIOR SKETCHES
BUILDING DATA
EXHIBITS

ZONING CALCULATIONS

ADDRESS: 61-03 NORTHERN BLVD
BLOCK: 1162 LOT: 53
ZONING DISTRICT: R5 MAP# 9d
CONSTRUCTION CLASS.: NON-FIRE (OLD CODE)
OCCUPANCY CLASS.: COM (OLD CODE)
USE GROUP: 9

LOT AREA: 10,000.00 S.F. [SEE SURVEY]

SCOPE: FILED ALTERATION FOR ALTERATION AND RENOVATION OF THE EXISTING ONE STORY COMMERCIAL BUILDING, CHANGE OF USE FROM AUTO REPAIR SHOP (U.G.: 16) TO AUTOMOBILE SHOWROOM (U.G.: 9) AND ' SEE CO#Q4P0009994, BSA#100-71-BZ, OBTAIN NEW CERTIFICATE OF OCCUPANCY.

ARTICLE V - NON-CONFORMING USES AND NON-COMPLYING BUILDINGS

BUILDINGS OR STRUCTURES IN RESIDENCE DISTRICTS (52-332 ZR)
IN ALL RESIDENCE DISTRICTS, A NON-CONFORMING USE LISTED IN USE GROUP 11A, 16, 17 OR 18 WHICH IS NOT SUBJECT TO THE PROVISIONS OF SECTIONS 52-32 (LAND WITH MINOR IMPROVEMENTS) OR 52-331 (BUILDINGS DESIGNED FOR RESIDENTIAL USE), MAY BE CHANGED EITHER TO A CONFORMING USE OR:

(a) TO ANY USE LISTED IN USE GROUP 6, 7B, 7C, 7D, 8, 9, 10, 11B OR 14, IN WHICH CASE ANY SUBSEQUENT CHANGE OF USE SHALL CONFORM TO THE PROVISIONS OF SECTION 52-34 (COMMERCIAL USES IN RESIDENCE DISTRICTS)

REPAIRS OR ALTERATIONS (54-20; 54-21 ZR)
REPAIRS, INCIDENTAL ALTERATIONS, OR STRUCTURAL ALTERATIONS MAY BE MADE IN A NON-COMPLYING BUILDING OR OTHER STRUCTURE

NO BULK REQUIREMENTS FOR COMMERCIAL IN R5 RESIDENTIAL
NON-CONFORMING, NON-COMPLYING.

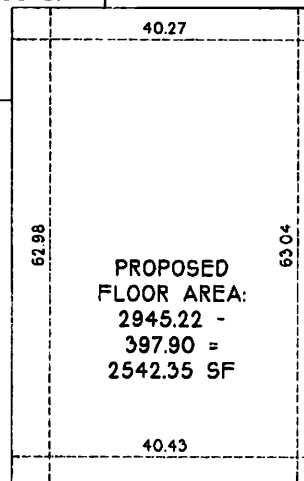
FLOOR AREA:
EXIST FIRST FLR:
2,945.22 SF (EXIST NON-COMPLY)

FLOOR AREA TO BE DEMOLISHED:
379.90 SF

PROPOSED FIRST FLR:
2,945.22 - 379.90 = 2,542.35 SF

BSA CAL# 100-71-BZ

FLOOR AREA
TO BE
DEMOLISHED:
379.90 SF



PROPOSED FLOOR AREA
SCALE: 1/16" = 1'-0"

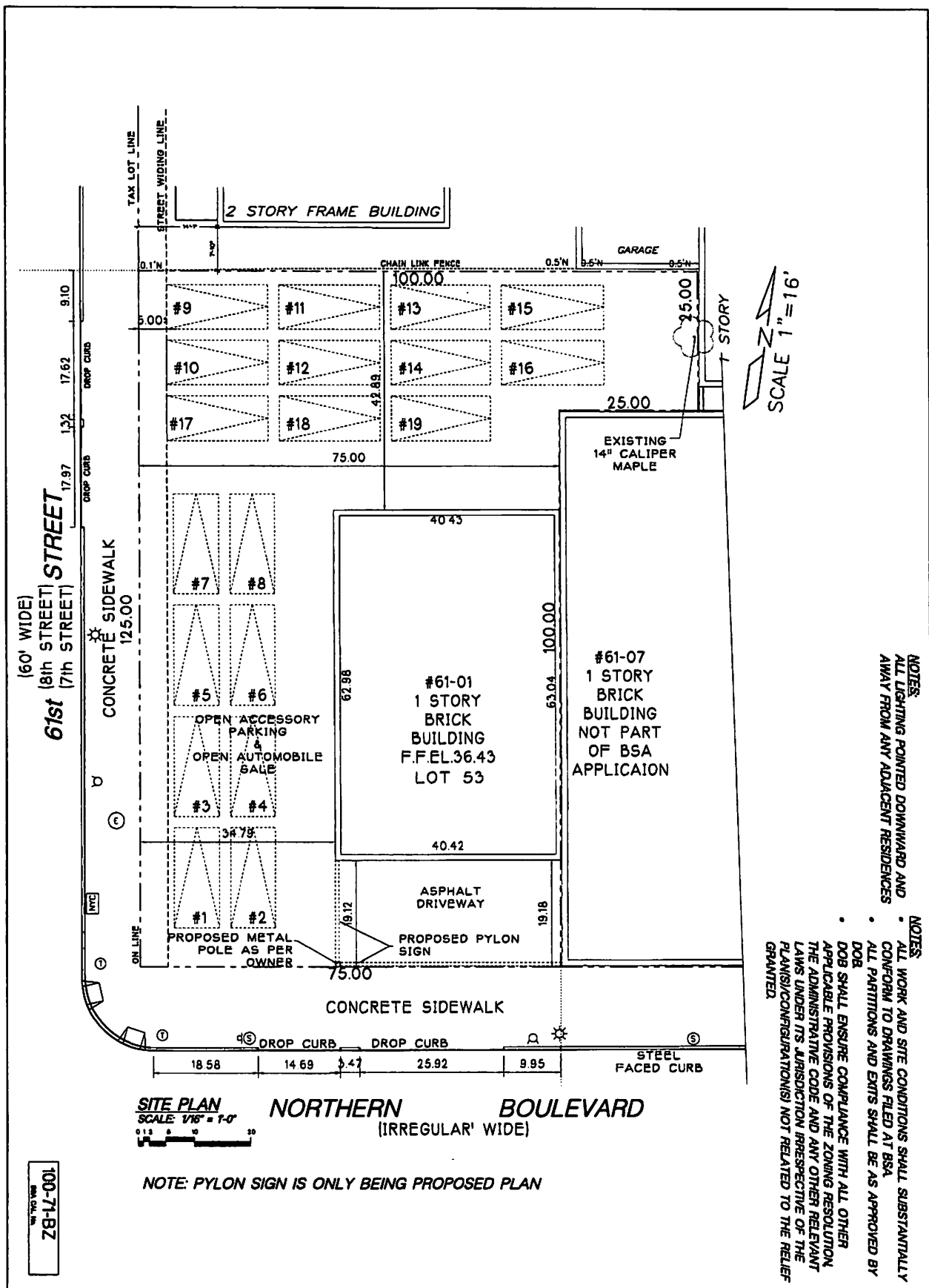


NOTES:

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Gerald J. Caliendo, R.A., A.I.A. Architect, P.C.		135-72 (Jareds) (Boulevard) Registred N.Y. 11435	
ZONING CALCULATIONS PROPOSED CONDITIONS		61-03 NORTHERN BLVD QUEENS, NY	
DRWN BY: J.C.	CHECKED BY: G/C	APP IN: 22183	DATE: 05-04-2023
REGISTERED ARCHITECT GERALD J. CALLENDO STATE OF NEW YORK 020241		SCALE: AS NOTED	
SHEET NO.: 1 OF 8		P-001.00	



NOTES:
ALL LIGHTING POINTED DOWNWARD AND AWAY FROM ANY ADJACENT RESIDENCES

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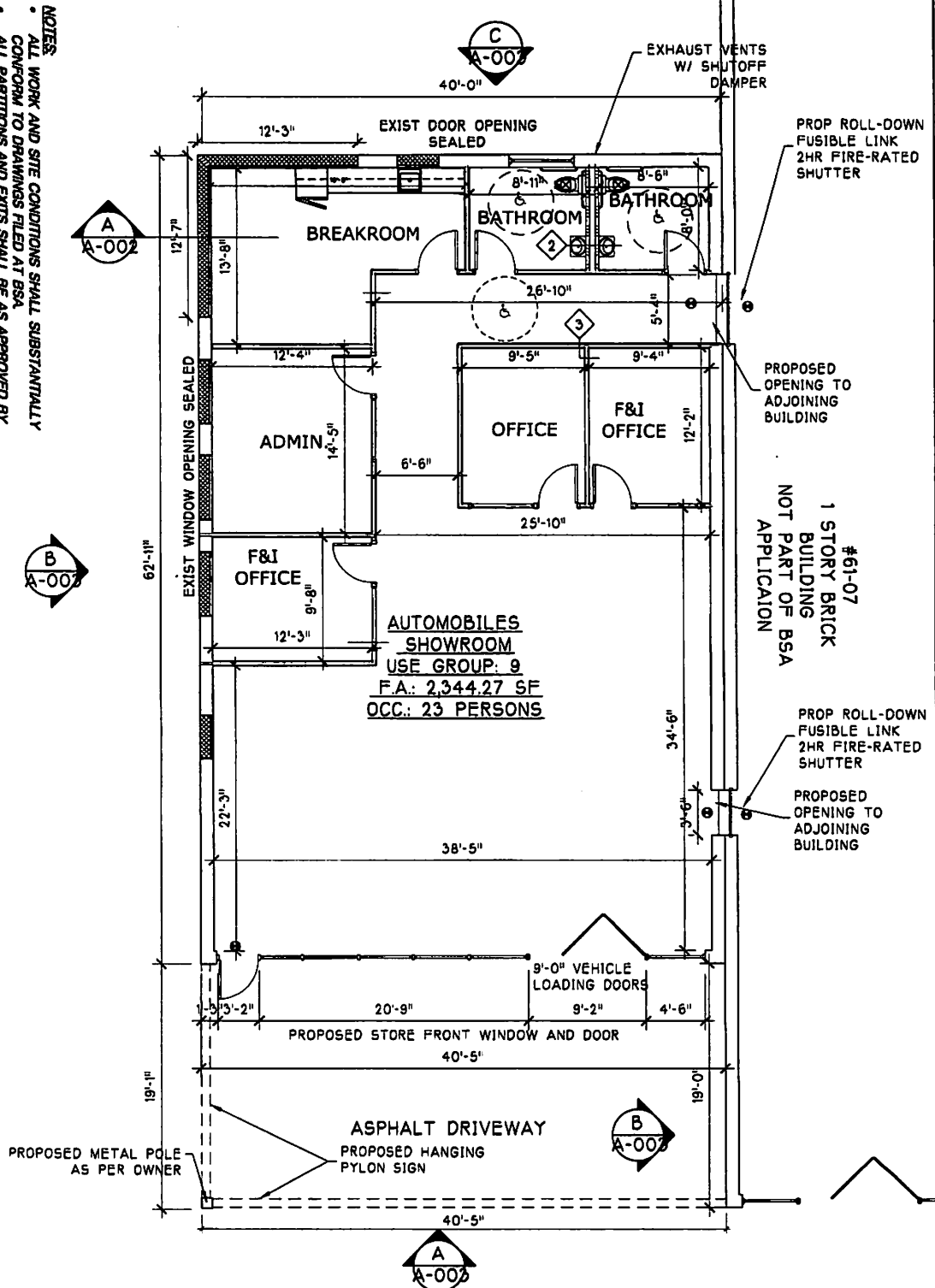
P-002.00 100-71-BZ 100-71-BZ		DRAWN BY: J.C. CHECKED BY: GJC JOB No: 22183 SCALE: AS NOTED DATE: 05-04-2023	DRAWING TITLE: SITE PLAN PROPOSED CONDITIONS 61-03 NORTHERN BLVD QUEENS, NY	Gerald J. Caliando, R.A., A.I.A. Architect, P.C. 111-72 Jackson Highway Bayside, N.Y. 11364 Tel: (718) 349-0000 Fax: (718) 349-0001 Email: gcaliando@gsa.com
		111-72 Jackson Highway Bayside, N.Y. 11364 Tel: (718) 349-0000 Fax: (718) 349-0001 Email: gcaliando@gsa.com		

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NOTES:

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PROPOSED FIRST FLOOR PLAN

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



NOTE: PYLON SIGN IS ONLY BEING PROPOSED PLAN
NOTE: NO EXTERIOR LIGHTING ON THIS JOB

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CHECKED BY: GJC
JOB No: 22183
SCALE: AS NOTED
DATE: 05-04-2023

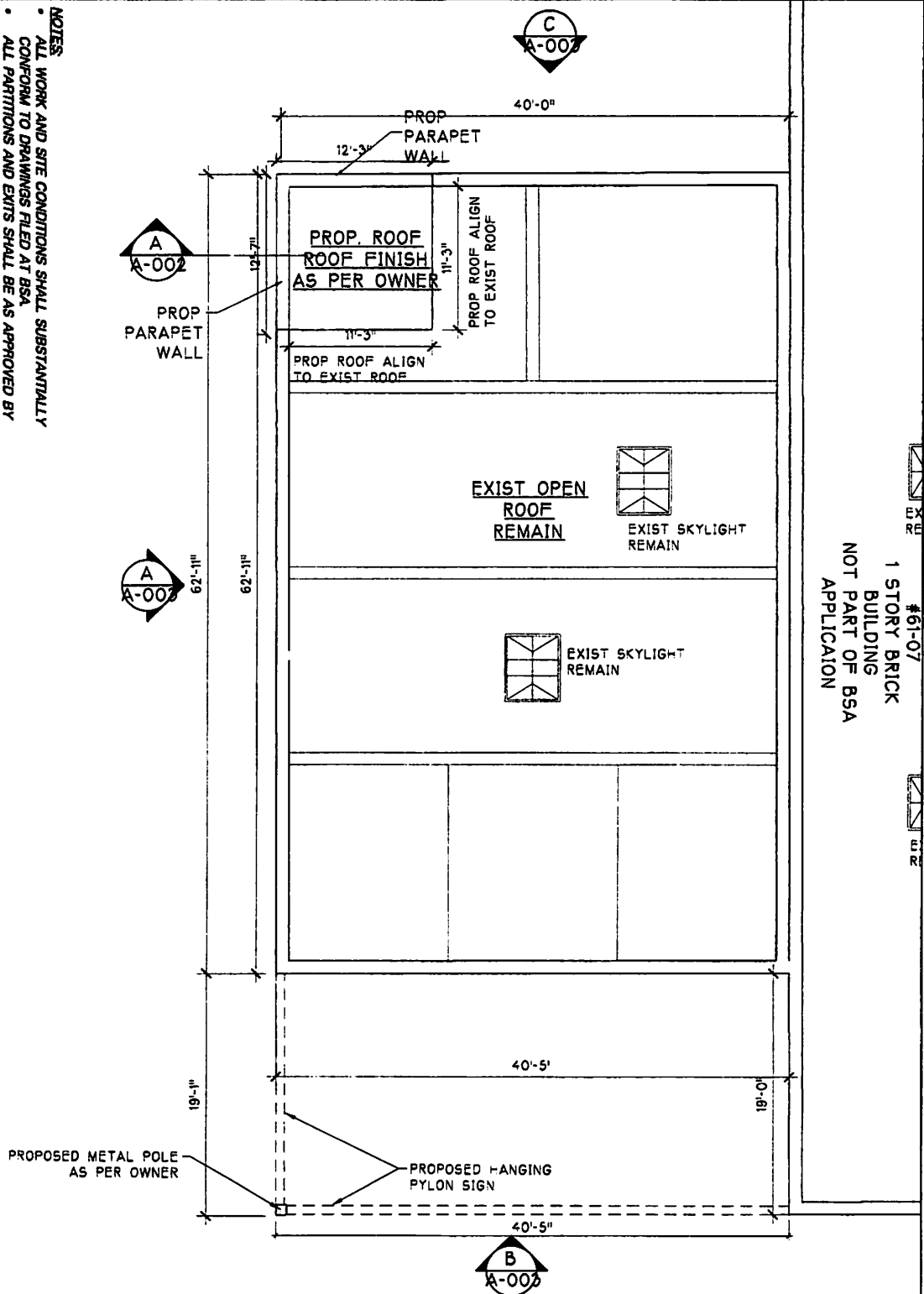
DRAWING TITLE: PROPOSED FLOOR PLAN
PROPOSED CONDITIONS
61-03
NORTHERN BLVD
QUEENS, NY

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

116 72 Avenue Road
Brooklyn, NY 11219
Tel: (718) 328-0000
Fax: (718) 328-0000
www.gjcaliendo.com

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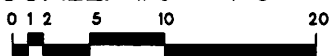
NOTES:
ALL LIGHTING POINTED DOWNWARD AND AWAY FROM ANY ADJACENT RESIDENCES



#61-07
1 STORY BRICK
BUILDING
NOT PART OF BSA
APPLICATION

PROPOSED ROOF PLAN

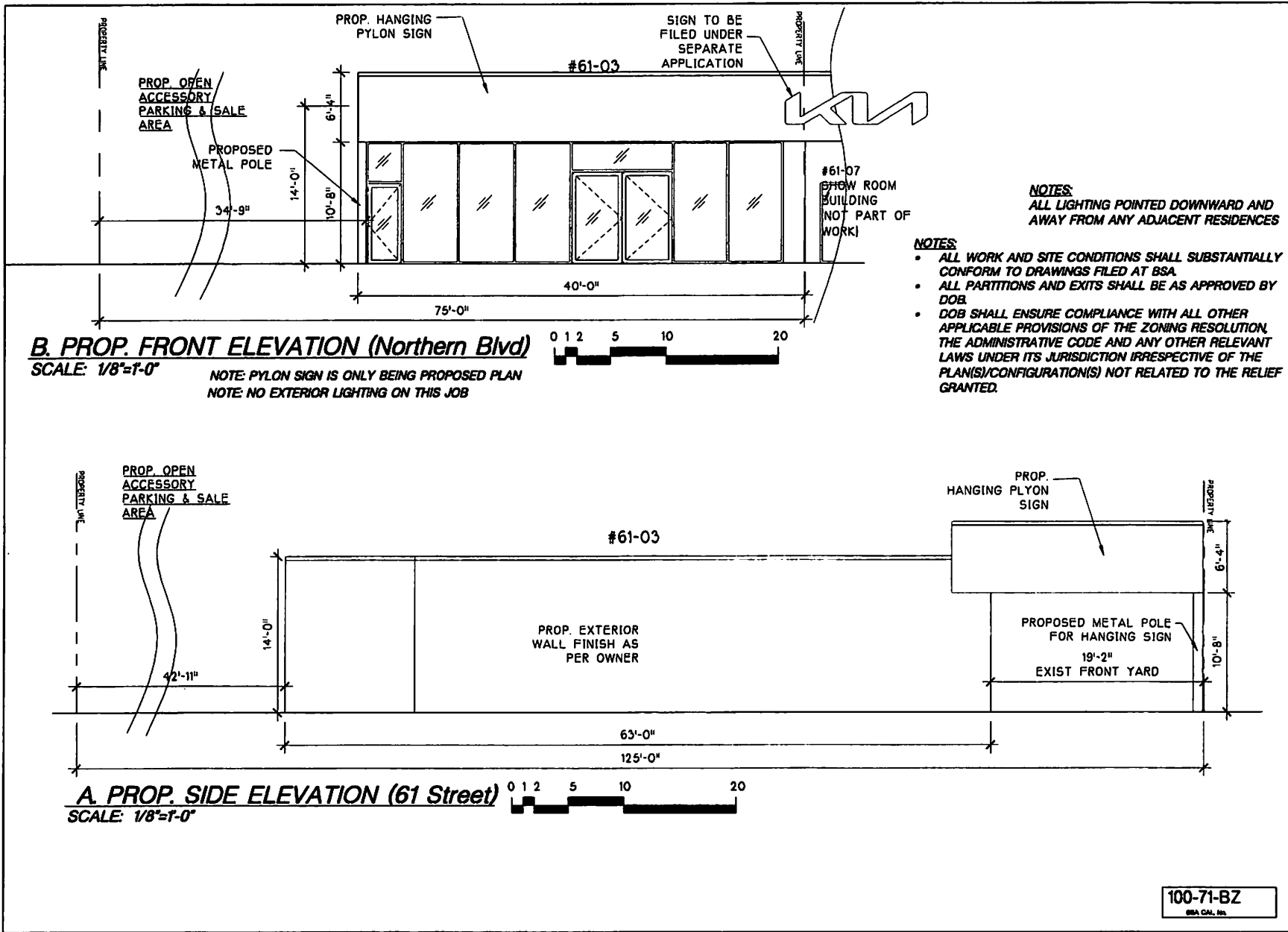
SCALE: 1/8" = 1'-0"



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NOTE: NO EXTERIOR LIGHTING ON THIS JOB

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P-005.00 100-71-BZ 100-71-BZ		DRAWN BY: JC. CHECKED BY: GJC JOB No: 22183 SCALE: AS NOTED DATE: 05-04-2023	DRAWING TITLE: PROPOSED FLOOR PLAN PROPOSED CONDITIONS PREMIER: 61-03 NORTHERN BLVD QUEENS, NY	Gerald J. Caliendo, R.A., A.I.A. Architect, P.C. 111 72 Avenue B, Suite 101 Ridgewood, NY 11418 Tel: 718 281-1111 Fax: 718 281-1111 www.gjcaliendo.com
		111 72 Avenue B, Suite 101 Ridgewood, NY 11418 Tel: 718 281-1111 Fax: 718 281-1111 www.gjcaliendo.com		



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

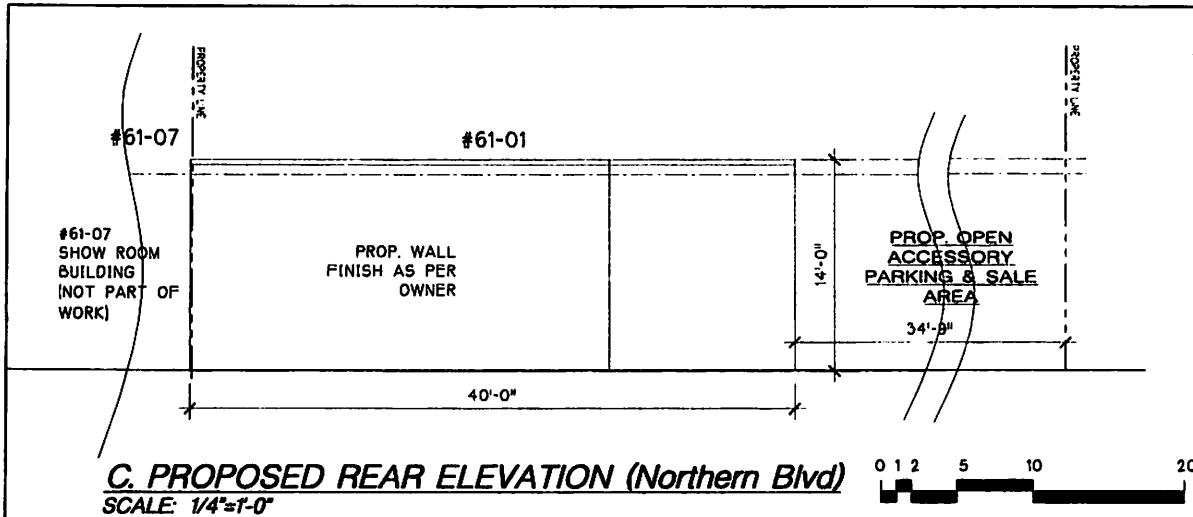
136-72 Queens Boulevard
 Rego, N.Y. 11375
 Tel: (718) 268-6666
 Fax: (718) 268-6667
 www.gcaliendarchitect.com

DRAWN BY:	J.C.	PROPOSED SECTIONS
CHECKED BY:	G.C.	PROPOSED CONDITIONS
JOB NO.	22183	61-03
SCALE	AS NOTED	NORTHERN BLVD
DATE	05-04-2023	QUEENS, NY

REGISTERED ARCHITECT
 GERALD J. CALIENDO
 STATE OF NEW YORK
 020241

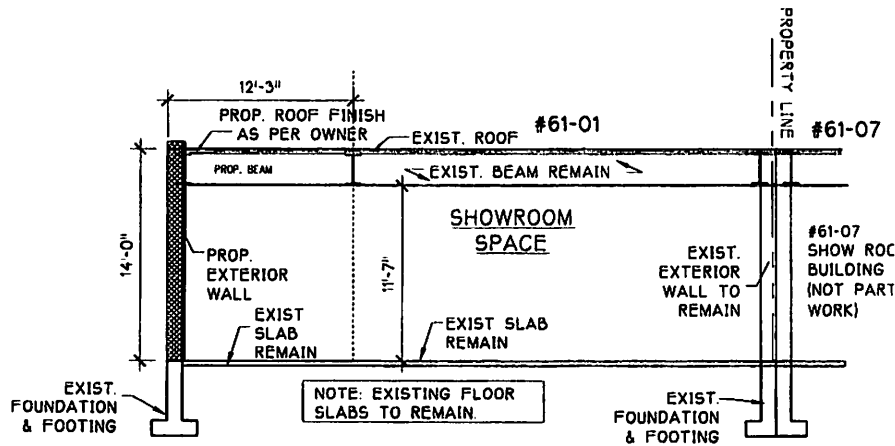
8 OF 8

P-006.00



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Gerard J. Caliendo, R.A., A.I.A.
Architect, P.C.

Architect
Interior Design
Code Consultant
Building Code
Expenditure

116-72 Queens Boulevard
Regina, N.Y. 11116

(Tel: 718) 258-9999
(Fax: 718) 258-9999
www.caliendo-architects.com

PROPOSED ELEVATION & SECTION
PROPOSED CONDITIONS

61-03

NORTHERN BLVD
QUEENS, NY

DESIGN BY: J.C.

DESIGNED BY: G.C.

22183

DATE: 05-04-2023

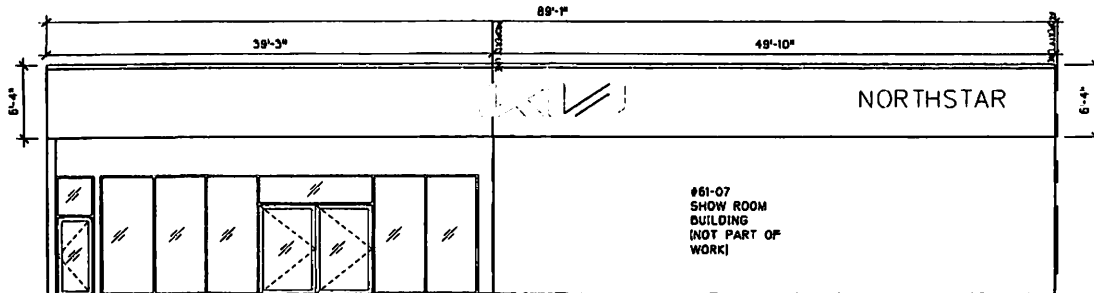
SCALE: AS NOTED

DATE: 05-04-2023

DRAWING No.

7 OF 8

P-007.00



A. PROP. FRONT ELEVATION (Northern Blvd)
SCALE: 3/32"=1'-0"

Z.R. 32-642 - NON-ILLUMINATED SIGN - IN C1-2

THREE TIMES THE STREET FRONTAGE OF THE ZONING LOT (IN FEET), BUT IN NO EVENT MORE THAN 150 SQ. FT. FOR INTERIOR OR THROUGH LOTS OR 150 SQ. FT. ON EACH FRONTAGE FOR CORNER LOTS.

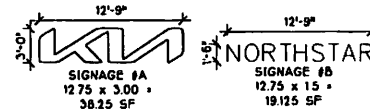
LOT FRONTAGE 75.00 (LOT #53) + 50.00 (LOT #50) = 125.00 X 3 = 375.00

SIGNAGE #A 38.25 SF

SIGNAGE #B 19.125 SF

TOTAL 38.25 + 19.125 = 57.375 SF

TOTAL: 57.375 SF < 150 SF COMPLIES

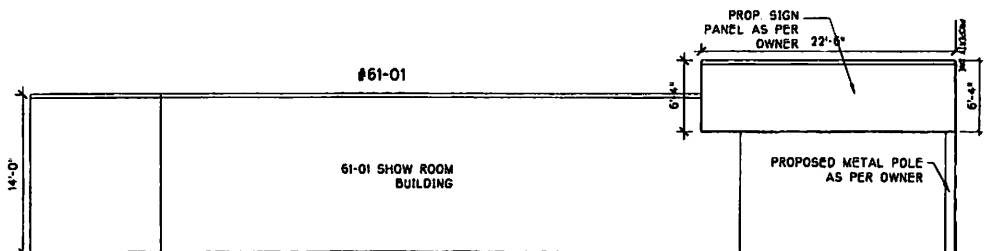


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NOTES:

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B. PROP. SIDE ELEVATION (61 Street)
SCALE: 3/32"=1'-0"

Z.R. 32-642 - NON-ILLUMINATED SIGN - IN C1-2

THREE TIMES THE STREET FRONTAGE OF THE ZONING LOT (IN FEET), BUT IN NO EVENT MORE THAN 150 SQ. FT. FOR INTERIOR OR THROUGH LOTS OR 150 SQ. FT. ON EACH FRONTAGE FOR CORNER LOTS.

LOT FRONTAGE (61 STREET) 125.00' 125 x 3 = 375

SIGNAGE: 22.5' x 6.33' = 142.42 SF

TOTAL: 142.42 SF < 150 SF COMPLIES

100-71-BZ
BSA CHL. No.

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Gerald J. Caliendo, R.A., A.I.A.
Architect, P.C.
138-72 Queens Boulevard
Room 111
Flushing, NY 11355
Tel: (718) 268-8000
Fax: (718) 268-4497
www.gcaliendo-ny.com

DRAWING TITLE
PROPOSED SIGN PLAN
PROPOSED CONDITIONS

DRAWN BY: J.C.
CHECKED BY: G.J.C.
JOB NO.: 22183
SCALE: AS NOTED
DATE: 05-04-2023

REGISTERED ARCHITECT
STATE OF NEW YORK
020241

PROJECT
61-03
NORTHERN BLVD
QUEENS, NY

P-008.00