



Community Board No. 5

Borough of Queens
Ridgewood, Maspeth, Middle Village and Glendale
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Walter H. Sanchez
Chairperson

Gary Giordano
District Manager

Minutes of Queens Community Board 5 Public Meeting February 11, 2026

Board Members Present

Vincent Arcuri, Jr; Carol Benovic-Bradley; Eric Butkiewicz; Rachel Caracci; Deepak Chaudhari; Walter E. Clayton, Jr; Emily Coyne; Patricia Crowley; Dmytro Fedkowskyj; Steven Fiedler; Dorie Figliola; John Gentry Fitch; Mati Gonzalez; Daniel Heredia; Christopher F. Herman; Fred Hoefflerle; Maryann Lattanzio; Diego Leclery; Katherine Masi; Naho Matsuzawa; Charles Ober; Margaret O'Kane; Michael O'Kane; Donald Passantino; Kenneth Rehberger; Alex Ritter-Jung; Luis Rodriguez; Enriquez Rosa; Lee S. Rottenberg; Walter H. Sanchez; Lily Scarabino; Katarzyna Syta; Barbara Toscano; Patrick Trinchese; Jasmine Valle-Bueno; Sebastian Vivas; Brandon Zwagerman

Board Members Absent

Jessica Boiardi; Robert Cermeli; Betsy Chen; Gail Grabowski; Fred T. Haller; Paul A. Kerzner; Edward Lettau; Human Maura; Melissa Rebecca; Theodore Renz; Ravahn Rodriguez; Dennis Stephan

Elected Officials and Staff

Clare Collins – Community Liaison for Queens Borough President Donovan Richards
Kate Boehme – Queens County District Attorney Melinda Katz
NYC Council Member Phil Wong, 30th CD and staff member Muhammad Hodzik
John D'Angelo – NYS Senator Joseph P. Addabbo, Jr., 15th SD
Irene Stathatos – NYS Senator Michael Gianaris, 12th SD
Maria Valdez – NYS Senator Julia Salazar, 18th SD
Miles Ashton – NYS Assembly Member Steven Raga, 30th AD
Justin Martinez – NYS Assembly Member Claire Valdez, 37th AD
Jean Sooklall – NYS Assembly Member Jenifer Rajkumar, 38th AD

Staff

Gary Giordano, District Manager-QCB5
John Maier, Community Coordinator-QCB5

Guests

Derek Jasmin, Queens Planner – Dept. of City Planning
Det. Michael Berish and PO Dilsia Bonilla – 104th Precinct Community Affairs Unit

Board Chairperson Walter Sanchez welcomed everyone to the Board Meeting and called the meeting to order at 7:33pm with the Salute to the Flag. Mr. Sanchez then invited the Community Affairs Officers of the 104th Precinct to speak.

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104th PRECINCT COMMUNITY AFFAIRS

Detective Berish and Officer Bonilla of the 104th Precinct Community Affairs Unit provided an update on current crime trends affecting the precinct. They reported a significant increase in catalytic converter theft, particularly in Maspeth and Middle Village, as well as a rise in auto theft across all sectors. They indicated that these offenses are currently driving up overall crime statistics in the precinct. Residents were advised to use steering wheel locks, park vehicles in garages when possible, and never leave keys or key fobs inside their vehicles, as doing so creates easy opportunities for theft.

Detective Berish and Officer Bonilla also highlighted a growing number of scams impacting the community. Residents were reminded not to answer calls from unknown numbers and to avoid providing money or personal information to unsolicited callers. Law enforcement and government agencies will never call individuals to request money. A recently emerging “gold bar” scam involves callers falsely claiming to represent agencies such as the IRS, FTC, or Social Security Administration and instructing victims to purchase gold bars or Bitcoin to “protect” their funds. In some cases, individuals have lost substantial sums of money, including one recent victim who lost approximately \$300,000. The officers stressed the importance of educating neighbors, particularly elderly residents who are often targeted.

They further warned about phishing attempts and malicious links sent via text or email, which can install malware, compromise personal information, and cause financial loss. Residents were urged not to click on suspicious links and to share this information widely, as many people may not recognize these threats.

Additionally, Detective Berish and Officer Bonilla cautioned residents not to allow anyone into their homes for utility or service work unless an appointment has been scheduled and verified. Scammers may pose as representatives from utility companies, delivery services, or other organizations. Residents should confirm appointments directly with the company before granting access to their homes. The officers emphasized that education and awareness remain the most effective tools in preventing these crimes.

PUBLIC HEARING RE: PROPOSED 63-02 FRESH POND ROAD REZONING (APP. #: C260155ZMQ) IN THE MATTER OF an Application submitted by 63-02 Fresh Pond Road Realty LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 13d:

1) Eliminating from within an existing R5B District, a C1-4 District bounded by a line 100 feet southerly of Metropolitan Avenue, Fresh Pond Road, Menahan Street, and a line 100 feet southwesterly of Fresh Pond Road; and,

2) Changing from an R5B District, to an R6A District, property bounded by a line 100 feet southerly of Metropolitan Avenue, Fresh Pond Road, Menahan Street, a line 100 feet southwesterly of Fresh Pond Road, a line midway between Bleecker Street and Menahan Street, a line 125 feet southwesterly of Fresh Pond Road, Bleecker Street, and a line 100 feet southwesterly of Fresh Pond Road; and,

3) Establishing within the proposed R6A District, a C2-4 District bounded by a line 100 feet southerly of Metropolitan Avenue, Fresh Pond Road, Menahan Street, a line 100 feet southwesterly of

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Fresh Pond Road, a line midway between Bleecker Street and Menahan Street, a line 125 feet southwesterly of Fresh Pond Road, Bleecker Street, and a line 100 feet southwesterly of Fresh Pond Road.

According to the Application, the Proposed Actions would facilitate the redevelopment of the Development Site (Block 3522, Lot 19, 20, 23, 26 and 27) with a new 7 story (73") mixed-use building with 51,300 zoning square feet or 3.55 Floor Area Ratio (FAR). This would include 7,000 square feet of commercial use (0.47 FAR) and 46,100 square feet of residential use (3.09 FAR) with 54 dwelling units.

There would be 19 accessory parking spaces provided in the proposed building's cellar. One new curb cut on Bleecker Street is planned. 13 to 16 of the proposed 54 dwelling units would be affordable under Mandatory Inclusionary Housing (MIH) (Options 1 or 2).

The hearing was opened and moderated by Board Chairperson Walter Sanchez. Adam Rothkrug, a land use attorney from Rothkrug, Rothkrug, and Spector, was the lead representative for the property owners. He presented an application concerning 63-02 Fresh Pond Road, a vacant corner lot at Fresh Pond Road and Bleecker Street. Mr. Rothkrug was joined by the firm's planner, Justin Jarboe; the project's architects, Anthony and Joe Morali; and two of the Troia brothers who own the property, Steve and John Troia. Mr. Rothkrug indicated that the site has been owned by the Troia family since 1998, and that it previously contained commercial buildings that were demolished. The owners also operate Rosa's Pizza across the street and were described as long-standing local stakeholders.

The application seeks to rezone the property from R5B to R6A and eliminate the existing C1-4 commercial overlay and replace it with a C2-4 Commercial Overlay. In addition, Mr. Rothkrug stated that the proposal will include a provision to establish a Mandatory Inclusionary Housing (MIH) area, requiring that at least 25 percent of the residential units meet New York City's affordability requirements, and would be subject to oversight by New York City's Department of Housing Preservation & Development. Mr. Rothkrug indicated that the application was initially presented to the Board's Zoning & Land Use Review Committee several years prior and has since undergone extensive technical and environmental review by the Department of City Planning before certification earlier this year.

Mr. Rothkrug explained that recent citywide zoning changes under the "City of Yes" initiative increased allowable density in the existing R5B district, but the applicant continues to seek R6A zoning, which would allow a Floor Area Ratio (FAR) of 3.9 and with the new City of Yes zoning provisions would require 25 to 30 percent of the Floor Area and Units to be affordable. A 25-foot portion of the rear of the site, along Bleecker Street, would remain R5B to provide a buffer and transition to neighboring homes. The proposed development consists of a seven-story building stepping down to five stories along Bleecker Street. The proposed building would total approximately 53,000 square feet, including 7,000 square feet of ground-floor retail and 46,000 square feet of residential space.

Although no parking is required under the current or proposed zoning, the applicant proposes 19 accessory parking spaces accessed from Bleecker Street for residents only. The proposed project includes 54 dwelling units, of which approximately 14 would be permanently affordable. Notably, the unit mix emphasizes larger apartments: 65 percent would be two- and three-bedroom units, and no studios are proposed. Mr. Rothkrug stated this reflects feedback from prior discussions with former Council Member Holden, current Council Member Wong, and the community.

He also referred to a recently adopted ballot initiative creating an expedited land use process for certain Community Districts that have produced limited affordable housing, including Queens Community District 5. However, the applicant does not intend to withdraw and refile under that new process and instead wishes to proceed under the current application.

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The proposed rezoning area extends beyond the applicant's lot along the west side of Fresh Pond Road to connect with an existing R6B district near Metropolitan Avenue, as recommended by the Department of City Planning to avoid spot zoning. Mr. Rothkrug clarified that the applicants have no ownership or financial interest in the additional properties included in the broader proposed rezoning area.

In discussing neighborhood context, Mr. Rothkrug acknowledged that the proposed 73-foot height exceeds that of most nearby residential buildings but noted that several institutional and commercial buildings in the area are of comparable height. He characterized the R6A designation as moderate and stated the applicants intentionally avoided seeking a higher-density zoning district.

Chairperson Sanchez began the Questions and Comments section of the Public Hearing with the first three questions – 1. Is the proposed building height measured from the higher grade on 61st Street or from Fresh Pond Road? Mr. Rothkrug responded that the height is measured from the grade directly in front of the building on Fresh Pond Road. The grade difference is significant, though exact figures were not provided; 2. What is the height of the homes along Bleecker Street? Mr. Rothkrug answered that they are generally three stories, approximately 30 to 32 feet tall; 3. Will the 19 parking spaces be reserved for residents only? Mr. Rothkrug responded that the parking would be accessory to the residential building and not for commercial vehicle storage. Chairperson Sanchez then opened the floor to Board Member questions.

Board Member **Vincent Arcuri** then inquired how far are the applicants looking to extend the new R6A zoning north of Bleecker Street from the proposed development site? Mr. Rothkrug responded that the current proposal would extend R6A zoning approximately 125 feet to connect with an existing R6B district near Metropolitan Avenue. Mr. Arcuri then followed up with another question about the applicant's intention to develop properties north of Bleecker Street included in the new rezoning, if it was to be approved? Mr. Rothkrug indicated that the applicants control only the subject property south of Bleecker and have no financial interest in the additional properties north of Bleecker that would be changed to R6A.

Board Member **Daniel Heredia**, Chairperson of the Zoning and Land Use Review Committee, asked three questions for clarification: 1. Why were non-applicant sites included in the rezoning area being proposed? Mr. Rothkrug responded that the Department of City Planning recommended extending the rezoning to avoid spot zoning and to connect with existing zoning districts ; 2. How would an R6B zoning designation have affected the proposed project and would it have impacted the number of units you are allowed to build? Mr. Rothkrug and his associate, Justin Tarboe, a planner with Rothkrug, Rothkrug, and Spector, responded that under recent zoning changes, R6B would likely allow similar or even less density than current R5B provisions and that the proposed development already includes fewer units than permitted by the proposed R6A zoning, with a focus on larger apartments ; 3. Would the project qualify for the newly adopted expedited land use process? Mr. Rothkrug indicated it would if the current plan was withdrawn and refiled, but the applicant does not intend to pursue that option as they have been working on this particular plan for many months with the Department of City Planning.

Board Member **Ken Rehberger** inquired if there were commitments regarding ground-floor commercial tenants? Mr. Rothkrug indicated that the process is still too far out at this time to have specific tenants secured, and that the owners are confident they can lease the space and are open to discussing potential community uses.

Chairperson Sanchez then indicated that the matter will be referred to the Board's Land Use Committee for further review and recommendation, with a full board vote anticipated the following month. He then

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opened the public comment period of the Public Hearing to the one speaker – Ezra Kohn whose testimony follows.

Ezra Kohn, Ridgewood Resident, was the sole speaker during the Public Forum portion of the Public Hearing and stated that while he is not opposed to new housing or development, zoning changes are permanent and should be carefully evaluated for their long-term community impacts. He acknowledged that the proposal includes mandatory inclusionary housing, which is preferable to a fully market-rate project, but expressed concern that the proposed affordability levels—based on 60% or 80% of area median income—would still result in rents that are unaffordable for many neighborhood residents, particularly those in rent-stabilized units or lower-wage jobs. He also noted that with most units remaining market rate, the project could contribute to rising rents in the surrounding area.

Kohn further cautioned that approving a spot rezoning without a broader neighborhood plan could set a precedent for additional upzoning, leading to incremental changes that significantly transform the neighborhood without a comprehensive, community-driven vision for growth. He urged the board to consider conditional rather than unconditional approval, recommending that approval be tied to affordability levels that better reflect neighborhood incomes, long-term rent stabilization guarantees for affordable units, and measures to mitigate commercial displacement. He also asked that the developer address how indirect displacement of nearby tenants would be monitored and mitigated over time. He concluded that with stronger conditions the project could provide needed housing while minimizing harm to the existing community, but without such safeguards the rezoning would primarily increase the value of a private property while shifting long-term risks onto nearby residents and businesses.

PRESENTATION BY THE OUTREACH DEVELOPMENT CORPORATION

Cedric Head, a Peer Specialist with Outreach Development Corporation, presented an overview of the organization's services and mission. He explained that Outreach Development Corporation has served New York City communities for decades with the goal of building healthy lives by providing comprehensive behavioral health services to individuals and families affected by mental health challenges, substance use disorders, trauma, housing instability, and justice system involvement. As a Certified Community Behavioral Health Clinic (CCBHC), the organization meets national standards for access, quality, and accountability, ensuring individuals can receive mental health and substance use services regardless of their ability to pay or insurance status. He noted that the CCBHC model provides timely access to care, including same-day or next-day services, crisis support, and coordinated treatment, which helps reduce gaps in care and leads to improved outcomes such as fewer emergency room visits, reduced hospitalizations, and improved community stability. He also described the role of peer support services, which rely on individuals with lived experience to help build trust, encourage engagement in treatment, and support recovery.

Head emphasized that treatment programs strengthen communities by reducing crisis situations, improving public safety, and supporting long-term recovery. He also noted that Outreach works collaboratively with local partners, including schools, faith-based organizations, healthcare providers, and community boards.

Le Motylenski, Manager of Community Partnerships for Outreach Development Corporation, provided additional information about the organization's services in the Ridgewood area. They described the CCBHC as a central hub for individuals seeking mental health and substance use services and noted that Outreach also operates a training institute that provides credentialing programs for individuals entering

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the mental health field. They highlighted Outreach House I, an inpatient facility located on Weirfield Street that serves teens ages 12 to 18, with an average stay of three to nine months and a capacity of approximately 30 residents. The program includes on-site educational instruction provided by Department of Education teachers, individual and family counseling, family support groups, medical and psychiatric services, and therapeutic activities such as music therapy and gym access. Le emphasized the importance of family involvement in recovery and noted that the organization offers outreach and partnership opportunities with schools and other community organizations. During discussion with Board Members, Outreach staff confirmed that they do provide Narcan training and distribute Narcan kits in the community as part of its efforts to address substance use and overdose prevention.

PUBLIC FORUM

Paul Pogozelski, a Middle Village resident and President of the Middle Village Residents Association reported that the Middle Village Residents Association recently held a meeting at Our Lady of Hope, which had a strong turnout. During the meeting, James McClelland, representative of All Faith Cemetery, discussed the status of St. Savior's Church and the possibility of rebuilding it at All Faith Cemetery. The cemetery can host the rebuilt structure, but the project must first go through the Landmarks Conservancy process. As part of that review, wood stored in trailers will be examined to determine whether it remains in suitable condition for reconstruction. Mr. Pogozelski also noted that James McClelland clarified that the lithium battery storage facility will not be located at All Faith Cemetery, addressing confusion that had circulated online. The proposed battery storage site is instead located at 64-30 69th Place, across from PS128. Mr. Pogozelski stated that the Middle Village Residents Association opposes the project due to its proximity to homes and the nearby school. He pledged the organization's support for community protests because of potential safety risks.

He also mentioned a \$100,000 grant from the Queens Chamber of Commerce awarded for Metropolitan Avenue in June 2025. The funding has already supported a Halloween event, a business outreach effort, and a Christmas tree lighting, with two additional events planned: a luncheon at the Metro Diner in March and a street fair later in the year. Mr. Pogozelski encouraged residents and businesses to connect with the Chamber of Commerce and expressed hope that continued engagement could help drive more support for local businesses.

Mr. Pogozelski also addressed concerns about alleyway garbage collection. Residents had contacted the Association after learning that sanitation pickups had stopped in alleyways because they were considered private property. The Association raised the issue publicly to highlight what it viewed as a lack of communication to affected residents, not to criticize sanitation workers. He reported that the Department of Sanitation later announced that regular garbage pickups in alleyways would resume on February 19.

Finally, Mr. Pogozelski reminded residents that the deadline to apply for Community Board 5 membership was approaching. He encouraged those interested in community involvement to apply and added that individuals who are not selected for the board are welcome to get involved with the Middle Village Residents Association.

Connie Altamirano, Glendale Resident, community leader, and former vice president of the Community Education Council for District 24 as well as a statewide legislative advocate in New York, spoke to raise awareness about Avoidant Restrictive Food Intake Disorder (ARFID). She explained that ARFID is a serious eating disorder affecting both children and adults and is not related to body image but instead is driven by fear, anxiety, and sensory sensitivities to food, including texture, smell, taste, fear of choking,

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or fear of vomiting. She noted that many individuals experience malnutrition, medical complications, and severe anxiety around eating, and that the condition is often dismissed as simple picky eating, leaving families without adequate understanding or support.

Ms. Altamirano thanked Senator Joseph Addabbo for sponsoring Senate Bill S9063, which would amend New York State law to explicitly include ARFID in the legal definition of eating disorders, and Assemblywoman Jennifer Rajkumar for sponsoring the companion Assembly Bill A9600. She noted that Senator Jessica Ramos has signed on as a co-sponsor and stated that, if enacted, the legislation would improve recognition of the disorder and expand access to services and support for affected individuals and families. She urged attendees and constituents to contact their state senators and assembly members to encourage them to co-sponsor the bills, emphasizing that ARFID is a serious condition and that increased awareness must lead to legislative action.

Duncan Ballantine, a Ridgewood resident and member of Ridgewood Rides, provided updates on the group's recent activities and advocacy efforts. He noted that two recent cycling rides were postponed due to severe winter weather and hazardous conditions, but said the organization continues to hold community events, including a recent movie night featuring the 1979 film *Breaking Away*.

Speaking from personal experience as a commuter, Mr. Ballantine described the dangers cyclists faced during recent snow and ice conditions, particularly when bike lanes and sidewalks are not fully cleared, forcing cyclists into roadways alongside large vehicles. He emphasized the importance of ensuring that bike lanes and sidewalks are cleared in addition to streets.

Mr. Ballantine also reported that Ridgewood Rides recently met with a fellow from the Fund for the City of New York that is working with Queens Community Board 5 related to an ongoing traffic study of the area. In addition, the group met with Assembly Member candidate Samantha Katan to discuss the "Complete the Connections" campaign and plans to meet with other candidates and elected officials. He added that he had spoken with Council Member Phil Wong about potentially organizing community initiatives such as helmet giveaways and continuing local cycling-related events.

Jonathan Rinaldi, Middle Village Resident, spoke about recent concerns related to a proposed battery storage facility in Middle Village and referenced provisions in New York State Assembly Bill A6955A. He explained that Section 74C of the bill requires companies operating such facilities to provide financial assurances, such as bonds or letters of credit, to cover potential damages in the event of incidents such as fires, toxic smoke, environmental cleanup, or property damage. Mr. Rinaldi argued that the requirement indicates recognition of potential risks associated with large battery storage facilities.

He also expressed concern that locating a five-megawatt battery storage facility near residential areas could lead insurance companies to classify the surrounding neighborhood as higher risk, potentially resulting in increased insurance premiums for homeowners, landlords, and renters. Mr. Rinaldi stated that Middle Village should not bear those potential costs.

Mr. Rinaldi concluded by noting that he is running in State Assembly District 28 and pledged to advocate for policies at the state level, including efforts to deliver fast and free bus service, and to protect neighborhoods from potential financial and environmental impacts associated with such projects.

David Orkin, Candidate for New York State's 38th Assembly District, introduced himself to the board and attendees. He explained that he is an immigrant workers' rights attorney based in Ridgewood and has worked for many years with Make the Road New York near Myrtle and Wyckoff Avenues. Mr. Orkin noted that he is running for the Assembly seat with the support of several community groups.

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He described the district as covering the southern portion of Ridgewood, extending from Harman Street and Seneca Avenue through Glendale and across Forest Park into Woodhaven, which includes part of Community District 5. Mr. Orkin stated that he was attending primarily to introduce himself and express his admiration for the board and its work. He invited members and attendees to speak with him and said he looks forward to getting to know the community better.

Jasmine Valle-Bueno, Board Member from Ridgewood, announced that she has been designated the judicial countywide nominee for Queens Civil Court. As a result, she stated that the meeting would be her final one as a member of the board and that she will not be seeking reappointment.

Ms. Valle-Bueno expressed gratitude for the opportunity to serve on the community board and thanked fellow members for their collaboration and discussions over the years. She shared that she is a mother of two who was born and raised in Queens and has more than a decade of litigation experience in civil, criminal, family, and housing matters. She said she hopes to bring her professional and legal experience to the bench and continue serving the residents of Queens through the judiciary.

She also noted that the primary election will take place on June 23 and encouraged residents to participate in the voting process and that people could look up her platform at jasmineforjudge.com. Jasmine concluded by thanking the board again for the experience of serving alongside its members and expressed her intention of remaining connected with the community.

CHAIRPERSON'S REPORT

Walter Sanchez

Minutes

The Chairperson asked Board members if they had reviewed the minutes from last month's Board Meeting, which was conducted on January 14th, 2026. As there were no changes or concerns the Chairperson then requested a motion to accept the minutes as presented and received a motion from Walter Clayton Jr., which was seconded by Lee Rottenberg. Members of the Board unanimously adopted the minutes.

The Chairperson then introduced QCB5 Staff member John Maeir to announce the applications for sale of alcoholic beverages and cannabis notifications.

Alcoholic Beverage License Applications and Renewals

New Liquor License Applications

1) *Monti's Tavern LLC d/b/a Monti's*; 584 Seneca Avenue, Ridgewood, NY 11385 [R] *

Liquor License Renewals

- 1) *El Montanero Bakery Restaurant Inc.*; 55-21 Myrtle Ave, Ridgewood, NY 11385 [R]
- 2) *582 Seneca Ave LLC d/b/a The Seneca*; 582 Seneca Ave, Ridgewood, NY 11385 [R]
- 3) *Suad Sports Café LLC*; 70-20 60th Ln, Ridgewood, NY 11385 [F&B]
- 4) *Chicken Soup & Rice LLC d/b/a cassette*; 68-38 Forest Ave, Ridgewood, NY 11385 [F&B]
- 5) *Cabanas Jorge Restaurant Corp*; 688 Seneca Ave, Ridgewood, NY 11385 [R]
- 6) *299 Wyckoff LLC d/b/a Bonus Room*; 991 Wyckoff Ave, Ridgewood, NY 11385 [R]
- 7) *La Parrillada Colombiana NYC Inc*; 52-35 Metropolitan Ave, Ridgewood, NY 11385 [R] **
- 8) *Cahill Enterprises Inc d/b/a Glen Patrick Pub*; 53-73 65th Pl, Maspeth, NY 11378 [F&B]

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- 9) Vores LLC d/b/a **DADA**; 60-47 Myrtle Ave, Ridgewood, NY 11385 [F&B]
- 10) Sark Food Group LLC d/b/a **Gunther's**; 487 Seneca Ave, Ridgewood, NY 11385 [F&B]
- 11) **Cypress Café LLC**; 1702 Stanhope St, Ridgewood, NY 11385 [F&B]
- 12) **Zum Stammtisch Inc**; 69-46 Myrtle Ave, Glendale, NY 11385 [R]
- 13) Hail Mary 7778 LLC d/b/a **The Flying Fox Tavern**; 678 Woodward Ave, Ridgewood, NY 11385 [R]

New Wine, Beer & Cider

- 1) Flag Grill Corp d/b/a **NYC Checker Flag Grill**; 70-11 Grand Ave, Maspeth, NY 11378 [R]

Wine, Beer & Cider Renewals

- 1) 71-08 Restaurant Corp d/b/a **Glendale Diner**; 71-08 Myrtle Ave, Glendale, NY 11385 [R]

Other Notifications

None Reported

* Also Seeking a **Temporary Retail Permit** -- Information about the Temporary Retail Permits can be found on the SLA Website at <https://sla.ny.gov/node/13981>.

** Also filing for a Corporate Change with their Renewal

[CA] = Catering , [CL] = Club . [F&B] = Food & Beverage Business , [R] = Restaurant

Cannabis Dispensary Notices Received

Glendale

None Reported

Maspeth

None Reported

Middle Village

None Reported

Ridgewood

*Renewal of Retail Dispensary at 66-33 Fresh Pond Road – Juicy Wellness Inc d/b/a **Happy Alta***

Elected Officials and Staff

Phil Wong, City Council Member for District 30, addressed the board and provided updates from his first weeks in office after being sworn in on January 1. He reported that he has been assigned to the Public Safety, Transportation, Finance, and Education Committees and has been attending committee meetings while beginning work on city budget negotiations.

Council Member Wong then discussed a recent power outage that occurred around 1:40 a.m., affecting approximately 5,000 residents from Grand Avenue to Myrtle Avenue and from 69th Street to about 80th Street. He said the outage was likely caused by salt corrosion entering underground cables during snow melt, which led to short circuits and transformer failures that triggered a chain reaction. He explained that his office stayed in contact with Con Edison representatives throughout the early morning while repairs were underway and provided updates to residents through social media.

He then addressed the proposed rezoning and development project on Fresh Pond Road associated with the Troia family. Council Member Wong stated that he reviewed the proposal and recommended changes, including increasing the number of parking spaces and reducing the building height, noting that

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the proposed structure would be among the tallest in the area. He said he plans to attend the Community Board's Land Use Committee meeting to provide further input.

Council Member Wong also discussed concerns regarding a proposed lithium battery energy storage facility in the district. He said his office has been in communication with the developer, NineDot Energy, and is advocating for relocation of the project away from residential areas and sensitive uses such as a nearby school, animal hospital, and childcare center. Council Member Wong stated that he supports battery storage facilities in appropriate locations, such as industrial or commercial areas, but believes the current proposed site is unsuitable. He noted that he has been identifying alternative sites and continuing negotiations with the developer.

He also discussed the city's budget challenges, stating that New York City is currently addressing a \$2.2 billion deficit through June 30 and anticipating an additional \$10.5 billion deficit in the upcoming fiscal year. Council Member Wong said the City Council is working to identify savings while avoiding additional taxes or revenue measures.

Finally, Council Member Wong addressed sanitation concerns following recent winter storms. He explained that in areas with community driveways, trash collection was disrupted because many private drives were not cleared of snow and ice, making it unsafe for sanitation workers to enter. He noted that these drives are private property and must be cleared before sanitation crews can safely collect waste. He added that the Department of Sanitation has been working to resume regular collections as conditions improve.

Following his updates Mr. Wong fielded questions from Board Members who raised several follow-up questions. First, **Chairperson Sanchez** asked whether Council Member Wong was satisfied with the revisions requested for the Fresh Pond Road development proposal. Council Member Wong responded that he had not yet seen updated plans reflecting his recommendations and therefore could not confirm whether the changes had been made.

Chairperson Sanchez stated that representatives from NineDot Energy had contacted him about beginning construction within a month and asked whether they had met with the Council Member or with the nearby school. Council Member Wong replied that he had not met with them regarding that matter and reiterated that he is pursuing alternative sites for the project while continuing discussions with the company.

A **Board Member that did not identify themselves** asked where the list of potential alternative sites for the battery facility could be found. Council Member Wong said his office had identified approximately six or seven possible locations in commercial or industrial areas and that he would share more information once the list is finalized.

Board Member **Chris Herman** emphasized concerns about living near Industrial sites and the Council Member emphasizing them for their proposed alternative sites. The Council member indicated that the sites will not be in proximity to residential areas and shouldn't impact residential residents.

Board Member **Lee Rottenberg** expressed concerns about insufficient parking in the proposed Fresh Pond Road development, noting that the number of parking spaces would be significantly lower than the number of residential units. Mr. Wong agreed that additional parking is necessary and stated that he also suggested that the ground-floor space could potentially be used for a pre-kindergarten center to serve the nearby school community.

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Finally, Board Member **Dorie Figliola** raised a question about sanitation practices in community drives, noting that residents have historically placed garbage at the front of their homes when collections could not occur within the driveways after storms. Council Member Wong acknowledged the difficulty residents face in such situations and noted that snow conditions had made access particularly challenging during the recent extended cold period.

On behalf of **Queens Borough President Donovan Richards**, **Claire Collins** provided updates on upcoming events and community board application deadlines. She announced that the Borough President's office will partner with the office of State Assembly Member Steven Raga's Office to host a free food and clothing distribution for residents at Moore Homestead Park in Elmhurst from 2:00 p.m. to 5:00 p.m. on February 17. She also highlighted several events taking place at Queens Borough Hall, including a Lunar New Year celebration on February 23 at 5:00 p.m. and a Black History Month celebration on February 25 at 5:30 p.m. In addition, she noted that a Dominican Independence Day celebration will be held on February 26 at 6:00 p.m. at P.S. 307 in Corona.

Ms. Collins also reminded board members and the public that community board applications are due February 13. She explained that members serve two-year terms and that those who did not apply the previous year must submit an application this cycle. She noted that Community Board 5 has received more than 40 applications so far and that new applicants must complete an interview, which can be scheduled through the application portal.

Chairperson Sanchez asked whether Community Board 5 had the highest number of applicants among boards? Ms. Collins responded that she oversees several boards and had not yet compared totals across all of them but noted that the number of applications for Community Board 5 was relatively high.

Kate Boehme, representing the office of **Queens District Attorney Melinda Katz**, reported that on February 3 the District Attorney announced that two homes were returned to their rightful owners after a judge voided fraudulent deeds connected to a deed fraud scheme. She explained that the properties had been stolen through fraudulent transfers and subsequently sold to third parties. Four individuals were ultimately convicted in connection with the scheme, and the District Attorney's office initiated legal proceedings to void the deeds following those convictions.

Ms. Boehme noted that this action marked the eleventh time the Queens District Attorney's Office has used a state statute, first implemented by the office in 2023, to restore property ownership after a deed fraud conviction. She stated that the legal action taken by the District Attorney's Housing and Worker Protection Bureau allows victims to reclaim their homes without having to pursue separate civil court cases. Ms. Boehme also reported that since the bureau was established in 2020, the office has successfully returned 23 homes to their rightful owners, including 11 through use of the newer statute.

On behalf of **State Senator Joseph Addabbo Jr.**, **John D'Angelo** provided updates on several initiatives and upcoming events. He reported that discussions regarding the Interborough Express remain in the early stages and that the Senator's office is currently communicating with the Governor's office about potential next steps. He added that the office continues to welcome feedback from constituents and that information is available online or in paper form at the senator's office.

Mr. D'Angelo also addressed the proposed battery storage facility that has raised community concerns. He said the Senator's office received an urgent call about the matter and attempted to facilitate communication between the developer and the nearby school, but those efforts were unsuccessful. He further highlighted several upcoming events organized or supported by the senator's office. These include an opportunity for residents to meet the senator in person at Buongiorno Bagels & Café (70-10

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88 Street, Glendale) in March, the visit of an OMNY mobile sales vehicle to the senator's Woodhaven office in March and later to Middle Village in September, and a Youth Career Trades Fair in Woodhaven for young people interested in pursuing skilled trades rather than traditional college pathways. Mr. D'Angelo also announced a sexual assault defense training event scheduled for April 23 at The Shops at Atlas Park, explaining that the session will provide interactive instruction focused on personal defense techniques for preventing sexual assault and will be open to all residents.

Irene Stathatos, representing the office of **State Senator Michael Gianaris**, provided updates on behalf of the senator, noting that he has recently announced his retirement. She reported that the senator has been spending significant time in Albany during the legislative session while continuing to manage responsibilities in the district.

Ms. Stathatos also commented on the city's response to recent winter storms, stating that the New York City Department of Sanitation performed extensive salting operations and worked to remove snow in affected neighborhoods, though some delays occurred with trash collection and clearing bus stops. She said the office has been coordinating with the city's emergency management and sanitation agencies regarding these issues.

In addition, Ms. Stathatos reminded residents that the deadline to challenge property tax assessments through the New York City Department of Finance is March 15. She noted that homeowners may submit tax challenge forms regarding their real estate taxes and that the New York City Department of Finance provides locations where residents can receive assistance with the process.

Maria Valdez, representing the office of **State Senator Julia Salazar**, provided updates on constituent services offered by the senator's office. She noted that the office hosts a Tenant Support Unit on the first Tuesday of each month from 10:00 a.m. to 12:00 p.m. to assist residents with housing-related issues.

Ms. Valdez also highlighted ongoing support from Churches United for Fair Housing, which helps community members with Housing Connect applications, including creating accounts and applying for housing lotteries. This service is available at the senator's office every Tuesday from 11:00 a.m. to 5:00 p.m. She encouraged residents to contact the office directly for assistance with state agencies and provided the office phone number, 718-573-1726, for inquiries.

Jean Sooklall, representing the office of **State Assembly Member Jenifer Rajkumar**, announced several upcoming community events organized by the assemblymember's office. She stated that a carnival celebration will be held on February 15 from 5:00 p.m. to 8:00 p.m. at a community center located on Cross Bay Boulevard and invited residents to attend.

Ms. Sooklall also highlighted a homeowner assistance event scheduled for February 17 from 10:00 a.m. to 3:00 p.m., where residents can receive guidance on issues such as home insurance, property taxes, government grants, mortgage assistance, and lease-related matters.

In addition, she announced that Assembly Member Rajkumar is partnering with the ASPCA to host a free cat and dog vaccination clinic on March 25. The event will provide vaccinations, nail trimmings, and dog licensing services and will be held by appointment only. Ms. Sooklall noted that the initiative follows the assemblymember's introduction of "Penny's Law," legislation intended to make it a crime for owners to allow their dogs to attack other pets. Flyers with additional information were made available at the meeting.

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Justin Martinez, representing the office of **State Assembly Member Claire Valdez**, introduced himself as a new administrative aide who began working in the office in January and noted that this was his first meeting with Community Board 5. He reported that the office hosted a Ridgewood pop-up office on January 30 and announced that the next pop-up office will take place on February 27 from 3:00 p.m. to 5:00 p.m.

Mr. Martinez also shared that the office is planning to host tax specialists at its Sunnyside district office in the coming weeks to provide residents with free assistance filing their taxes.

In addition, he provided legislative updates, noting that the assemblymember's office will be circulating three budget support letters related to funding for Bard High School Early College, public renewable energy initiatives through the New York Power Authority, and programming for youth, families, and older adults through Sunnyside Community Services. He also reported that the Assembly Member has signed on in support of funding to implement the Clean Deliveries Act, which would allow the New York State Department of Environmental Conservation to regulate last-mile trucking facilities and encourage reductions in truck emissions.

Miles Ashton, representing the office of **State Assembly Member Steven Raga**, introduced himself as a Middle Village resident and the assemblymember's legislative director. He noted that Assembly Member Raga was unable to attend the meeting as he was currently on the train returning from Albany.

Mr. Ashton reported that the assemblymember recently passed legislation establishing an online registry of veterans monuments and memorials across New York State, which will allow the public to view and track active memorial sites. He also addressed a recent constituent concern regarding an altercation related to individuals attempting to reserve parking spaces in the district, stating that the issue had been reviewed with the 104th Precinct and appears to have been resolved.

He further announced that the office began offering free tax preparation services in partnership with Urban Upbound on January 31, with appointments available through April 25. Mr. Ashton also shared that the office hosted a Valentine's Day card-making event with community members on February 6, and that the completed cards are being delivered to local community centers. He reminded attendees about an upcoming clothing drive organized with the Queens Borough President's Office at Moore Homestead Playground and encouraged residents to contact the office with any additional questions or concerns.

DISTRICT MANAGER'S REPORT

Gary Giordano

District Manager Giordano commented on the severe winter conditions that had created icy streets and delayed garbage and recycling collection. He noted that sanitation crews faced dangerous conditions in community drives and emphasized the difficulty of safely completing collections while navigating ice and snow covered roadways.

Mr. Giordano also reflected on the recently announced agreement between hospital nurses and hospital systems, expressing concern about the high cost of healthcare in the United States. He shared a personal example of a past hospital bill to illustrate the expense of inpatient care and suggested that the broader cost of healthcare is an issue society should examine more closely.

He acknowledged the upcoming anniversary of the birth of Abraham Lincoln and briefly recognized Lincoln's historical impact. Mr. Giordano also reported on a recent overnight power outage affecting portions of Maspeth and Middle Village, which he said extended roughly from 68th Street to 82nd Street

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and from 54th Avenue to 62nd Road. According to information shared with local officials, the outage was likely caused by corrosion of electrical wires from road salt used during winter storm response.

Finally, Mr. Giordano thanked sanitation workers and supervisors for their efforts during the recent storms, noting that they had been working extended shifts while balancing snow and ice removal with regular garbage collection duties. He highlighted the demanding schedule of the district's new sanitation superintendent and recognized the challenging conditions sanitation crews have faced since the storm.

COMMITTEE REPORTS

Executive Committee

Walter Sanchez

Walter Sanchez, Chairperson of Queens Community Board 5, reported that the board is considering setting aside funds to purchase jackets for new members and to provide coffee and refreshments at board and committee meetings.

Mr. Sanchez also discussed a call he received from the NineDot energy storage company regarding plans to begin construction on a facility within approximately a month. He stated that he encouraged the company to coordinate with local officials and nearby institutions, including the local Council Member and a nearby school, given the anticipated community concerns about the project's location. He noted that the Board expects significant community opposition and urged local state legislators to consider co-sponsoring Assembly Bill A6955, which would require a 1,000-foot distance between energy storage facilities and residential areas or schools.

He further reported on a recent meeting of the Borough Board where the members received updates including a reported 23 percent decline in traffic fatalities in Queens over the past year, and discussions about whether automated enforcement cameras could be used to issue speeding violations to scooter operators. Mr. Sanchez also noted comments from the Borough President indicating that concerns about development around a potential Interborough Express stop near Eliot Avenue may be overstated, as developers would likely prioritize areas closer to other transit stations.

Chairperson Sanchez then moved on to Street Festival applications reviewed by the Executive Committee at their January 22nd meeting. In the interest of time, Mr. Sanchez noted that four of the five applications had not raised concerns and had been unanimously supported by the Executive Committee, with organizers having submitted the required financial documentation.

The Board first considered the Grand Avenue Festival, scheduled for April 25 from 10:00 a.m. to 6:00 p.m. on Grand Avenue between 65th Street and 72nd Street in Maspeth, organized by the Lions Club and the Chamber of Commerce. A motion to approve the application was made and seconded, and the Board approved the application by hand vote with only one person voting in opposition.

The Board then reviewed the Myrtle Avenue Ridgewood Festival, organized by the Myrtle Avenue Business Improvement District and managed by Clearview Festival Productions, scheduled for May 9 from 10:00 a.m. to 6:00 p.m. on Myrtle Avenue between Wyckoff Avenue and Fresh Pond Road. After confirming that no complaints had been received, the Board approved the application by hand vote with only one person voting in opposition.

Next, the Board considered the Myrtle Avenue Festival organized by the Kiwanis Club of Glendale and run by Meteor Festival Productions. The event is scheduled for July 19 from 10:00 a.m. to 6:00 p.m. on

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Myrtle Avenue between Fresh Pond Road and Forest Avenue in Ridgewood. The Board approved the application by hand vote with only one person voting in opposition.

The Board reviewed the Myrtle Avenue BID Festival, scheduled for October 3 from 10:00 a.m. to 6:00 p.m., organized by the Myrtle Avenue Business Improvement District, on Myrtle Avenue between Wyckoff Avenue and Fresh Pond Road. The Board approved the application by hand vote with only one person voting in opposition.

The Board reviewed the application for the Fresh Pond Road Street Festival sponsored by the Federazione Italo-Americana of Brooklyn and Queens. The four-day event is scheduled for September 10 through September 13 on Fresh Pond Road between Menahan Street and Woodbine Street, with festival hours from 5:30 p.m. to 10:00 p.m. each day. Setup is expected to begin on Wednesday afternoon prior to the event, with street closures beginning around noon on Thursday. The Executive Committee reviewed the application, confirmed that permit details had been corrected, and unanimously recommended approval.

During discussion, a Board Member expressed continued opposition, citing concerns about traffic restrictions and the impact on nearby residents during and after the event. Following the discussion, the Board moved forward with the recommendation of the Executive Committee. The Board then proceeded to a roll call vote on the Committee's recommendation of no objection to the proposed festival, which carried by a vote of -26- in favor, -10- opposed, -0- abstention, and -0- not voting.

Parks and Recreation Services Committee

Steven Fiedler

Steven Fiedler, Chairperson of the Parks and Recreation Services Committee of Queens Community Board 5, reported on a recent committee meeting held at St Margaret's Parish Hall with the primary agenda item being the Multi-Purpose Play Area of Juniper Valley Park, with representatives from the New York City Department of Parks and Recreation and community members, to review updates to the redesign of the upper softball field area. He explained that adjustments were made to the original plan, including relocating the pickleball courts farther from nearby homes by placing them in the former softball field area, while the basketball courts will be moved closer to the handball courts. The design also includes new seating areas, additional trees, and fencing for the basketball courts that will be increased from four feet to twelve feet to prevent balls from entering nearby walkways and streets.

Mr. Fiedler noted that the project will include a rain garden adjacent to the handball courts to manage stormwater runoff, which is required under state environmental regulations. The rain garden will capture runoff generated by the redesigned area, and the ground will be regraded to direct water into the garden. He clarified that the rain garden applies only to the project area and does not affect other park facilities such as nearby shuffleboard courts.

He also reported that the exercise equipment will be returned to its original location near the restroom facility and that the former softball field will be converted into a walking track with activity markings for children. At the request of the Committee, the design will include bases within the track area so students from the nearby school can continue to play kickball during visits to the park. Additional benches will also be installed near the tennis and handball courts and at the basketball courts for visitors and players. Mr. Fiedler stated that the Parks Department agreed to the Committee's suggested adjustments and that the project planning is moving forward.

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He further noted that the redesign preserves a large open area that can continue to accommodate concerts and community events, including space for stage and equipment access and new electrical connections near the exercise area.

Finally, Mr. Fiedler reported that the committee received a presentation regarding stewardship efforts at the Ridgewood Reservoir. He expressed concern that the Parks Department may not renew a permit for the volunteer group NYC H2O, which has been conducting ecological restoration work in Basin 2, including the removal of invasive phragmites. Mr. Fiedler stated that the Committee supports the organization's continued work and requested the Board's support in advocating for renewal of the permit.

Library Services Committee

Carol Benovic-Bradley

Carol Benovic-Bradley, Chairperson of the Library Services Committee, reported that the committee met on February 2. She highlighted several systemwide Queens Public Library initiatives, including Black History Month programming, free in-person tax counseling sessions, and the Mail-a-Book program celebrating its 50th year of service. She encouraged board members to visit the QPL website for more details about these offerings.

The meeting's primary discussion focused on the planned construction project and closure of the Ridgewood Branch. The current timeline anticipates completion of the design phase in spring 2026, the start of construction at the end of 2026, and completion in fall 2028. At present, there are no plans for mobile or satellite library services during the closure. As a next step, the Committee agreed to draft and send a letter to elected officials, local organizations such as the BID, the Greater Ridgewood Youth Council, and area schools, as well as QPL CEO Dennis Walcott, advocating for some form of continued library service in the Ridgewood neighborhood during the construction period.

In the latter part of the meeting, the Committee discussed broader cultural matters and began identifying goals for the coming year. Members considered organizations that could be invited to future committee meetings and discussed ways to promote cultural events already taking place within the district, including those hosted at local libraries. Ms. Benovic-Bradley also shared a recap of an Arts and Culture Committee Meeting she attended at Borough Hall in December with chairs of other cultural committees, where participants discussed strategies to better support artists and cultural organizations across their districts. She shared her notes from that meeting with the committee and offered to provide them to any interested board members. She concluded by inviting anyone interested in libraries, arts, and culture to attend future meetings, noting that the next committee meeting is scheduled for April 13 at 7:00 p.m. at the board office.

Board Members discussed the proposed letter advocating for continued library services in the Ridgewood neighborhood during the construction-related closure of the Ridgewood Branch. Carol Benovic-Bradley clarified that the letter's purpose would be to request alternative service options while the branch is closed. The Board expressed general support for the initiative. When asked about recipients, Ms. Benovic-Bradley noted that a full list had not yet been finalized but that the letter would be sent to all relevant elected officials.

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Education Services and Youth Services Planning Committees

Jasmine Valle-Bueno

Jasmine Valle-Bueno, Chairperson of the Education Services Committee, reported on a joint meeting of the Education Services and Youth Services Planning Committees held on February 3. James Leahy and District 24 Superintendent Rivera gave a presentation on public school enrollment, noting that District 24 experienced a 6 percent decrease in enrollment from 2024 to 2025. DoE officials also discussed the Summer Rising 2026 program and the program's hosting schools, explaining that there will be 17 host schools, with some serving two feeder schools.

For the Youth Services portion of the meeting, representatives from the Greater Ridgewood Youth Council provided updates on the Summer Youth Employment program. Applications for youth participants are open through February 27, 2026, for individuals ages 14 to 24. Worksite applications for organizations interested in hosting participants are open through May 8.

Environmental Services Committee

Diego Leclery

Diego Leclery, Chairperson of the Environmental Services Committee, reported that the Committee will be having a meeting scheduled for the 26th of February. He stated that anybody who wants to learn about environmental issues, talk about environmental issues, could join us at the Community Board Office, and to make sure you let staff know you're coming so that we can accommodate you.

Transportation Services Committee

Eric Butkiewicz

Eric Butkiewicz, Chairperson of the Transportation Services Committee, reported on the Transportation Services portion of the joint meeting with the Public Transit Services Committees held on January 27. The Committee received a preliminary update from Will Harlow, a research fellow from the Fund for the City of New York assigned to Queens Community Board 5, who has been conducting on-the-ground research in the district related to traffic and pedestrian safety issues. The Committee looks forward to the completion of this report, which is expected to provide data to help inform future recommendations to the Department of Transportation.

The Committee also discussed several local traffic and pedestrian safety concerns. Recommendations were submitted to the Department of Transportation regarding congestion issues on Eliot Avenue, between Metropolitan Avenue and Fresh Pond Road, on behalf of Board Member Peggy O'Kane. Additional traffic concerns on Forest Avenue were also reviewed, and the Committee proposed potential solutions aimed at improving traffic flow while maintaining parking and pedestrian access. Members emphasized their efforts to explore creative approaches to long-standing traffic challenges in the district.

In addition, Mr. Butkiewicz noted community concerns regarding snow removal following recent storms. While acknowledging that snow removal primarily falls under sanitation services, he suggested that the City considers a more equitable distribution of snow-melting equipment across boroughs, similar to operations used in Manhattan, to improve snow removal efficiency in Queens. He concluded by announcing that the next Committee Meeting will take place on February 24 at 7:30pm at the Board Office, and encouraged residents to submit traffic and pedestrian safety concerns to the Board Office for discussion.

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Public Transit Services Committee

Brandon Zwagerman

Brandon Zwagerman, Chairperson of the Public Transit Services Committee, reported that the committee met jointly with the board's Transportation Committee on January 27. He stated that the committee continues to seek updates from the Metropolitan Transportation Authority regarding issues following the implementation of the Queens Bus Network Redesign, particularly concerns from riders about express bus schedules and overcrowding. The committee has also forwarded additional community feedback about other bus route changes to the MTA and encouraged residents to contact the board office with any further concerns. Mr. Zwagerman announced that the MTA has launched an online survey as part of its post-implementation evaluation of the redesigned bus network, allowing Queens bus riders to provide feedback on their experiences with the new system through February 27.

He also provided an update on the Interborough Express, noting that project design work is ongoing, including survey and geotechnical work along the corridor, and that the environmental review process has begun. He reported that a series of public scoping meetings and open houses were held last fall, including two in Middle Village, which generated many comments from community members that will inform the environmental impact statement and project design. Mr. Zwagerman added that representatives from the Community Board plan to participate in an upcoming meeting of the IBX Community Council with other boards, officials, and stakeholders.

Finally, he shared that the MTA's federal fiscal year 2026 capital projects list includes plans to add ADA accessibility at the Forest Avenue M station and to replace elevators at the Myrtle–Wyckoff station on the L and M lines. He also noted that the Committee continues to request updates on the delayed elevated structure repair and repainting project along the M line. He concluded by announcing that the next Committee Meeting will take place on February 24 at 7:30pm at the Board Office.

Liquor License and Cannabis Committee

Patrick Trinchese

Patrick Trinchese, Chairperson of the Liquor License and Cannabis Committee, reported that the Committee reviewed one proposed retail cannabis dispensary located at 66-28 Grand Avenue in Maspeth. The Committee met prior to the Board Meeting to discuss the application and voted by a narrow margin to recommend no objection to the site. During the discussion, Committee Members expressed concerns about the growing number of cannabis dispensaries along Grand Avenue. However, the proposed location meets regulatory requirements and is more than 1,000 feet from the nearest dispensary, with an approximate distance of 1,500 feet. Mr. Trinchese noted that the Committee plans to further discuss whether to establish a standard policy regarding the concentration of dispensaries in specific areas.

Following the report, Board Members asked clarifying questions regarding the number of existing dispensaries on Grand Avenue and the distance between locations. The Board then proceeded to a roll call vote on the Committee's recommendation of no objection to the site, which carried by a vote of -22- in favor, -10- opposed, -1- abstention, and -0- not voting.

Old & New Business

Under old and new business, Dmytro Fedkowskyj spoke regarding Chairperson Sanchez's prior remarks about potential development related to the Interborough Express (IBX) project at the

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Borough Board Meeting. He responded to comments indicating that the Borough President had suggested that developers were not currently looking to build in the Middle Village area. Mr. Fedkowskyj cautioned that such statements should not be taken as assurances, noting that the presence of large sites near a potential transit station could attract developer interest if profitable opportunities arise. He emphasized concerns about possible overdevelopment in the community, referencing the board's prior opposition to the City of Yes initiative due in part to similar development concerns.

As there was no further business to come before the Board, the Board Chairperson adjourned the public meeting of Queens Community Board 5 on a motion from the floor at 9:55pm.