



Donovan Richards
Queens Borough President

Community Board No. 2

43-22 50th Street, 2nd Floor
Woodside, New York 11377

(718) 533-8773

Fax (718) 533-8777

Email qn02@cb.nyc.gov

www.nyc.gov/queenscb2

Lisa Deller

Chairperson

Debra Markell Kleinert

District Manager

December 3, 2020

Community Board 2 Meeting Minutes

This meeting was teleconferenced on WebEx

Board Members Present

Amparo Abel-Bey
Czarinna Andres
Anatole Ashraf
Diane Ballek
Thalia (Karesia) Batan
Nicholas Berkowitz
Tannia Chavez
Osman Chowdhury
Stephen Cooper
Jake DeGroot
Lisa Deller
Sally Frank
Morry Galonoy
William Garrett
Dr. Rosamond Gianutsos
Kenneth Greenberg
Benjamin Guttmann
Christine Hunter
Mohammed Choudhury Jewel
Badrin Khan
Jordan Levine

Sheila Lewandowski
Kristen McGowan
Taina McShane
Thomas Mituzas
Dorothy Morehead
Patrick Murray
Patrick O'Brien
Bianca Ozeri
Elliot Park
Steven Raga
Norberto Saldana
Regina Shanley
Lauren Springer
Mary Torres
Rebecca Trent
Anthony Tudela
John Vaichunas
Adrienne Verrilli
Julie Jaehee Won
Frank Wu

Board Members Absent

Sandra Bigitscke Bessie
Cassaro Warren Davis
Dominic Lippolis
Clara Oza
Carol Terrano

"Serving the Communities of Long Island City, Sunnyside, Woodside, and Maspeth"

Elected Officials/Representatives

Honorable Donovan Richards, Queens Borough President
Honorable Brian Barnwell, NY State Assembly Member
Jack Bernatovicz, Representing Council Member Jimmy Van Bramer
Ernie Brooks, Representing Congresswoman Carolyn Maloney
Elaine Fan, Representing NYC Comptroller Scott Stringer
Vicky Garvey, Queens Borough President's Office
Vicky Leahy, Representing NY State Assembly Member Brian Barnwell
John Perricone, Representing Queens Borough President Donovan Richards
Jessica Schabowski, Mayor's Community Affairs Unit

NYC Department of City Planning

Teal Delys
Hallah Salleh

Phipps Houses

Sarah Ellmore
Douglas Hanau
Herbert Mandel
Cathy Pennington
Michael Wadman

Guests

Judy Zangwill, Sunnyside Community Services
Jack Freeman
Julia Forman
Gloria Farrell
Seth Slade
Julia Forman
Heajin Kim
Lois Fusco
Manny Gomez
Brent O'Leary
Daniel Brecker
Benjamin Lucas
Isabella Sanchez
Mandana Limbert
Park Papish
Cassillo Carillo
Pat Dorfman
Mary Caufield
Jeremy Walsh
Nicholas Oo
Mindy Green
Tyler Herald
Thomas Muccoli

Ms. Deller welcomed everyone to the meeting and announced the meeting was being teleconferenced and until further notice all future meetings will be teleconferenced.

Pledge of Allegiance.

Ms. Deller introduced the following individuals:

Honorable Brian Barnwell, NY State Assembly Member

Assembly Member Barnwell provided the following update:

Thanked the Board Members for their service.

Wished everyone a happy holiday season.

Announced his office was conducting a toy drive. Anyone wishing to donate toy may contact his office. Assembly Member Barnwell announced they will be distributed to different community groups.

Ms. Deller thanked Assembly Member Barnwell.

Ms. Deller welcomed the Honorable Donavan Richards, Queens Borough President.

Honorable Donavan Richards, Queens Borough President

Queens Borough President Richards provided the following update:

- Announced that he attended the tree lighting ceremony at Queens Borough Hall.
- Attended his first Land Use Hearing as Queens Borough President.
- Thanked all for their service and wished all happy holidays.
- Looks forward to working collectively together, as we move forward.
- Queens Borough President announced that he looks forward to working with all the 14 Community Boards and stated that there is a myriad of challenges across the borough and that we will all have to work together towards improving the Queens community.
- Announced that he will be listening for input on things we can do on how to make things better and ensure that we strengthen Community Boards as we move forward.
- Announced there will be the 12th and final Recruitment Fair on December 9, 2020 at 2:00 pm. Anyone interested may RSVP at www.queensbp.org. These recruitment fairs have proven to be successful.
- Thanked the prior Queens Borough President Sharon Lee for her service and enabled it to be a seamless transition.
- Thanked all for the opportunity to address the Board and looks forward to working with the leadership and the members.

Ms. Deller thanked Queens Borough President Richards for the commitment to collaboration between the Queens Borough President's Office and Community Board 2 and added that this Board has an active development pipeline and that we look forward to working in partnership with his office.

Jack Bernatovicz, Representing Council Member Jimmy Van Bramer

Mr. Bernatovicz provided the following update:

- Announced that Council Member Van Bramer would like to recognize the Sunnyside/Woodside Mutual Aid and all the Mutual Aid groups in the district and all their incredible work. The Council Member is impressed by their energy and continued efforts supporting the community. The Council Member along with his husband joined the Sunnyside/Woodside Mutual Aid on November 8, 2020 and donated some non-perishable food items to their food drive.
- Throughout the month, Council Member Van Bramer's office in coordination with Ace and Wildcat helped remove graffiti and power washed locations with graffiti and helped power wash locations. Mr. Bernatovicz announced that if there are any locations in the district that they thought could benefit from power washing, to contact him by sending an email or contacting the Council Member's Office.
- Announced Council Member Van Bramer joined the 39th Avenue Open Streets Walk Through. The Council Member looks forward to joining them again to find ways to continue to keep 39th Avenue a better street for all. He thanked the following individuals: Amparo Abel-Bey, Nick Berkowitz, Julie Jaehee Won and Dr. Rosamond Gianutsos for being a part of this effort.
- Announced that Council Member Van Bramer met with the members of the Blissville Civic Association discussing quality of life concerns and collaborating with future projects. He thanked Warren Davis and Tom Mituzas for coordinating this meeting.
- Announced that Council Member Van Bramer organized a tour of the Phipps Houses, Sunnyside Gardens Apartments with tenant leaders, CB 2, and the Phipps Management. The Council Member toured the grounds including the laundry room and an apartment. He stated the purpose was to hold Phipps accountable to promises made to their tenants and we are hopeful to see the impacts of their improvement plan and ongoing work with the tenant's association.
- Announced Council Member Van Bramer joined his colleagues in support of the Municipal Voting Rights Bill, which would allow green card and working permit holders to vote in NYC municipal elections. Council Member Van Bramer is also a co-sponsor of this bill and is fighting with his colleagues to expand voting rights in the city.
- Announced Council Member Van Bramer joined small business owners and advocates outside of Little Chef in LIC to save small businesses along with Sheila Lewandowski. He thanked her for her coordination along with representatives from across the borough. They called for canceling rent,

greater small business relief and passing the Small Business Jobs Survival Act and One Fair Wage Legislation in the council.

- Announced that the Council Member's Bill on Open Culture Bill is currently being negotiated by the Mayor's Office. We are optimistic for a vote in the council later in the month. He announced that 270,000 cultural workers have lost their jobs during the Pandemic. While the City did an incredible job with Open Streets and Open Restaurants, now it is time to open culture to keep performing arts, and culture alive in NYC. This program will help bring culture to the streets and turn our streets into a stage. He thanked Kenny Greenberg, Karesia Batan and the Cultural Affairs Committee for inviting Council Member Van Bramer to speak.
- Announced there will be a virtual scoping for Lt. Michael Davidson Playground on December 16, 2020 at 6:30 pm.

In response to a question by Ms. Lewandowski, Mr. Bernatovicz reported the Committee on Cultural Affairs will be hosting an oversight hearing on Arts Education in the City. They are looking to hear from cultural institutions and the administration on how this work is continuing and how the Council can better support arts education.

Mr. Bernatovicz entertained questions.

John Perricone, Representing Queens Borough President Donovan Richards

Mr. Perricone announced the following:

- The 12th Virtual Job Fair will take place on December 9, 2020. Anyone interested can RSVP at www.queensbp.org.
- Congratulated the new Executive Board as well as returning Board Members.
- Looks forward to a continued working relationship in 2021.

Vicky Leahy, Representing Assembly Member Brian Barnwell

Ms. Leahy wished all a happy holiday season and if anyone has any questions or concerns, they can reach out to the Assembly Member's office.

Jessica Schabowski, Mayor's Office of Community Affairs

Ms. Schabowski provided the following update:

- Discussed the COVID-19 vaccines which is moving into approval, so the City and State have been coordinating a distribution plan with an important focus on those who have the greatest need and that includes: first high-risk healthcare work, nursing home residents, individuals who work in our nursing homes, individuals who live in public housing
- Ms. Schabowski reported that they been working out the infrastructure that will be needed to sort these vaccines including ultra-cold storage and special freezers and at the same time we are also building out a campaign to build trust within communities.
- They will be working with community organizers, faith leaders and local clinicians in the coming months.
- The Commissioner from the Department of Health issued an advisory to older New Yorkers and people with underlying health conditions that they begin to limit activities outside of their homes, except for leaving their homes to travel to and from work or school or for essential purposes and to avoid public spaces and gatherings.

- We are again reinforcing the messages for your face coverings, to keep washing your hands and keep minimizing those small gatherings.
- She reported that we have amassed 150 million pieces of PEE that is going to be supporting our health care facilities and that comes after the city announced its plan to maintain a 90-day stockpile of PPE.
- Ms. Schabowski discussed the shortage in blood donations and reported that in the spirit of the holiday, we are asking folks to donate blood.
- Also, to support our small businesses and shop local during the holiday season.
- In response to a question, by Lisa Deller, concerning a request for a testing site, Ms. Schabowski reported that we she will follow up with the test and trace team.

In response to a question by Ms. Lewandowski about trying to organize a blood drive locally, Ms. Schabowski reported that she will coordinate with the Blood Center.

Ernie Brooks, Representing Congresswoman Carolyn Maloney

Mr. Brooks provided the following update:

- Announced the Congresswoman is in Washington DC.
- They are trying to push for a COVID Relief Bill.
- Provided an update on the Oversight Hearing.

Judy Zangwill, Sunnyside Community Services

Ms. Zangwill provided the following:

-

ULURP APPLICATION ULURP CEQR: N 210095 – Zoning for Coastal Flood Resiliency

- The Department of City Planning (DCP) is proposing a zoning text amendment, Zoning for Coastal Flood Resiliency (ZCFR), to update the Special Regulations Applying in Flood Hazard Areas (Article VI, Chapter 4). The current zoning rules were adopted on an emergency basis to remove zoning barriers that were hindering the reconstruction and retrofitting of buildings affected by Hurricane Sandy and to help ensure that new construction there would be more resilient. ZCFR would improve upon and make permanent the relevant provisions of the current temporary zoning rules and provide homeowners, business owners, and practitioners who live and work in the city's floodplain the option to design or otherwise retrofit buildings to: (a) reduce damage from future coastal flood events, (b) be resilient in the long-term by accounting for climate change, and (c) potentially save on long-term flood insurance costs. In addition, it would allow resiliency improvements to be more easily incorporated on waterfront sites at the water's edge and in public spaces, as well as provide zoning regulations to help facilitate the city's long-term recovery from the COVID-19 pandemic and other future disasters.

Teal Delys provided the Zoning for Coastal Flood Resiliency power point presentation.

Ms. Lewandowski discussed the issues of serious flooding during Hurricane Sandy and asked if a study had been done along the waterfront.

Ms. Deller stated we can request a Neighborhood Resiliency Study of the area.

Ms. Delys and Halleh Salleh entertained questions.

PRESENTATION - 50-25 BARNETT AVE REZONING – ULURP C 200243 ZMQ – N200244 ZRQ

- Phipps Houses is proposing a zoning map amendment and zoning text amendment to facilitate a new mixed-use development containing affordable housing and community facility space at the property located at 50-25 Barnett Avenue in Sunnyside. A zoning map amendment is proposed to rezone the project site, from M1-1 to R6A. A zoning text amendment is also proposed to establish a Mandatory Inclusionary Housing area at the project site.

Sarah Ellmore, Phipps Houses introduced her colleagues: Douglas Hanau, Herbert Mandel, Cathy Pennington, and Michael Wadman

Ms. Ellmore provided a presentation and discussed the following:

- Project Site 50-25 Barnett Avenue, Sunnyside, NY
- Proposed Land Use Actions
- Application Status
- Project Site – Existing Conditions
- Proposed Development
- Streetscape Improvements
- Unit Distribution and Affordability Levels
- Deeper Affordability Levels

% of AMI	% of Units	No of Units
○ 40% - formerly Homeless	15%	25
○ 50%	15%	25
○ 60%	15%	25
○ 70%	15%	25
○ 90%	40%	66
○ Total	100%	166

- First Floor space and the community facility on the ground floor, the attended parking, lobby, and the landscaped area.
- Second Floor Plan and the Recreation Terrace, which is 6,000 square feet.
- Residential amenities including the kids' room, laundry, lounge, multipurpose room, and fitness.
- They reduced the overall height from 10 stories to 7 stories and increased the amount of community facility space.
- Increased the amount of parking and are providing a commitment for unionized maintenance staff with 32 BJ.
- They have deepened the levels of affordability and are keeping them even further than what they originally proposed earlier in this process.
- They invested over \$3,000,000 for improvements to Sunnyside Garden Apartments.
- Announced they are proposing the Sunnyside Garden Apartments Improvement Plan which aims to increase communication with the Tenants Association.
- They are planning to hire new Porter that will focus on trash management and recycling and who will also begin to prioritize the routine cleaning of the common areas. They will expand the extermination services, and plan to inspect and treat compactor rooms, elevator room and storage areas in addition to the regular common areas.
- They have added in the requests of the Land Use Committee to provide Annual Tenant Satisfaction Surveys that will be done by a third party as well as annual apartment inspections.

Ms. Ellmore entertained questions.

Patrick O'Brien commented that the issue of enforcement of the promises made by Phipps is critical to the Board's decision on this matter. CB2 has been through rezoning before where developer promises are made and violated. CB2 as community board needs to both trust and verify the progress and outcome of Phipps promises.

Board Members discussed the details of the resolution and the Phipps Improvement Plan.

Attendance

- Board Members Present – 41 Board Members Absent 6 Quorum: Yes

Approval of the November 5, 2020 Community Board 2 Meeting Minutes

A motion was made and seconded to approve the November 5, 2020 CB2 Meeting Minutes.

Chairperson's Report

Ms. Deller provided the following update:

- Requested a moment of silence for former Mayor David Dinkins.
- Discussed the statistics of the COVID-19 and encouraged everyone to stay safe.
- Thanked the Budget and Executive Committee for their participation on the Capital and Expense Budget which was submitted. Thanked Debra Markell Kleinert and MaryAnn Gurrado for submitting all the data.
- Attended the Waterfront Plan Public Workshop.
- Discussed a request for a mobile COVID 19 testing sites.
- Provided an update on a meeting with Council Member Van Bramer and the Blissville Civic Association. Ms. Deller acknowledged Warren Davis and Tom Mituzas for their advocacy for their neighborhood. Ms. Deller discussed the BCA work to restore the flagpole that has been down since Hurricane Sandy and the issues around the temporary shelters.
- Announced Tom Mituzas will be the Co-Chair of the Transportation Committee with Sheila Lewandowski.
- Wished everyone a Happy Hanukkah, Merry Christmas, and Happy Kwanzaa and a safe Happy New Year.
- Announced the next Community Board 2 meeting will be Thursday, January 7, 2021 at 6:30pm.

District Manger's Report

Ms. Markell Kleinert provided the following update:

- Announced the CB 2 Office is open an operating and staff are in the office three days a week and sometimes four days a week, especially during Board meeting week.
- Everyone entering the CB 2 office must have their temperature taken and the CB 2 staff are following all city protocols.
- Thanked Chairwoman Deller and the entire Board and especially the new Tech Committee and that she looks forward to working together to making things better.

- Reminded everyone to contact the Board Office with any complaints.
- Wished everyone Happy Holidays.
- Reminded everyone of the many people that have been lost this past year and reminded everyone to stay safe.
- In response to a question, Ms. Markell reported that complaints reported to the CB2 office are called into 311, tracked and filed.
- Ms. Markell Kleinert reported that she holds a District Service Cabinet meeting each month to discuss issues with various city agencies.

Teal Delys, Department of City Planning Report

Ms. Delys provided the following update:

- Upcoming ULURP Projects for 62-04 Roosevelt Avenue and 48-18 Van Dam Street, will be likely to certify in the next couple of months.
- Provided an update on the Queens public Library and the Wolkoff site. Discussed the offer of an extension to the Queens Public Library until 2025.
- In response to a question, Ms. Delys provided an update about the minor modification and that a hearing will take place on December 16, 2020.

Ms. Delys entertained questions.

Land Use Committee

Ms. Deller discussed the votes for the following:

- **ULURP Proposal for Zoning for Coastal Flood Resiliency. Ms. Deller stated this is about helping people who are building buildings to make buildings more resilient. The Land Use Committee voted unanimously to approve the application.**

Stephen Cooper made a motion, and it was seconded by Benjamin Guttman to adopt the proposal. The vote was 42 in favor of the motion; none opposed and no abstentions.

- **50-25 Barnett Avenue Rezoning – ULURP C 200243 ZMQ – N200244 ZRQ**

Ms. Deller reported the following:

- The applicant presented to the Land Use Committee on October 21, 2020 and a public hearing was held on November 18, 2020. At that meeting CB 2 urged attendees to provide written testimony and we received 36 in favor and 46 opposed. The letters in opposition were an alarming number related to the conditions in their apartments. CB 2 received photos of leaks, insect infestation, potholes, mold, and the conditions that were troubling.
- Ms. Deller discussed the site visit conducted by Council Member Van Bramer and that Board members Dr. Rosamond Gianutsos, Frank Wu and Julie Won had also inspected the site and observed distressing maintenance conditions.
- Ms. Deller stated that there are community concerns about spot rezoning, the possibility of this project setting a precedent for other rezoning, the need for affordability and impact on small businesses and traffic.
- She said that there has also been testimony in favor from residents of *Sunnywood* and

comments from non-profit orgs such as HANAC and West Harlem Group Assistance.

- Ms. Deller stated that CB 2 has recognized the urgent need for long term safe sanitary and affordable housing in this district, which as many people have noted has been made more urgent by the COVID-19 pandemic. There are more homeless people under the elevated train on Queens Blvd and the need for food pantries.
- Ms. Deller said, at the public hearing residents of Phipps brought up the deeply troubling maintenance and management issues, including the rodent infestations, the poor common area cleaning, overflowing trash containers and leaks as well as profound lack of trust by existing residents for the property management staff and complaints that the upkeep and maintenance at the complex.
- She said that Phipps responded to the inspections with the Improvement Plan and that we would be voting on a rezoning application for a new construction project that would construct 167 units of affordable housing apartment and that our city has an urgent need for affordable housing.
- Ms. Deller stated that the circumstances of the application are not perfect given the conditions observed at the Phipps Sunnyside Gardens Apartment. However, the vote tonight is not a referendum on the external issues. We are voting tonight on the rezoning application before us.
- There will still be many opportunities to make this application stronger for the community.
- Ms. Deller reported that she had worked with various members of the Board including Nick Berkowitz and Patrick O'Brien to draft a resolution for the Board's consideration.
- Ms. Deller asked whether the board members had all read the resolution.

Stephen Cooper made a motion that the Land Use Committee recommendation and the Community Board Resolution be adopted It was seconded by Dr. Rosamond Gianutsos and Christine Hunter.

Tom Mituzas expressed his concern about how this resolution would affect homelessness.

Patrick O'Brien commented on the need for the Board to be able to enforce the Phipps promises in the Improvement Plan and his desire to see the top-level affordability be lowered to 80%. He said that the compromise is worth it if Phipps adheres to the improvement plan. He said this is not a perfect plan, however, there is an advantage to having something in writing to hold Phipps accountable if they do not comply. He commented, if not this project then what?

Ben Guttman commented that the resolution and action plan is good, 167 affordable housing units on a parking lot is an appropriate site. CB2 needs to use this opportunity to improve the conditions of our neighbors.

Nicholas Berkowitz asked Phipps, whether in their current and future properties, Phipps would abide by the various provisions of the Housing Stability and Tenant Protection Act of 2019, including:

- elimination the high rent and high-income decontrol thresholds
- vacancy and longevity rent increases
- treatment of preferential rent as the legal market rent
- provision which put Homes and Community Renewal in charge of determining both the validity and value of Major Capital Improvements (MCIs) and Individual Apartment Improvements (IAIs)
- legislation's limits on the number of MCIs and IAIs.

Mr. Wadman and Mr. Hanau of Phipps said that they would abide by the provisions of the law.

Steven Raga asked whether Phipps would be willing to stake their ability to build the proposed property at 50-25 Barnett Ave on their commitment to following through on the terms of the Sunnyside Garden (Phipps) Improvement Plan, including:

- elimination of rodent and insect infestations and gut renovating rooms and even whole apartments with severe infestations. Ms. Pennington said that Phipps is committed to addressing the issues. Each situation may have different remediation solutions.
- reduction in the amount of standing trash throughout the property
- inspection of the property for mold as well as fixing any underlying causes
- providing clean common areas and a sanitary laundry facility
- repainting areas with chipped paint in common areas

Ms. Pennington said that most of the items mentioned are in the Improvement Plan and yes that they would follow through on these items.

Steven Raga added additional items to his inquiry.

- conducting annual apartment inspections.
- hiring an additional porter and maintaining a six (6) member porter crew at the Phipps Sunnyside Garden Apartments.
- meet monthly with the Phipps Sunnyside Garden Apartments Tenants Association
- provide quarterly extermination reports to the Phipps Sunnyside Garden Apartments Tenants Association
- maintaining the gardens, trees, grass, hedges, and other plantings at the existing property
- within 90 days of the passage of a ULURP resolution contracting with a professional survey company and initiating a resident satisfaction survey will engage but would not commit to timing.
- providing questions to the Community Board 2 Land Use Committee for comment prior to sending the survey to residents.
- Make the survey results available to the Tenants Association and Community Board 2 Land Use Committee.

The Phipps representatives answered yes to all the commitments listed above, except for, the ongoing commitment to have 6 porters on staff. Regarding staffing, Ms. Pennington said that Phipps would be hiring at this time and as they implement the improvement plan, Phipps would evaluate quality and satisfaction of staffing going forward.

Dorothy Morehead commented that the proposed building is close to railroad and that there would be foul odors from diesel engines. Ms. Ellmore said that they would be required to mitigate any environmental issues. An E designation would be placed on site would require windows be mitigate noise pollution to 45 decibels. Ms. Morehead commented on the Buckeye Pipeline and asked whether Phipps was aware of its location near this project. Phipps answered that they were not aware of the pipeline.

Tom Mituzas inquired as to how many homeless from the local community could move into this project. Phipps answered that formerly homeless residents would be referred by HPD. When asked if CB2 shelter residents would benefit from the community board preferences, Phipps said they would investigate this.

Taina McShane asked how long the units would be required to remain affordable. Phipps replied that MIH units would be permanently affordable. The remaining apartments would have a 50-60-year

regulatory agreement.

Morry Galanoy asked whether property management would be managed by the Phipps for profit affiliate. Mr. Wadman said yes. He added that any profit from the property management affiliate goes to the not-for-profit corporation.

Christine Hunter asked whether Phipps would commit to non MIH units remaining affordable. Mr. Wadman said yes to the extent that the city commitments remain in place. She asked would there be a community board preference for lease up. Mr. Wadman answered yes there would be.

Frank Wu asked whether Phipps would use union labor to maintain, construct and manage 50-25 Barnett Avenue and whether Phipps would be willing to work with our Board, elected officials and others to create the correct affordability mix at 50-25 Barnett Avenue. Phipps answered that maintenance staff would be 32BJ union employees. Construction is not prevailing wage so there is no requirement for union labor.

Frank asked if Phipps would confirm they would reduce the affordability to 80% AMI from 90%. The Phipps staff answered yes.

Rosamond Gianutsos asked, if Phipps is committed to having 6 full time porters. Phipps answered that they would be hiring additional staff for now and would take this under consideration for the future.

Julie Jaehee Won asked whether Phipps would be willing to take advantage of state or city affordable housing programs to preserve Phipps Sunnyside Gardens Apartments as affordable housing. Doug Hanau said that Phipps would consider this.

She also asked whether Phipps would be willing to, at least temporarily, suspend construction of this project should this Board determine that they had grossly violated their word to our community. Phipps answered no, there is not any feasible way due to the cost of not meeting construction timelines.

Ms. Won further inquired whether Phipps would stake their ability to build anything else in this part of Queens or even this City on keeping their word to our community. She added that we are trusting you to keep your word to the Community. Mr. Wadman answered yes.

Sheila Lewandowski added that we have a real need for this type of housing and that we need to hold people accountable.

Sheila Lewandowski made an amendment to the motion by Steven Cooper to stipulate that the highest AMI level at the project be 80% rather than 90%.

Nicholas Berkowitz requested to list certain questions asked by board members. He said that he wanted to put into the resolution exactly what Phipps agreed to. Patrick O'Brien recommended that he remove the items associated with the Housing law since this is subject to legal interpretation. Steve asked Nicholas to detail the language to include with the motion. Nicholas submitted the following text: Queens Community Board 2 requires the applicant to abide by the terms and timing of the *Sunnyside Garden Apartments (Phipps) Improvement Plan*, particularly the applicant's commitments to: Eliminate rodent and insect infestations and reduce the amount of standing trash throughout the

property.

- Eliminate mold blooms throughout the property and their underlying causes.
- Provide clean common areas and a sanitary laundry facility.
- Repaint areas where there is chipping paint on doors and walls in common areas.
- Conduct annual apartment inspections and renovate when necessary.
- Eliminate standing water and repair paving throughout the property.
- Contract a multiple-language translation and interpretation service and offer the service to residents.
- Within 90 days of the passage of this resolution, contract with a professional survey company and initiate a resident satisfaction survey; provide the questions to the Community Board 2 Land Use Committee for approval prior to sending the survey to residents.
- Hire an additional porter and maintain a six (6) member porter crew at the Phipps Sunnyside Garden Apartments.
- Meet monthly with the Phipps Sunnyside Garden Apartments Tenants Association.
- Provide quarterly extermination reports to the Phipps Sunnyside Garden Apartments Tenants Association; and
- Maintain the gardens, trees, grass, hedges, and other plantings.

Stephen said he had no objection to Nicholas's amendment.

Stephen Cooper made a motion that the Board agreed to adopt the resolution of the Land Use Committee with the amendment made by Sheila Lewandowski to stipulate that the maximum area median income (AMI) be set at 80% and additional language incorporated in the resolution and previously discussed with Patrick O'Brien and the Chair be provided by Nicholas Berkowitz.

Steve made a motion to include the amendments from Sheila Lewandowski and Nicholas Berkowitz. Rosamond Gianutsos seconded the motion.

Taina McShane made a motion to call the question. The members voted to call the questions.

The vote was 28 in favor of the motion; 13 opposed and no abstentions.

Arts & Cultural Committee Report

Mr. Greenberg provided the following update:

- He encouraged everyone to read the Arts & Cultural Committee Meeting Minutes.
- Reported Council Member Van Bramer was a guest speaker at the Committee Meeting. The Council Member requested a resolution supporting the Open Culture Bill that it is before the City Council.

Karesia Batan read the following statement. The very survival of arts in the City requires that the City of New York passes legislation which would permit both creative and performance artists to display and perform in public spaces during the existence of the COVID-19 pandemic to allow the artists to survive and prosper. We see that the City of New York tax legislation allow artist entertainment venues and cultural organizations to apply for permits to perform and charge the public for the displays, performances and or rehearsals in public spaces such as parks, open streets and other similar spaces which would also include the DOT plazas that are the central permitting agencies like the outdoor dining

program that currently in effect. We want such permitting to be simplified in application and be self-certified by the applicant that such permitting be administered by the Mayor's Office of Citywide event Coordination and management in consultation with the DOT and that permitting be free of charge for all cultural organization to apply to performances and be in compliance with all state and city executive orders regarding COVID-19 and city agency guidelines for outdoor program and events and that this program be active through December 31, 2021.

Karesia Batan made a motion and it was seconded by Stephen Cooper to draft a resolution to support the Open Culture Bill. The vote was unanimously in favor of the motion with none opposed and no abstentions.

A motion was made to adjourn the meeting.

Public Comment

Respectfully submitted by:

MA Gurrado

12032020CB2MM

