



Community Board 12
The City of New York
Borough of Queens

Jamaica, Hollis, St. Albans, South Ozone Park, and Springfield Gardens

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Donovan Richards
BOROUGH PRESIDENT

Rev. Carlene O. Thorbs
CHAIRPERSON

Kahleel Bragg
DIRECTOR OF COMMUNITY BOARDS

Yvonne Reddick
DISTRICT MANAGER

MASK REQUIRED

COMMUNITY BOARD 12 MEETING

AGENDA

DATE: September 20, 2023

TIME: 7:00 P.M.

PLACE: Robert Ross Johnson Family Life Center
172-17 Linden Boulevard
St. Albans, N.Y. 11433

PRESENTERS/AGENCIES AND BOARD MEMBERS ARE MANDATED TO BE IN PERSON AT THE MONTHLY BOARD MEETING

ZOOM: <https://us06web.zoom.us/j/81951123653?pwd=MUx2aUVVYM2t3OE5SMGhiM1JXbIE0QT09>

Meeting ID: 819 5112 3653

Passcode: CB12

One tap mobile

• +1 929 436 2866 US (New York)

Announcements	7:00 – 7:05 p.m.
Report of the Chairperson	7:05 – 7:10 p.m.
Report of the District Manager	7:10 – 7:20 p.m.
Acknowledgment of Elected Officials	7:20 - 7:30 p.m.

COMMUNITY PARTICIPATION

Council Member Williams would give a report on the wins this community saw in this year's budget as well as report on the Jamaica Neighborhood Plan that we have been working on with CB12 and other stakeholders since early June.

Representative from Con Edison

Kevin Livingston, 100 Suits

BUSINESS SESSION

15-23 Roll Call	7:50 – 8:00 p.m.
16-23 Adoption of Minutes	8:00 – 8:10 p.m.
17 -23 Committee Reports	8:10 – 8:20 p.m.
18-23 Application #2022-51-BZ, (107-20 154 Street, Block #10131, Lot # 30)	8:20 – 8:30 p.m.
19-23 ULURP Application # 23DCP052Q (230262ZSQ, N230263ZRQ)	8:30 – 8:40 p.m.
20-23 Riseboro Organization regarding the conversion of JFK Hilton in affordable housing.	8:40 – 8:50 p.m.

PUBLIC HEARING

1. I. Daneek Miller on behalf of Riseboro Organization regarding the conversion of JFK Hilton in affordable housing.
2. In the matter of ULURP Application #2022-51-BZ, (107-20 154 Street, Block #10131, Lot # 30) submitted by Gerald J. Caliendo, RA, AIA, Architect PC. Bulk variance to facilitate the proposed construction of a new two story and cellar two family dwelling on a vacant irregular lot on the corner of 154th Street and Shore Avenue located in an R5 zoning district.
3. ULURP Application # 23DCP052Q (230262ZSQ, N230263ZRQ) submitted by Applicant Amar 166-11 91st, LLC , Stephanie Shelloe, AICP, Director of EARD requests approval of a Zoning Special Permit and a Zoning Text Amendment (the "Proposed Actions") of approximately 3,600 square feet (sf) comprising Block 9796, Lot 47, p/o Lot 53, p/o Lot 63 (the "Affected Area") bounded by 90th Avenue to the north, 168th Street to the east, 91st Avenue to the south, and Merrick Boulevard to the west in the Jamaica neighborhood within Queens Community District 12. The Zoning Special Permit pursuant to Zoning Resolution ("ZR") Section 115-60 would allow the modification of

bulk regulations and permit a development consistent with the height and setback regulations of the Special Downtown Jamaica District as specified in ZR Sections 115- 233 and 115-234, without limitations imposed by ZR Section 23-692 (Height limitations for narrow buildings or enlargements). The Zoning Text Amendment would modify ZR Appendix F: Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing (“MIH”) Areas for Community District 12, Queens to establish an MIH Area. The MIH Area would be 45 feet in width and 80 feet in depth and would cover the Project Site (Block 9796, Lot 47) and small portions of the adjacent non-Applicant- owned lots 53 and 63.

ADJOURNMENT

Community Board 12 committee reports must be submitted to the District Office at least five (5) days prior to the General Board Meeting to assure inclusion in member’s meeting folders.

Public Forum Participation: You must call the Community Board office at least three (3) days in advance to request speaking time. *Due to time constraints at the meeting location, all requests may not be accommodated for a given month.

Block and Civic Associations are responsible to notify their community residents concerning matters of this agenda.

The next meeting of Community Board 12, Queens will be Wednesday, October 18, 2023