ELIZABETH BRATON
Chairperson

COMMUNITY BOARD 10

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KARYN PETERSEN
District Manager

REGULAR BOARD MEETING AND PUBLIC HEARING MINUTES

June 4, 2026

BOARD MEMBERS PRESENT: B. Braton, K. Aley, L. Amorim, J. Calcagnile, J. Caruso, B. Ciaramella, R. Ciulla-Frisone, A. Cosentino, F. Dardani, I. Dimoh, R. Gendron, F. Gulluscio, G. Hewitt, A. Hill, R. Hitlall, M. Jarbandhan, A. Khan, P. Kishun, R. Martinez, F. Mohamed, S. Mohammed, A. Nocerino, P. Nostromo, S. Pace, I. Papadopoulos, S. Patterson, K. Roan, G. Russo, M. Sanchez, N. Santiago, J. Stahl, J. Villegas, D. Wesby

BOARD MEMBERS NOT PRESENT: S. Bacchus, N. Bissoon, M. Cherenfant, E. Fraylon, A. Gellineau, P. Granickas, R. Narine, J. Quijano, A. Rajnauth, M. Rosa, A. Sancler, S. Shew, G. Singh, V. Singh, P. Tejada, L. Walker

COMMUNITY BOARD STAFF PRESENT: K. Petersen, D.M.

OTHERS PRESENT: Hon. T. Hankerson; C. Moore, rep., Hon. J. Addabbo; R. Gocool, rep., Hon. J. Rajkumar; T. Logan, rep., Hon. T. Hankerson; M. Palacios, rep., Hon. M. Katz; G.Katsalis, QBPO; M. Gitlin, QDCP; Sgt. K. Presti, 106 Pct.; J. Mongeluzo rep., NYC Comptroller's Office; D. Tanis, rep., Resorts World; R. Lobel, & A. Iannotti, Law Firm of SLPC accompanied by S. Zirkiev, applicant, D. Drake, project engineer, C. Szcepanski, environmental consultant, D. Ruzeu, project architect; D. Surujnarain, Tropix Lounge Outdoor Dining applicant.

The Chairperson opened the meeting at 7pm, with the Pledge of Allegiance to the flag and welcomed all to the June meeting of CB 10.

The Chairperson then opened the Public Hearing: ULURP: 250329ZMQ; N250330ZRQ; CEQR: 26DCP024Q; Block 11384 Lots: 15, 24, 28, 29, 32, 34, 37, 38, 39, 40, 42, 45: 135-27 Sapphire Street - Zoning Map Amendment / Zoning Text Amendment and introduced Richard Lobel from the Law Firm of Sheldon Lobel PC who was present to represent the applicant.

Mr. Lobel introduced himself and stated that he was the zoning counsel for the applicant, Sam Zirkiev, who is in attendance. He then introduced Amanda Iannotti, from his firm. He informed all the project's architect and members of the project's environmental and engineering teams were present who will be happy to answer questions at the end of the presentation. Ms. Iannotti distributed copies of the presentation.

Mr. Lobel explained that the applicant is requesting the Community Board's approval for a rezoning application for 135-27 Sapphire Street. He went on to explain the existing R4 zoning and why the application was seeking the requested changes. If approved, they plan to develop a 6-story plus cellar residential building with 186,000 square feet of floor area over the entirely of the lots. It will be 5 stories high with a setback on the 6th story. They are proposing 268 units with 67 of them affordable and 118 parking spaces. Mr. Lobel provided information as to the required affordable units planned. He provided details on how the building design is configured and how it addresses site considerations.

The project's architect spoke in detail about the planned building's design. It will be 6 floors in total with the 6th floor set back from the side of the building. The building itself will be set back 10-15 feet from the sidewalk and the street at ground level to allow for grass and trees. He explained how the grass areas planned will absorb water and help address flooding concerns and explained the building is arranged in an open U-shape and described where the driveway to provide the parking access would be located. Details were provided as to how the building design reflects ways to mitigate potential impacts from flooding and plans by DOT and DEP to elevate streets and do sewer work in the area. He explained the building design reflects that they are creating a plan where the building can be modified without the residents suffering if and when DOT does grade changes and DEP advances the sewer projects.

Mr. Lobel ended the presentation and said that they hope to get the Community Board's support tonight for this rezoning action which would allow for what they think to be a beautiful and productive building that will beautify the street frontage and provide some housing inclusive of affordable units and generally allow for productive use of this site. He indicated that the applicant would remain to answer any questions.

The Chairperson then asked if there was anyone from the public who wished to speak.

A member of the public who did not identify by name spoke as an advocate who has been working with residents of the Jewel Streets neighborhood and asked how the developer can assure that the project won't worsen flooding as new infrastructure is awaited in the next 10 years. Mr. Lobel replied that it has taken years for them to get to this point because of the work that they have done around this issue. He introduced Ms. Drake the project's site engineer from H2M who could talk about that issue. Ms. Drake replied to the question. Before allowing the speaker from the public to continue with further questions rather than a comment the Land Use Chairperson asked if there was anyone else from the public who wished to make a comment. There were none so the speaker was then permitted to ask another question. The person then asked if Ms. Drake could talk about the specific flood control measures that will be part of the project. Ms. Drake provided information about discussions with DEP regarding drainage. Mr. Lobel asked the project architect to also reply to the question. The flood control measures in the building design were explained in detail.

There were no further speakers, and the Public Hearing was closed. The Land Use Chair then asked if they could give us a little a more focused time frame. Ms. Iannotti replied that it will next go to the Queens Borough President's hearing, followed by the City Planning Commission, then followed by the City Council. If approved, building permits and construction would follow. The applicant then indicated an approximate time for construction to begin would be 2.5 years from now.

The Committee Chair explained that the Board had an action on the site immediately to the north of this project recently that was approved, and the Jewel Streets Study project is ongoing, so an approximate time frame is helpful. He also explained that when the Land Use Committee met for its presentation on this project a quorum was not present, so he invited any questions from members now as tonight this is our final presentation before voting on it.

A member asked about the timing of this project in relationship to the Jewels Streets project. Ms. Drake replied that the Jewel Streets Plan has a lot of different layers and different aspects in it. The proposed building won't preclude anything that the Jewel Streets plan has planned for the area.

A member asked about impact on local schools, what the percentage of apartments are for people with disabilities, veterans, or seniors. Mr. Lobel responded that the units in the building are 75% market rate and 25% affordable units. He explained the lottery process involved regarding the affordable units. Ms. Szcepanski of the project consulting team responded with information about the anticipated number of school seats generated by the project and the project architect provided details about how the building must be compliant with all regulations regarding accessibility.

The Land Use Chair asked again if there were any other questions from the Board Members.

Board Member B. Ciaramella disclosed a potential conflict of interest as required and stated she would not be voting on this matter.

A member asked if any of the affordable units are above 80 AMI? Mr. Lobel replied that for the affordable units it is unlikely and explained why.

A member asked if there was any plan for renewable energy and what the plan for powering the site was. The reply was that the building is required to be 100% electric as per the current energy code requirements. Local law requires that new buildings must have photovoltaics or a green roof on any portion of our roof that is not being utilized for mechanical purposes or for Fire Department access and purposes of that nature. Likely they will have a degree of either PV's or green roof power, one or the other, on the property and on the rooftop. In terms of other green power generation features, the project will abide by the 2020 New York City Energy Code which is also the New York State Stretch Code. It is the strictest code in the entire country. It implements a degree of measures that currently exist, and new buildings constructed in NYC are required to abide by it.

A member asked if the affordable units will be concentrated in one area of the building or if they are scattered throughout the building. Mr. Lobel replied that the one great thing about the mandatory inclusionary housing program is that they are not concentrated in one area of the building and they are not concentrated in one-unit size. What the city seeks to do is to have the units in the affordable program reflect the units in the building generally so in a building like ours, if you have 25% studio, 50% ones and 25% twos, then the affordable units will be in that same ratio of studios, ones and twos. In addition to that, through HPD regulations, those units are going to be throughout the building. HPD had to approve the layout and throughout the building.

There were no further questions. The Land Use Committee Chairperson said that this matter would be voted on during the Committee report later in the meeting so that all would be able to absorb all the information provided tonight.

The Board Chairperson then opened the second public hearing, pertaining to an outdoor dining application 20260328040001 (Sidewalk Café): Tropix Lounge 115-88 Lefferts Boulevard, South Ozone Park, NY 11420. The applicant is asking for permission to operate a sidewalk café. The Chairperson informed all that this is the first application we've received under DOT 's new procedure for sidewalk cafés. It is not just for summer use this summer. It is for a 4-year revocable consent license. The owner of Tropix and his representative were present. The Chairperson explained why we were dealing with this tonight due to the new process DOT is doing.

The application calls for, and the diagrams in it show outdoor seating and usage on both the Sutter Avenue side and on the Lefferts Blvd. side of the property. Lefferts Blvd. has commercial uses on both sides of the street, but Sutter Avenue does not. There are homes directly opposite the site on Sutter Avenue. The building on Sutter Avenue to the west of Tropix is a former senior center and is used now for some type of senior use. There is an outdoor area on the property that is not licensed by the SLA which is being used.

Both the Chairperson and the Land Use Chairperson brought up concerns and questions that were discussed with the owner as it appeared there was some confusion on his part about the process in that an application being filed did not mean the use of the sidewalk was approved.

The main concerns discussed revolved around the proposed use of the Sutter Avenue sidewalk area. The owner said that they will remove use of the Sutter Avenue sidewalk and will only have the sidewalk café on the Lefferts Blvd. sidewalk area. He also indicated he would seek approval from the SLA for the only outdoor licensed area to be on the Lefferts Blvd. sidewalk café if it is approved by DOT. He indicated that any planters on the Sutter Avenue side of the building would be for decorative purposes and will not be placed where anyone would mistakenly think they are part of an outside seating area and the existing tables outside on the Sutter Avenue side would be removed. He provided information on the operating hours for the Lefferts sidewalk area.

The Land Use Chair wrapped up the discussion by asking the owner if he was willing to revise the filing to incorporate the modifications discussed. Mr. Surujnarain responded yes. The Land Use Chair asked if there were any questions from the Board members. Hearing none. The Board Chairperson asked if there was anyone from the public who wished to speak. Hearing none.

The Chairperson and the Land Use Chairperson indicated to the owner that the Board must submit its response to DOT by the 27th of June, and we will need some type of written confirmation of the different things that are going to be changed. We must vote tonight because we don't have another meeting before June 27th. The Land Use Chairperson stated to the owner that we are giving you the option as a businessman in our community in what is a new process, a chance to answer some questions and we must have the answers. We would have hoped that you would have come in tonight with some sort of confirmations on some of these things because these are the issues that we talked about, but the Board must decide tonight about what we are going to say about this.

The Land Use Chair asked the applicant to sum up what we had talked about especially with the liquor license and the locations of what you are going to do where. Mr. Surujnarain stated that he will remove the outdoor dining on the Sutter Avenue side, and will keep it on Lefferts Blvd. He will remove the back driveway outdoor seating. Only the Lefferts Blvd. side will have outdoor dining and liquor consumption. He is in the process of amending the liquor license to have alcohol in the outdoor dining area on Lefferts only. He added that these are all new things to him.

The Chairperson stated that this process is new to us as well. The Land Use Chair stated that we will let everybody take all of this into consideration and we will discuss it later and vote during the Land Use Committee report.

The Chairperson announced that we have been joined by Councilmember Ty Hankerson and invited him to speak.

CM Hankerson wished everyone a good evening and stated that he was happy to come bearing good news. He stated that it has been 6 months since he was elected to the City Council and that he and his staff went straight to work. As an example he reported that one of his predecessor's predecessors had allocated money for a comfort station at Byrne Park and that now as of July, construction will begin. He continued and reported that the traffic signal at Lefferts Blvd. & Rkwy. Blvd for a proper turn signal had been denied by DOT, but they brought it back to DOT and now it will do a new study. He said he is optimistic that that we may finally see some results that we would like. He reported that the City Council is coming to close to finalizing the budget and reported he was able to secure $435,000 for cleanup services for his district. $100,000 will be allocated to DSNY for an extra truck dedicated solely to the district to help with illegal dumping hotspots. He explained that it was found that a lot of dumping in the city was coming from contractors doing work on properties and not having a dumping plan. He has introduced legislation that will require all contractors to submit a dumping plan that has to be approved by the city of New York first, before they ever receive a permit to build anything in our community and across the city of New York. This legislation is garnering support, and he is confident that this will go through and then become law. He continued reporting on budget allocations for his district. $100,000 will be allocated to an organization called CEO, the group that supplements cleaning on Liberty Avenue and now that group will also supplement cleaning on Rkwy. Blvd. Another $100,000 will be allocated to ACE Clean Up to supplement cleaning from Sutphin Blvd. to Guy R. Brewer. He continued that he will also be allocating $20,000 to our gardens and since he is the Chair of the Parks Committee, he will see to the upkeep of gardens, parks and plazas. He reported that there was legislature put out in January for a study and list of the top 10 communities in New York city where there is a lack of greenspace and then to suggest a plan from the city of New York, on how we are going to increase that greenspace. He will also allocate $65,000 to the Parks Dept. for additional clean up and maintenance in our Parks. He announced that in July, he will be doing business walks on all our corridors and will be also dropping off a postcard with resource information in the neighborhood corridor. He added that he also has an additional office at 111th Avenue & 123rd Street where residents can visit if they need assistance. He also stated that schools have moved into the age of AI and technology is a priority, so he has allocated $1.7 million dollars in technology upgrades to schools across the district. For public safety, he will allocate $10,000 to the 106th Precinct, the 113th Pct, the 103rd Pct. and PSA 9 for additional help and services. He announced that he is also partnering with CM Ariola to call on additional officers for the 106th Pct. and explained that over the summer NYPD uses our officers for beach duty which creates a shortage, so they are asking for officers year-round. He stated that they opened Rockaway Beach one week ago, and two parents were there who had lost their children. The District Manager at CB 14 was very clear with her message at the opening that folks in Rockaway and those that travel to the beach have been calling for digital signage and a beach alarm on the beach. He reported he has proposed a bill intro for legislation for Parks to install a digital alarm system and signage on all of our waterways and beachfronts across the city. That is a bill that he just introduced, and we will probably pick up in the fall where it goes but this is something that is necessary and needed. He announced that he is also looking into starting a Merchants Association on Rockaway Blvd. and they have partnered with the Queens Chamber of Commerce and Chhaya CDC for Liberty Avenue and that is in the works. They are also looking in to how they can do that with Rockaway Blvd., and he hopes to partner with Resorts World Casino for investment on Rockaway Blvd. because that is necessary. He continued that street sweeping had previously been denied on Liberty Avenue and through negotiation, for the first time ever, they will be baselining sweeping on Liberty Avenue so we will always have that service. He thanked everyone for allowing him to serve you and stated that this is the best job that he ever had.

The Chairperson thanked the CM Hankerson and stated that we appreciate his work and that we are very glad that he has the Parks Committee.

The Second Vice-Chairperson commented that AI & technology in the schools is important, but that there is another major problem where many kids do not know how to swim and that if the Councilman could work out something with the City

Council and the School Districts, particularly District 27 that abuts Jamaica Bay and the Rockaways, to teach swimming like the way we used to have years and years ago. CM Hankerson said that he agrees, and that he would like to have a further conversation with him about this matter because that is a conversation that has been started, and he would like for him to be included in that conversation. The Second Vice-Chairperson added that they are looking at something on the state level also regarding swimming instruction.

The Chairperson thanked CM Hankerson.

The Chairperson asked if there were any additions or corrections to the draft of the May minutes. Hearing none. The minutes will stand.

TREASURY REPORT: The Treasurer read the treasury report for May.

CORRESPONDENCE: The Chairperson reviewed incoming correspondence for the month of May which included:

- Notice from DOT regarding the operation of the traffic signals on Liberty Avenue & 107 Street.
- Notice from DOT of an upcoming safety project at the intersection of 122 Street & Liberty Avenue in CB 10.
- Notice from the Parks Dept. of concession opportunities.
- Construction notice at 105-31 76 Street.
- Notice to Vacate at 101-21 Rkwy Blvd. from DOB.
- Notice of fiberoptic conduit work that will be taking place at North Conduit Avenue & 130 Street.
- Notice from the Department of City Planning regarding a Summer Youth Summit Program.

Board Members who would like information on anything listed in the directed mail may contact the office.

BOROUGH PRESIDENT'S LIASION REPORT: Georgia Katsalis introduced herself and wished everyone a good evening. She announced various upcoming Borough President's events: 6/15 their Constituent Service Dept. will host mobile hours at the Briarwood Library at 85-12 Main Street from 12-2pm, on 6/24 they will be holding the annual Pride Celebration at Queens Borough Hall at 6 pm, and on 6/29 their Constituent Service Dept. will host mobile hours at Windsor Park at 79-50 Bell Blvd. She stated that there is a QR code available to rsvp for any of the events or you may go to www.queensbp.nyc.gov. and if anyone has any questions, they can call 718-286-3000 or she can be reached directly at 718-286-2855.

The Chairperson introduced Sgt. Keith Presti from the 106th Precinct and invited him to speak.

Sgt. Presti wished everyone a good evening and stated that Captain Deras couldn't be here this evening, but that he would like to give everyone an update. He stated that they will be responding to fireworks complaints and fireworks enforcement will be conducted. The fines issued will be heavy and they will be confiscating the fireworks. Noise complaints from house parties and illegal block parties will be handled immediately and enforcement action will be taken to shut them down immediately. He stated that the 106th Precinct has confiscated 100 mopeds year to date, and they will be doing another operation this weekend so hopefully they will be confiscating some more.

DEPARTMENT OF CITY PLANNING: Mary Charlotte Gitlin introduced herself and announced the only active project in the CB District is the 135-27 Sapphire Street one. It is in Community Board review and will then be sent to the Borough President who has scheduled a Public Hearing for this project next Thursday and anyone who is interested is invited to testify. She added that this project is subject to the Affordable Housing Appeals Board, a new process that was part of the Charter Amendments last fall. The current ULURP process is the same, Community Board review, Borough President, City Planning Commission then City Council then the affordable housing appeals process is at the end of that process. If the City Council rejects the proposal or modifies it, the Affordable Housing Appeals Board can overturn them. That Board is made up of the Mayor, the Borough President and the Speaker of the City Council.

DISTRICT MANAGER'S REPORT: The District Manager reported that we have been informed by the Queens Economic Development Corporation that starting this week and running through July, there will be an advertising campaign promoting watching the World Cup. They have rented approximately 15 billboards across the borough as well as 25 bus shelters. They are in production on a print map highlighting culturally relevant neighborhoods to each nation and will have these printed. Our office will disseminate these maps once we receive them.

The Chairperson then went out of order on the agenda to take up the votes on the zoning matter and the sidewalk dining matter before us for action tonight. The meeting then continued with the Land Use Committee's report.

The Chairperson turned the meeting over to the Land Use Chairperson for the Committee's report.

LAND USE: The Committee Chair informed all we are going to vote now on the zoning application discussed earlier and asked if the applicant was still here. The applicant's representative was still present.

The Land Use Chair then summarized that the action before us is strictly a zoning map amendment, a zoning text amendment and a modification of the zoning resolution for inclusionary housing, designated area, and mandatory inclusionary housing area in our Community Board.

The rezoning requested is from R4 to R6-A. Then he proceeded to explain the background of the planned project and how it had evolved and been revised into what was presented to us tonight. He summarized that the 6-story U-shaped building, setbacks to add additional green space, storm water handling, green energy, and how site considerations such as the dealing with sloping, future street grades, and sewer work were presented to the committee when it met to review this project on May 18th. The height, mass, and layout presented that align better with the surrounding neighborhood were presented, questions were asked and answered.

The Committee Chair reported that unfortunately the Committee was 1 member short of a quorum at its meeting therefore it could not vote on a recommendation to the full board. He reported that he polled the committee members present at that meeting. Each indicated that their vote would have been to approve which is a positive consensus opinion of the committee on this matter.

Therefore, the Committee Chair as an individual Board member proceeded: J. Calcagnile made a motion that the full Board approve this action with conditions and will include them in our recommendation response to City Planning.

The Board Chairperson asked if there was a second to the motion. D. Wesby seconded the motion.

The discussion on the motion included:
J. Calcagnile's request that the Chairperson do a roll call vote. He explained again that the action before us is a recommendation on a Zoning Map Amendment/Zoning Text Amendment. The action is not asking us to vote on the building design. They did present their building design in detail before the committee and again tonight as what they are projecting to build. The elements of that design as presented are the conditions we will submit (the setbacks, the U-shaped footprint, the greenspace and other environmental elements relating to stormwater, sloping, were outlined and will be incorporated in the conditions).

The Chairperson asked if all the Board Members understand that a "yes" vote is to approve with the conditions as described by the Land Use Chair and that he will provide them in the proper language and a "no" vote is to not approve.

A roll call vote was taken:
J. Calcagnile – Yes
B. Braton – Yes
L. Amorin – Yes
N. Bissoon – absent
J. Caruso – Yes
M. Cherenfant – absent
B. Ciaramella – did not vote*
R. Ciulla-Frisone – Yes
T. Cosentino – Yes
F. Dardani – No
I. Dimoh – Yes
E. Fraylon – absent
R. Hitlall – did not vote**
A. Khan – absent
P. Kishun – Yes
R. Martinez – Yes
F. Mohamed – Yes
S. Mohammed – Yes
R. Narine – absent
A. Nocerino – Yes
P. Nostramo – Yes
S. Pace – Yes
S. Patterson – Yes
J. Quijano – absent
S. Shew – absent
G. Singh – absent
V. Singh – absent
J. Stahl – Yes
P. Tejada – absent
L. Walker-absent
D. Wesby – Yes
K. Aley – Yes
S. Bacchus – absent
M. Jarbandhan – Yes
I. Papadapolous – Yes
M. Sanchez – Yes

T. Gellineau – absent	A. Rajnauth – absent	J. Villegas – Yes
R. Gendron – Yes	K. Roan – Yes	
P. Granickas – absent	M. Rosa – absent	
F. Gulluscio – Yes	G. Russo – Yes	
G. Hewitt – Yes	A. Sancler – absent	
A. Hill – Yes	N. Santiago – Yes	

YES: **29** NO: **1** Abstaining: **0** * Not Voting due to disclosed conflict of interest: **1**
** present at meeting but absent during vote: **1** absent from entire meeting: **17**

The Chairperson reported the motion to approve with conditions carried.

The Chairperson stated that we are going to go out of order again because we have two votes that we still must do tonight. One is on the outdoor dining matter, but we also must act on the internal budget tonight. The Land Use Committee Report will continue after the Budget vote.

The Chairperson said that all of the Board Members received a copy of the FY 2027 Internal Budget and explained that the city's fiscal year starts on 7/1/26 but the City Council and the Mayor have until June 30th to finalize the City Budget and explained that the Board's internal budget reflects how we will allocate the funds for PS and OTPS for the coming year and explained the meaning of the asterisks. The Chairperson then called on the Budget Committee Chair for its Committee report.

Budget Committee: The Committee Chair stated that the Budget Committee met last week to review and discuss with the District Manager the proposed internal budget for FY 2027. A quorum of the Committee was present and voted to recommend that the board approve the FY 2027 Internal Budget as presented. J. Caruso seconded the motion and the Chair asked if there was any discussion on the motion. Hearing none.

The Chairperson restated that the motion is to approve the Internal Budget for FY27 as presented and asked if there was any further discussion on the motion. Hearing none.
The vote was: 31 in favor. 0 opposed. 0 abstaining.
The motion carried.

The Land Use Committee Report was then resumed. The Committee Chair spoke about the new outdoor café process. City Planning has a packet that we have to fill out which is the Dining Out NYC package that includes a CB recommendation form. He explained that the choices we are looking at are sidewalk café setup feedback, and we may make a comment on the physical footprint and dimensions which are on the plan document we received, we also have to make a comment on how the plan relates to pedestrian flow visibility, safety and potential crowding, as well as potential conflicts with existing curb use such as planters, bike racks and bus stops. He continued that the Community Board may recommend approval, recommend denial or recommend approval with modifications. The applicant then has to acknowledge and agree to the modifications (if any) related to the application. If the applicant acknowledges but does not agree to the modifications related to the application, DOT has to consider that. He explained that the physical footprint, which was on their plan, and hopefully we are going to see his final plan with the changes discussed during the hearing tonight. In front of the building on Lefferts Blvd. they will be coming out 6 feet with a planter railing type barrier. They had to do that because in front of them on Lefferts there are two tree pits, so they must leave a certain distance from the trees to that planter dividing furniture and clearances to that. There are also a hydrant and some signage and things of that nature. They have 20 seats out there and on the plan was seating shown down the Sutter Avenue side and there is a tree there with a setback requirement and they agreed here tonight, to remove that seating. He stated to the applicant that we are going to be looking for revisions to this and when you resubmit to DOT, we want to make sure that we are getting that. We would also like to see something from your attorney who is handling your SLA license. He continued that the other area across the street, we know is all residential. They do have this driveway space that looks about to be 10 feet wide and adjoining them is another building there and we have commented not to have dining or drinking alcohol out there, so we are going to list those as modifications.

The Land Use Chair suggested a motion to recommend approval with modifications and the modifications must be part of the application approval process. We can only get those modifications if it is approved and they must sign off as the applicant and owner of the property; they will have to acknowledge and agree to the modification of the application. If the applicant acknowledges, DOT would then be able to approve with our modifications.

J. Calcagnile made a motion to approve with conditions and modifications. T. Cosentino seconded the motion. The Land Use Chair explained that since we didn't have this in front of the Land Use Committee because of the timing of the notification from DOT, the Land Use Committee cannot make a recommendation to the full Board which is why he again made the motion as an individual member. He asked the Chairperson to take a roll call vote and explained that a "yes" vote is a vote in favor with conditions and modifications and a "no" vote is a vote against the proposal and if there are any abstaining, to please vote so.

The Chairperson asked if the Board Members understood the motion and if there is any further discussion on the motion. Hearing none.

A roll call vote of the board members was taken.

B. Braton - Yes with conditions & modifications
J. Calcagnile - Yes with conditions & modifications
L. Amorin - Yes with conditions & modifications
N. Bissoon - absent
J. Caruso - Yes with conditions & modifications
M. Cherenfant - absent
B. Ciaramella - Yes with conditions & modifications
R. Ciulla-Frisone - Yes with conditions & modifications
T. Cosentino -Yes with conditions & modifications
F. Dardani - Yes with conditions & modifications
I. Dimoh - Yes with conditions & modifications
E. Fraylon - absent
R. Gendron- Yes with conditions & modifications
T. Gellineau - absent
P. Granickas - absent
F. Gulluscio - Yes with conditions & modifications
G. Hewitt - Yes with conditions & modifications
A. Hill - Yes with conditions & modifications
R. Hitlall - absent
A. Khan - absent
P. Kishun - Yes with conditions & modifications
R. Martinez - Yes with conditions & modifications
F. Mohamed - Yes with conditions & modifications
S. Mohammed -Yes with conditions & modifications
R. Narine - absent
A. Nocerino - Yes with conditions & modifications
P. Nostramo - No
S. Pace - Yes with conditions & modifications
S. Patterson - Yes with conditions & modifications
J. Quijano - absent
A. Rajnauth - absent
K. Roan - No
M. Rosa - absent
G. Russo - Yes with conditions & modifications
A. Sancler - absent
N. Santiago - Yes with conditions & modifications
J. Shew - absent
G. Singh - absent
V. Singh - absent
J. Stahl - Yes with conditions & modifications
P. Tejada - absent
L. Walker - absent
D. Wesby - Yes with conditions & modifications
K. Aley - Yes with conditions & modifications
S. Bacchus - absent
M. Jarbandhan -Yes with conditions and modifications
I. Papadapolous - Yes with conditions & modifications
M. Sanchez - Yes with conditions & modifications
J. Villegas - Yes with conditions & modifications

The vote was: Yes with conditions and modifications: **29** No: **2** Abstaining: **0**
The motion carried.

Following the vote the Land Use Chair stated again to the applicant what we are asking for from his consultants and his liquor license attorney, we are giving you about a week because we have to get this back on the 27th so if he could please respond to that and get it back to the office this way he will have it and it is part of the record that you did respond to and did agree to the modifications.

CHAIRPERSON'S REPORT: The Chairperson reviewed material that had been provided to Board members in their folder files which included:

- Copy of the presentation that was given out at the ESD Aqueduct Redevelopment Workshop
- Notice of the next Aqueduct Redevelopment Workshop meeting which is 6/15 at 6:30 pm at John Adams HS and they have a virtual meeting on 6/16.
- Copy of the Resorts World presentation that they made to the Borough Board last month.
- Various Flyers

- Committee Reports

She continued with information received relating to Con Edison, the Southside Burial Ground, and presentations made at the June meeting of the Borough Board related to DDC and IBX.

COMMITTEE REPORTS:

AQUEDUCT/RESORTS WORLD: The Committee Chair reported on the Empire State Development process currently underway regarding Aqueduct land. He urged all to understand the issues involved and to participate as whatever is to come on that land will affect all who live and work here as that land sits in the middle of the district we serve as a city agency. The Board Chair followed up with comments about the meeting with our Executive Board held at the request of the ESD team. The first and second Vice Chairs of the Board also commented on that meeting and focused their comments on the lack of information relevant to the work of our Board thus far and why we have requested the types of information we seek.

The Land Use Chair spoke about the types of information related to streets, dimensions, etc. that we get on a regular basis related to any land use matter that inform our work. We know ESD will be coming out with a master plan as they did with the Creedmoor site. He spoke about the need for the Board to have more information as to what is informing what they will release. He expressed that we do not want to see it after, we want to be part of how it is being developed other than just going to the Community Workshops as individuals.

The Chairperson continued with the Committee Reports.

PUBLIC SAFETY: The Committee Chair reported that the crime stats report was in the folder material.

PARKS: The Committee Chair announced that the Parks Department is offering a 6-month maintenance position at $18.54 per hour and that it may be the start of a new career. Once you get into Parks it can lead to other opportunities once you get into the system. He congratulated Councilmember Hankerson, the Council's Parks Committee Chairperson, and commented that he is going to have a tough job ahead and that while the 6-month maintenance position is positive and will provide for more workers, there are 12 months in a year. He gave as an example the number of workers maintaining our district's parks and playgrounds diminishes to only 4 people doing the cleaning, maintenance, and shoveling snow in all our parks and playgrounds in CB 10. That 6-month maintenance position is only for the good weather months of the year, and we deserve more than that and they deserve help.

SUMMER YOUTH: The Committee Chair announced they are holding Civil Service 101 on 6/11 and there will be a virtual session and an in-person session held at 1 Centre Street.

CONSUMER AFFAIRS: The Chairperson reported that the report was in the folder material

PERSONNEL: The Committee Chair commented that he hopes that the advertisement will help get new personnel for our Board.

SANITATION: The Committee Chairperson informed all that reimbursement is still available for NYC bins and that if you live in a 1-9 family home, you must have your bins effective June 1st. They are issuing warning tickets right now but come September 7th you will be heavily fined if you don't start using them. You can receive a reimbursement check for $59.30 from the Dept. of Finance if you have STAR or Enhanced Star so you can go online to submit your request. Also, anyone looking to purchase a garbage bin can go to Home Depot, they have them there.

OLD BUSINESS: Hearing none.

NEW BUSINESS: Hearing none.

The Treasurer wished all the fathers a wonderful Father's Day.

The following representatives of elected officials then spoke:

Carl Moore from Sen. Addabbo's office stated that he had their event flyer available up front and that since 2014, senior citizens Homeowner Exemption on their property tax has been raised from $58,000 to $75,000 so a lot more seniors will qualify for the senior exemption which will be a big impact on their property taxes. He wished everyone a happy and healthy summer.

Rita Gocool from AM Rajkumar's announced that the budget was passed in Albany and that the Assemblymember has secured $ 1 million dollars in funding and that she would like to use for afterschool programs, Works, Little League, a summer jazz concert series and many, many other local projects. and summer jobs. All the details are in the article in qns.com. To help families with rising utility costs, the government gives taxpayer relief checks of up to $200.

James Mongeluzo from the Comptroller's Office announced their office is holding a Caribbean Heritage event at Brooklyn College. He also mentioned to visit their website to check out an analysis of the Pied a Terre tax and the store front vacancies report which ties into the zero-interest loan program that was mentioned earlier so you can see how the area where your business is, fits into the program.

David Tanis rep. for Resorts World introduced himself and wished everyone a good evening. He announced they are open, and they encourage everyone to tell their friends and family to apply for job positions with them. He thanked the Chairperson and the Vice-Chairpersons for talking with Empire State Development and stated that Resorts World will be holding a series of community meetings and they want to reflect what the community has been telling them for the past 15 years and they want to make sure that they continue to do that. He wished everyone a Happy Father's Day and a happy summer and that he can be reached directly at 929-244-9769.

The Chairperson asked if there were any other elected official representatives or agency representatives present that would like to speak. Hearing none.

PUBLIC FORUM:

The Chair asked if there was anyone from the public who wished to speak.

Alex Leguzamo introduced himself as a resident of South Ozone Park. He stated that he wanted to speak about the Sapphire Street rezoning project and the Aqueduct site redevelopment. He stated that these two sites could have been made easily into a park. An Aqueduct state park and a Sapphire Street city park and stated his opinion about development being profit-making.

The Chair asked if there was anyone from the public who wished to speak. Hearing none.

The meeting was adjourned at 8:43 pm.

Respectfully Submitted by,

Karyn Petersen

Karyn Petersen
Draft - Subject to Approval