



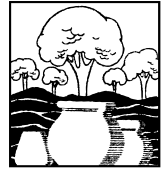
COMMUNITY BOARD 6, QUEENS

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Whitepot Settled 1653

HEATHER BEERS-DIMITRIADIS
CHAIR

DONOVAN RICHARDS
BOROUGH PRESIDENT

FRANK P. GULLUSCIO
DISTRICT MANAGER

CB 6 MEETING MINUTES SEPTEMBER 14, 2022

PRESENT

H. BEERS-DIMITRIADIS, CHAIR

P. BEADLE, 1ST VICE CHAIR

K. ENGEL, 2ND VICE CHAIR

M. LASTER, 3RD VICE CHAIR

K. LY, SECRETARY OF FINANCE

T. PADGETT, SECRETARY OF ADMINISTRATION

J. DERESZEWSKI, PARLIAMENTARIAN

M. ARCATI

B. LEONG

D. SCHNEIER

A. AYON

J. LI

H. SCHONHAUT

K. BATRA

R. MEHRRA

J. SILVA

M. BERFAS

S. METZ

T. SIMMONS

H. BIRNBAUM

J. MILNER

R. TAMAYEV

H. CHAIN

P. MORGAN

M. TUCKER

S. CHU

E. NEWTON

S. WANDERMAN

L. CIACCIO

H. POLLACK

A. WEITZMAN

A. COHEN

D. RACHNAEV

B. WINSTEAD

L. DAVIS

S. ROLNICK

E. WONG

A. DIAZ-HOUSTON

G. SANDOVAL

T. YASUKAWA

S. JAIN

P. SCHNEIDERMAN

ABSENT

K. CLARK

I. TAMAYEVA

K. IMAS

J. WESTON

J. MEDINA

OTHERS IN ATTENDANCE

FRANK GULLUSCIO

CB 6 DISTRICT MANAGER

LYNN SCHULMAN

NEW YORK CITY COUNCIL MEMBER

MICHAEL COLOCURTO

DSNY

T. CHESTER

OFFICE OF QUEENS DA KATZ

J. GOLDES

OFFICE OF CONGRESS MEMBER MENG

K. WISNIEWSKI

OFFICE OF NYS ASSEMBLY MEMBER HEVESI

K. MCALEER

OFFICE OF NYC COUNCIL MEMBER SCHULMAN

COMMUNITY BOARD 6 MINUTES

SEPTEMBER 14, 2022

This meeting was held virtually via WebEx due to the COVID-19 Pandemic

Chair Heather Beers-Dimitriadis announced that due to technical difficulties, the meeting will not be livestreamed but the meeting will be recorded and the recording will be posted on YouTube tomorrow.

PUBLIC FORUM

All requests for public comment must be submitted via email to QN06@CB.NYC.GOV by 3pm on the day of the meeting. Public comments submitted by Friday at 5pm will be included in the minutes.

Melanie Rudolfo – Forest Hills Green Team

The Forest Hills Green Team continues to run a weekly food scrap drop off site, every Sunday, 10am to 1pm at Common Point Queens. We have been educating community members regarding the rollout of curbside composting. If people have any questions about this program, please email us at FHGTINC@gmail.com. We have secured daffodils, which we plan to plant at the Yellowstone Boulevard site in either October or November. We have done presentations for JHS 196, The Reform Temple of FH, MELS and Bronx High School of Science, educating students about climate change. If you would like a presentation at your school, please contact us at FHGTINC@gmail.com. Sunday, September 25th from 11am to 3pm, Queens Botanical Gardens has organized Compost Palooza. This is a celebration of community composting in Queens and we will be sending over a flyer to the community board office. The FHGT will have a table there where we will be presenting information about our activities and assisting people to register to vote. We continue to partner with citywide and statewide coalitions advocating for programs to push back against climate change. The next meeting of the Forest Hills Green Team is Monday, September 19th at 6pm (virtually). We have invited representatives of Senator Comrie's office to attend for our members who have been redistricted to learn more about the Senator and for him to learn more about us. If you would like to attend our meeting email us, FHGTInc@gmail.com.

Douglas Rokaw

My name is Douglas Rokaw. I live in and own the house at 85-95 66th Road. And I am against granting a variance for BSA#2020-64BZ. This request is a tremendous ask. Allowing an "as of right" house of worship to go from 102 congregants to 363 would create an oversized building which is bulky, obtrusive, and out of character with the neighborhood. This will obviously alter the quiet, residential nature of this area and have an adverse effect on street parking, congestion, safety, homeowners insurance rates, and house values. At an unprecedented August 8th Land Use committee meeting, 15 members of the board ignored and flippantly dismissed these legitimate concerns. I commend treasury secretary Kevin Ly for hearing and acknowledging the serious nature of these issues. I also implore the full board to stop this variance now. We know that lawyer Jay Yakov Zivi Goldstein called for the August meeting. And we, the immediate residents of 66th Road, have taken legal action today. Do not rubber stamp this applications approval and implicate yourself. This is a very serious measure to all the people who live in this section, the Rego Park. It's a very big intrusion on a very quiet residential street.

And we hope you can hear our concern. Thank you.

Joanne Sullivan

Thank you. I own and live in a house near the proposed synagogue on 66th road. My neighbors and I fear that it would bring excessive noise, foot and vehicular traffic and congestion to our quiet neighborhood. At the August 8th committee meeting board members claim that they have not had overwhelming quality of life complaints, connected with other small synagogues in the district. Do you really consider a building with a capacity of 363 people small? We certainly don't. For comparison, consider the nearby Cinemart movie theater on Metropolitan Avenue, which has the capacity of 295 seats, that 68 seats fewer than the capacity of the proposed synagogue. If a group requested variances to shoehorn a movie theater on the block. We would oppose it just as vehemently as we oppose this synagogue. Either structure would change the character of the block in the neighborhood and would harm the resident's quality of life. According to our research, there aren't any comparably sized synagogues on quiet streets in our area. We've asked the community board to send us the addresses and capacities of the other small synagogues that they refer to on August 8th.

Apparently, the board members don't believe in transparency, accessibility and accountability because they refuse to present evidence to support their claim. Jay Goldstein claims the proposal wouldn't increase pedestrian traffic because the congregants would walk to a local synagogue regardless of whether or not they erected the building. We don't object to congregants walking to synagogues on the nearby main streets, but we do object to hundreds of congregants converging on a narrow sidewalk on a quiet side street. On August 8th some board members insinuated that the antisemitism is driving the opposition to the proposed synagogue. Many of us don't oppose building a synagogue per se. We just think it's too big for the location. I of my Jewish neighbors opposes building the synagogue on this quiet street but he's willing to contribute money to build it on a nearby main street. If you can't understand the difference between hundreds of people converging on a main street and hundreds of people converging on a quiet side street, perhaps you don't deserve a seat on the community board. Please vote against the variances for this proposed McMansion that's out of context with its surroundings. The congregation is currently much smaller than the capacity of the proposed building. Please do not allow them to build a synagogue that is far bigger than necessary to accommodate their current needs. Thank you.

MINUTES

The minutes of June 8, 2022, were approved as written.

UPDATE FROM COUNCIL MEMBER LYNN SCHULMAN

Council Member Lynn Schulman began by thanking the Community Board Members and stressed to everyone that the members are volunteers that give up their time and she appreciates everyone for the hard work that they do.

Council Member Schulman also reported the following:

- It is breast cancer awareness month and as a breast cancer survivor she encourages everyone to get their mammograms and regular screenings.
- Facia Class, Chief of Staff, is leaving. Seth will take over for now. She thanked her entire staff for their hard work.

- The Council Member will be doing participatory budgeting this coming fiscal year. More information will follow on that.
- With respect to the budget, \$5 million was allocated for various projects at most of the schools in the district
- As Chair of the Health Committee, a lot has been done with respect to Reproductive Rights, COVID-19 and Monkeypox. In addition, she will be having a hearing on Monday about hospital capacity. She will be working with the Speaker to talk about our Healthcare System to try and make it more equitable and accessible.
- Her office has participated in multiple cleanups in the neighborhood and composting is coming to Queens.
- For the next Fiscal Year, the Budget is projected to be severe in terms of a deficit. NYC will be losing the federal money that we currently have. The Mayor is trying to make cuts now for this FY. She has had meetings with the Comptroller who has said that the City may be in a position where difficult decisions may have to be made. Council Member Schulman will keep us posted.
- Council Member Schulman has a newsletter coming out next week with more details.

CHAIR'S REPORT

Chair Heather Beers-Dimitriadis announced that she and District Manager Frank Gulluscio spent a great deal of time this summer monitoring the status of the governor's emergency order. Earlier this week, the governor elected not to renew her emergency order, which means that board meetings will be in-person starting in October.

She added that we understand that some of you have circumstances that will make this move a challenge. The By-Law committee in conjunction with the Borough President's office has put together a resolution that will address some of those circumstances. We will keep everyone updated via email as soon as we have more information.

Chair Beers-Dimitriadis reported that in July and August, she had preliminary meetings with 2 organizations, the Queens Link and the Queensway, that are interested in revitalizing the LIRR Rockaway Beach Branch line. We anticipate that this board will be deliberating on this in the future, so we are working diligently to ensure we have all the information we need when we deliberate.

Chair Beers-Dimitriadis announced that we also worked with the New York Health and Hospitals to get a COVID-19 testing van in our district, since we hadn't had a city-sponsored site for a long time. They stationed a van at MacDonal Park and it is still there.

Community Board 6 participated in Night Out Against Crime. Chair Dimitriadis thanked Heidi Chain and the 112th Precinct for all of the hard work that goes into that event.

Chair Beers-Dimitriadis and DM Gulluscio continue to work with the Borough President's Office and the State of New York on the legal sale of cannabis that will be starting next year.

We are continuing to learn and understand what our role will be, if we will have a role in that process.

Chair Dimitriadis reported that we conducted a survey of the community spending priorities. We received over 220 responses to that survey, and we will be sharing the results at a later date.

Last, Chair Beers-Dimitriadis thanked all the chairs and the committees that met over the summer, we really appreciate your dedication to the community.

DISTRICT MANAGER'S REPORT

District Manager Frank Gulluscio reported that he has been working on getting a meeting place for our meetings. If anyone has a recommendation, please reach out to him because there are requirements. He reported that Committee Meetings will remain virtual for the immediate future, but the logistics will change.

DM Gulluscio met with 7 different city agencies working on the FY24 Budget Consultations. He is waiting for more information on budget cuts because the Mayor has already suggested that all agencies have to cut 3% this year and more next year.

PRESENTATION BY NEW YORK CITY DEPARTMENT OF SANITATION CURBSIDE COMPOSTING

Michael Colocurto gave the following information about Curbside Composting:

- Curbside Composting will begin October 3, 2022
- All residential buildings will receive weekly curbside collection of food scraps and yard waste
- Curbside Composting is the DSNY collection service for leaf and yard waste, food scraps, and food-soiled paper. These materials will be collected every week and turned into compost of renewable energy.
- Leaf and Yard Waste should be put in a separate bag or bin. Food scraps and food-soiled paper products should be put in a bin with a free composting bin decal or you may use the brown composting bin you already have.
- Service will start the week of October 3, 2022 and will run through late December when it will take a 3-month pause during winter when there is little to no yard waste to collect. Service will resume in March 2023.
- What to compost?
 - o **ALL LEAF AND YARD WASTE** of any kind, like leaves, flowers, twigs, grass clippings, and more.
 - o **ALL FOOD WASTE AND FOOD-SOILED PAPER** of any kind, everything from fruit and vegetable scraps to bones and shells to moldy cheese to simple leftovers, napkins, paper towels, or uncoated plates. Exclusions of certain food items that have existed in earlier composting programs no longer apply.

- BPI approved compostable items.
- What not to compost?
 - Trash including:
 - diapers and hygienic products, animal waste, wrappers and packaging, foam products
 - Recyclables including:
 - Metal, Glass, rigid plastic, beverage cartons, clean recyclable paper, cardboard
- Your compost day will coincide with your recycling day
- To request your composting decal, visit: www.nyc.gov/compostingbindecal. If you would like a bin or want to learn more about composting, you can visit: www.nyc.gov/curbsidecomposting

LAND USE, HOUSING AND LANDMARK COMMITTEE REPORT

BSA APPLICATION # 2020-64 BZ - 85-94 66th Road, Queens

REQUEST FOR A VARIANCE FROM THE NEW YORK CITY BOARD OF STANDARDS AND APPEALS WAIVING SECTIONS 24-11 (LOT COVERAGE), 24-34 (FRONT YARD), 24-35 (SIDE YARDS), AND 24-36 (REAR YARD) TO PERMIT THE CONSTRUCTION OF A TWO-STORY PLUS CELLAR. USE GROUP 4 (SYNAGOGUE) WITHIN AN R4 ZONING DISTRICT.

The following public comments were read by Chair Heather Beers-Dimitriadis and Second Vice-Chair Keith Engel:

Otto Lam

I am writing to express my strong objection to the granting of a variance for the proposed house of worship reference #2020-64-BZ at 85-94 66th Road, Rego Park, NY 11374.

My partner and I just purchased the house across the street from the aforementioned property and this proposal was not known to us until a week after closing. We chose to live here because it is a quiet and peaceful residential neighborhood, and we are a young couple looking to start a family.

The proposed large building will interfere with the character of the neighborhood that we were drawn to. It will negatively impact the quality of life of its residents due to the following reasons:

- *It will dramatically increase the amount of foot traffic as the proposed building will be able to accommodate 350+ people in a small residential side street, which will cause overcrowding*
- *With services running 7 days a week, from early in the morning to evening, it will disrupt the quiet and tranquility of the neighborhood*
- *The number of parking spaces in the neighborhood will decrease (which can create a hardship for the elderly and persons with disabilities who are currently able to park in front of their homes)*

In addition, the proposed property also presents some safety concerns, as 66th Road is a residential side street with narrow sidewalks that are not designed to accommodate large crowds of people. Pedestrians would have to walk on the street and increase their risk of getting into a motor vehicle accident. I am concerned about the safety of our children, the elderly, and persons with disabilities in the community.

Had we have known that this proposal was already close to fruition, we may not have chosen to live in this neighborhood. Please consider my concerns as well as those of the community and do not grant this variance.

Norman Ng

I wish to address this topic on behalf a group of homeowners in the area. The proposed size and location seems unsuitable for the anticipated attendance.

We have about 16 synagogues around our area.

We have created a report of those places of worship in the area. Based on our research, almost all of them are larger buildings than the requested variance, in addition to being in partly commercial areas also with their parking spaces.

For this small street, and for such a big building without parking spaces, it seems like there are no similar cases before in our area, with the capacity for this many (363) people. Usually, it is very a big building and would have their own parking space or area with parking.

That is the reason why a variance is being requested but I do not see that there has been such a case like this in this area before.

We have to remind all community board 6 members; you do not have enough support from us to allow to build such as big building on our small street.

All community board 6 members should review our research report and signatures before they vote for us.

I can also provide at least 367 people with their signatures in the area do not support this building project.

We also found another synagogue with a 15-minute walking distance with additional parking space, so the argument that this building is meeting an unmet need is simply not true.

Once again, we request all community board members to review our report and signatures before they vote for us.

Rick Quenzer

As a homeowner on 66th. road, I oppose the nonresidential construction on a residential block at 85-94. The building is out of character with the single family one level private homes in the area. A two story plus cellar structure with an oversized footprint would dominate the surrounding area and would forever change the aesthetic of the whole neighborhood.

I also oppose the use of any public parking spaces on the street for the reserved or private use of this address, lest we forget this is a public street. This would infringe on the rights of the homeowner and would decrease property values. Would anyone buy a house you didn't have the right to park in front of? The proposed use is seven days a week from 6:40 AM continuously until sunset, causing a constant flow of pedestrian and vehicular disturbance for the majority of residents, not conducive to the current lifestyle. Mr. Goldstein has stated that "these congregants are local community members and would be walking to a local synagogue even if this building was not constructed", this tells us that there is an alternative to this obtrusive structure and a lack of necessity for this construction.

As a Veteran I cannot comprehend that in America we would ever say one person has more right than another person, wasted two years of my life defending that belief. The Democracy that I was born into and fought to preserve was governed by the majority, exemplified by our Congress and our Senate.

If allowed this structure would FOREVER deter any quality of life for the majority of residents, it may be convenient for a small group of people, but not for the majority of the people.

Violet Chan

I am writing to express my objection to the granting of a variance for the purposed synagogue/house of worship reference #2020-64-BZ at 85-94 66th Road, Rego Park, NY 11374. I believe the variance should not be granted for the following reasons:

- 1. The building of this size and capacity will be out of character on blocks of beautiful little homes around the neighborhood.*
- 2. The services and activities will run from early morning to evening will surely bring a lot of noise, foot and car traffic to the quiet neighborhood. It will disrupt the tranquility and quality of life in this area. It will also increase the risk of traffic accidents and create traffic congestion around the surrounding areas.*
- 3. Such a large commercial like structure does not fit in a small residential side street like 66th road. The narrow sidewalks cannot really accommodate foot traffic for 50 people not to mention 350 plus people as proposed.*

I would appreciate if you can have someone read my letters aloud at the community board meeting. Thank you.

Kathleen and Andrea Lynch

66th Road is only 2 blocks long (Woodhaven Boulevard to Alderton Street). The residential blocks consist of mostly attached and semi-attached 1 and 2 family homes with narrow sidewalks and tree pits.

To grant a Variance at 85-94 66th Road (a single free-standing house) to allow a larger structure on the existing lot size is unjustifiable. This over-sized structure would be squeezed among our homes and would change the character of our neighborhood and affect the quality of life of the residents on 66th Road and residents on neighboring blocks as well.

66th Road simply cannot absorb the impact of this Variance build with increased pedestrian, vehicular and parking congestion 7 days a week beginning at 6:40 AM and continuing throughout the day with services, as well as group and individual study sessions and class lectures.

Here is a math / logic question

<u>As of Right Building</u>	<u>Proposed Variance Building</u>
Cellar = 36 people	Cellar = 105 people
1st Floor = 36 people	1st Floor = 142 people
2nd Floor = <u>30 people</u>	2nd Floor = <u>116 people</u>
102	363

Does the increased number from 102 As of Right vs 363 as a Variance Build add up to a fair or unfair hardship on the tax-paying homeowners on 66th Road based upon our list of quality-of-life issues put forth above? Community Board 6 members What is the logical answer??

Alyssa Valestra

I recently moved to Rego Park. I was unaware of this proposed large building that will possibly be built in my neighborhood. Not only was I unaware, I was even more shocked that the size of the proposed building is anticipated to hold 350+ people. The increase in foot traffic due to the proposed larger building will cause overcrowding on our residential street. This is a residential area and the current home on the lot was built for a single family. Granting the variance for this proposed larger building, will not only cause increased crowds/congestion, but cause a serious safety issue as well. I am concerned that the largening of the property will cause people to walk on the street (as the sidewalks are already narrow to begin with), making it unsafe for pedestrians as cars drive along the road.

My partner and I, who recently moved into a lovely home in Rego Park, fell for the neighborhood's quiet charm and character. The size of the proposed building is out of character with the rest of the homes on the block, which will destroy the very reason why we moved here in the first place. If I had known that this large building would be built in my neighborhood, I would have never moved here at all.

Kevin Sullivan

Please take into consideration my strong objection to granting a variance for the proposed large building, as well as taking into consideration more than 300+ and counting people in the community who strongly object to this as well. Please take into consideration the welfare of the community.

I own and live in a house near the proposed synagogue on 66th Road. My neighbors and I fear that the proposed synagogue would bring excessive noise, foot and vehicular traffic, and congestion to our quiet neighborhood.

During the August 8 committee meeting, board members claimed that they have not had overwhelming quality-of-life complaints connected with other small synagogues in the district. Do you really think that a building with a capacity of 363 people is small? We certainly don't.

According to our research, there aren't any comparably-sized synagogues on quiet streets in our district. We've asked the Community Board to send us the addresses and capacities of the other small synagogues in our area that they referred to during the August 8 meeting. Apparently the board members don't believe in transparency, accessibility, and accountability because they refused to present evidence to support their claim.

Jay Goldstein wrote, "These congregants are local community members, and would be walking to a local synagogue somewhere in the surrounding area even if the proposed building were not constructed; therefore, the pedestrian traffic generated by the synagogue in the overall neighborhood will be no more than what presently exists."

We don't object to hundreds of congregants walking to a synagogue on a main street in our neighborhood, but we do object to hundreds of congregants converging on a narrow sidewalk on a quiet side street. Likewise, we don't object to hundreds of people converging on the movie theaters on main streets in our area, but we would object to shoehorning a movie theater into a quiet side street.

If you can't understand the difference between hundreds of people converging on a main street and hundreds of people converging on a quiet side street, perhaps you don't deserve a seat on the Community Board. Please vote against the variances for the proposed synagogue.

Yili Liu

I am a senior citizen and living in 66th Road, Rego Park.

I respect the Jewish tradition and religion; however, I still disagree with having such a big synagogue on 85-94 66th RD. The reasons are:

- 1. We never have a synagogue holding above 300 people in such a crowded street in our neighborhood (you can investigate all the synagogues in Rego Park and Forest Hills). Building such a big synagogue in such a narrow street will extremely reduce our quality of life. The size of the synagogue is beyond the Zoom variation and it is hurting the entire community.*
- 2. We have about 400 residents signed disagree form; it echoes the community voice loudly. As the community board, you cannot neglect the majority opinions.*
- 3. My house is a corner house. If the size of synagogue is so big, 300 above people will pass the sidewalk around my house; it will create the high risk of accidents. Who is going to pay the huge amount of liability? I am a senior citizen and a retiree, I cannot afford it. We have a lot of senior citizens in my street and they shared same concerns with me. I hope that the community board will solve this very important issue before you approve the project.*
- 4. My neighbors and I tried to invite community board members to visit our crowded street and see if it is possible to pass 300 above people every day. I understand that board members are all volunteer workers and I respect their service. However, the purpose of the service is for the better life of the residents and community. If you see the life quality of entire community has been lowered significantly, I believe you will strongly consider the disagree opinion of about 400 residents.*

Patty Lee, Jung Kuai Lee, Lei Zhu

I am writing to express my strong objection to the granting of a variance for the purposed synagogue/house of worship reference #2020-64-BZ at 85-94 66th Road, Rego Park, NY 11374. I believe that the variance should not be granted for the following reasons:

The proposed large building that takes up most of the lot will have a negative effect on the neighborhood in the following ways:

- The style of the proposed building does not go with the neighborhood and will change the character and charm of the neighborhood.*
- The style of the building will take up space that is now open sky because the present single-family home has a sloping roof and is only one and a half stories tall.*
- The loss of green space is harmful to the environment. The proposed larger building is anticipated to hold 350+ people. This is a residential area, and the current home was built for a single family. This will increase the amount of foot and car traffic and negatively affect the neighborhood in the following ways:*
- There is not enough room on 66th Road, a small residential side street, to accommodate 350+ people. It will cause overcrowding and congestion.*
- Services running seven days a week from early morning to evening will disturb the quiet and tranquility of the neighborhood.*
- The number of parking spaces in the neighborhood will decrease, creating a hardship for residents, especially the elderly and persons with disabilities who are currently able to park in front of their homes.*
- An increase in the amount of garbage and trash accumulating on 66th Road, a small residential side with narrow sidewalks.*
- The risk of traffic accidents will increase (GPS diverts traffic from Woodhaven Blvd.) and speed bumps have recently been added to Fitchett Street. Still, we have had two collisions on 66th Road in the past 3 months.*

Additionally, a cyclist was killed half a block away at 66th Avenue and Fleet Street). I am concerned about the safety of the community especially pedestrians.

- *With the increase in foot traffic, an increase in the risk of property liability (due to people falling, tripping, or otherwise on my property).*

In closing, please do not grant this variance.

The following public comment was received after the 3pm deadline to be read at the meeting:

Nicole Amendolare

I am a woman of God and do agree religion should be practiced freely. But some laws need to change as to location. I feel with great intent that ALL religious institutions should be public space not residential. And definitely not on a block of small homes. At the very least on a corner property if it has to be residential. To knock down a beautiful house that is a staple of the community with wonderful greenery trees and landscape is so heart breaking. I am petrified on construction the quality of life, quality of air, amount of garbage bringing roaches and rats. Amount of noise. We have doctors living near with night schedules and need sleep during day. Many people work from home as well. Construction time frame always goes past what they say of build. I am very worried. The house that was knocked down and rebuilt that was built across street from PS 174 took years. So, for years this will be an open lot of destruction. There are so many elderly people over 75 and 80 85 yrs. old that don't have the opportunity to convey their opinion and they are scared as well. I hope in future we can do an in-person meeting for their sake. Not everyone is tech savvy with zoom etc. I would ask to see if this was happening to the board and approach with compassion. I do feel the answers of saying yes if it was their own block would be no. I am very concerned with parking. I don't feel safe. I have had to call 911 a few times for my car being broken into when I had to park away from my house for construction that was being done for the street. If I have to park far away from my home what if I am attacked? Because of no parking. It's just so scary. I hope there will be strict guidelines if the build does happen. The minimum soundproof guidelines to follow with the build I am requesting NOT minimum but the sound proofing of windows of a higher soundproof of windows to guarantee the well-being of the community. The lawyer has mentioned they will be doing minimum. Minimum is unacceptable. I hope you can take into consideration what I said.

Stephen Guadagnino

My questions and concerns to the board is if this does pass fully

1. What is stopping the lawyer and client to make rebuilds in the future. The apartment that he took off from the future plans what is stopping him from later on making the original apartment in future. I want to request a construction restriction for future builds for this property so he cannot build anything higher than what has been revised. Because even right now with the revisions the building is huge.

2. What is Timeline of project. I asked before last meeting and wasn't given an answer, so I am asking again about the estimated completion date

I don't want this to be another Beth Garvel synagogue project on 108th street that they started in 2016 with a projected timeline of 2019 and now it is 2022 and it's still not done. Nowhere complete. Because they ran out of money.

3. The client is claiming financial hardships how do we know he even has enough money to complete.

If he runs out of money what happens where is the sufficient funding to complete project before he even starts, he should show the funds. We don't want A big empty lot.

Why bare minimum construction if he is a caring good character neighbor why not 65 soundproof windows and 65 soundproof walls. How does the synagogue improve the community or improve community board 6 life?

Keith Engel, Chair, reported that the Committee met on 8-8-22 and held a Public Hearing on the above application. The CB received 18 Public Comments at that hearing (all of which were against the development).

Jay Goldstein, Esq. reported the following about the application:

- This is a request to permit the construction of a 2-story and cellar community facility space for a synagogue.
- The congregation already exists in the community. It started about 2015, and they've been praying out of the Rabbis house but due to lack of space, they have been hamstrung in their growth and their ability to serve the congregation.
- The Synagogue is an as of right use. The request waivers would be for the 2 side yards, front yard and lot coverage
- The existing home has a front yard of 10 feet, which will remain, but the requirement is 15 feet.
- The proposal is for a 6 ft side yard and a 3 ft side yard, the requirement is 8-foot side yards.
- Based on Community Board feedback, the developer has added additional buffering and planting along the side yards to help with water runoff and absorption.
- Cellar level - occupancy of 105 people (this is anticipated to be used for youth groups and small functions)
- First Floor – Occupancy of 142 seats for the men’s section and
- Second Floor – Women’s section of 116 seats
- Without variance, the building would only accommodate about 30 people per floor
- The hours of operation are not proposed to be 24-7. Most times, there will be about 20 individuals attending morning and evening prayers.

Members of the Community Board brought up questions / concerns about the following:

- Can these congregants use existing synagogues?
- Will congregants drive to the building? Will parking / traffic be an issue?
- Concessions / Conditions being made don’t address the concerns of the neighbors
- Can there be reserved street parking for residents?
- Will there be any major disruptions during construction?

The Committee motion was (15 Yes, 2 No) in favor of the application with the following conditions:

- Provide for additional sound attenuation
- Provide for light pollution attenuation
- Provide for utility reduction and energy efficiency considerations
- Provide for enhanced stormwater reduction strategies
- Maximize vegetation alongside public right of way
- Provide community outreach and point of contact for supervision of construction operations

The committee motion passed on a roll call vote. 28 in favor, 13 against and 1 abstention.

VETERANS / PUBLIC SERVICE COMMITTEE REPORT

Michael Arcati reported that the committee met on August 3, 2022. The Committee will sponsor a Veterans Day Breakfast on November 11th at the West Side Tennis Club. The American Legion Post will fund \$500 for the breakfast. Also, September is National Preparedness Month. The CERT Team will be at the Street Fair on Austin Street on Sunday September 18, 2022 to distribute information about Preparedness.

CONSUMER AFFAIRS, ECONOMIC DEVELOPMENT, SMALL BUSINESS COMMITTEE REPORT

Elizabeth Newton – Co-Chair, reported that CB6 received 2 new applications. One is a new application and the other is a corporate change.

1. Shake Shack 71-26/28 Austin St, FH (*Corporate Change*)*

This is a renewal application with a change in corporate officers. Nothing about the operation of the business is changing.

2. Iron Age 61-35 Junction Blvd., RP

Iron Age will be a full-service AYCE Korean BBQ restaurant. First in Rego Park, and first one in NY/NJ. There are 13 Iron Age locations in the US. Applicant operated a Delicatessen/Salad Bar style restaurant in Manhattan for 17 years, and trained at the Iron Age headquarter for the past 2 yrs. There are 13 Iron Age AYCE restaurants in the US and 1 in Thailand, but none in the tri-State area. Applicant is well qualified, has a solid SLA record with no history of liquor violations or criminal activity. Iron Age will be the flagship store in the NY/NJ area with more to come in the near future. Iron Age will be a wonderful addition to Rego Park and we will proudly serve the area and beyond. Our food is nutritious, delicious and we welcome diners young and old.

The Community Board also received the following renewal applications:

1. UMI Sushi Zheng Inc., 96-05 Metropolitan Ave. FH
2. Shashlichnaya, 96-30 Queens Blvd. RP
3. Desert Rain Lounge Inc. 107-29 Metropolitan Ave., FH
4. Aged, 107-02 70TH Road, FH
5. Cipollina Gourmet, 116-09 Queens Blvd, FH
6. Barosa Inc., 6229 Woodhaven Blvd, RP
7. Mito Asian Fusion Inc., 64-18 108TH St., FH
8. Narita Japanese Restaurant Inc., 107-08 70TH Rd., FH
9. Yellowstone Sushi Inc, 66-73 Selfridge St., FH
10. El Coyote Forest Hills, Inc., 70-09 Austin St., FH
11. Lowkey, 70-15B Austin St., FH

There were no negative reports from the 112th Precinct. The Committee motion is to approve the new applications and renewals. This motion passed on a roll call vote. There were 2 votes opposed to Low Key (#11 above) and 3 votes opposed to Desert Rain Lounge (#3 above).

Co-Chair Newton also spoke briefly about a New York Times article about restaurants. Some of the topics included in the article are: outdoor dining, QR codes replacing paper menus, inflation causing an increase in menu prices, limited availability of ingredients and volatility.

LAW / BY-LAW COMMITTEE REPORT

John Dereszewski reported that the CB must go live for October's meeting. The legislature opened a possibility for people to join on-line if they can show extraordinary circumstances, which need to be carefully defined. The Committee met to discuss and define these EC and proposed procedures. The proposed resolution and procedures that were sent to all the CB Members before the meeting were also reviewed by the Queens Borough President's Legal Counsel and they said it is acceptable.

Extraordinary Circumstances include:

- Disability
- Ongoing / Sudden Illness
 - o Includes health-related issues of family / members of household
- Caregiving Responsibilities
 - o Relates to care for one suffering from a physical, medical or mental health infirmity
- Death in the family

How to request EC status:

- Notify Board Chair promptly
 - o Preferably no later than 2 days prior
- Notification for Emergent "EC" should be given no later than 4 hours prior to the meeting
 - o Circumstances must be consistent with our definition of "EC"

Keep in mind some things that are outlined in the legislation:

- While people can join the meeting and have the full privileges of the meeting to participate and vote, they will not be counted towards the quorum of the meeting. A majority of the members of the board must be physically present at the meeting. Chair Dereszewski suggested that (in a separate action) make an appeal to the legislature to reconsider this quorum rule.
- Announcements need to be made at the start of the meeting of members that are joining online and this would be indicated in the minutes.
- If someone is attending virtual, they have to be seen on the screen.
- If there is a technical glitch that prevents them from participating or being seen, their participation will not count.
- Members of the public will be able to join the meeting and watch online. If they wish to speak at the meeting, they can be given that opportunity.

There was some discussion including the following:

- If someone needs an EC within the 4-hour window, people should take an absence, instead of getting an emergent EC.
- The set-up in the meeting needs to have a big screen so the people who are remote can be seen.
- If there is a storm or inclement weather, how would we get a quorum? Many people would opt for the remote option.
- A board member suggested “The Owl” for hybrid meetings
- We have to take into consideration people with disabilities that are not comfortable going to meetings at night
- Parking availability and people that don’t feel comfortable in large groups need to be considered for in person meetings
- Disabilities are not predictable. Sometimes they don’t give you 4 hours’ notice when they flare up.

John Dereszewski pointed out that we can ask the legislature to make decisions about inclement weather. However, we should vote on the Extraordinary Circumstances as they are presented.

Chair Heather Beers-Dimitriadis clarified that the board is not voting for or against hybrid meetings. We are voting on a resolution that provides and accommodates people that have an Extraordinary Circumstance.

John Dereszewski made a motion to approve the resolution and procedures. Peter Beadle seconded the motion. The motion passed 38 Yes, 1 No. The resolution and procedures will be attached to these minutes.

Due to time constraints, Chair Beers-Dimitriadis made a motion to table the remaining committee reports until the October meeting. David Schneier seconded this motion. All members were in favor.

GOOD & WELFARE

CB 6 MEMBERS:

Edwin Wong announced the following events:

- Forest Hills Asian Association Autumn Festival – September 23, 2022
- Motorcycle Run for Richie – September 17, 2022
- Queens walk to end Alzheimer’s – September 21, 2022

Steven Metz spoke about a large wasp hive in a tree on Kessel Street and 71st Avenue. He has reported it but nothing has been done.

Mark Laster announced that there will be a hybrid event “Community Solutions to Hate. Know Your Rights” on Thursday September 22, 2022.

Heidi Chain announced the following:

- CERT will have a table at the Austin Street Fair on Sunday September 18, 2022. They will be helping people sign up for Emergency Alerts from NYC
- 112th Precinct Community Council Meeting will be on Wednesday September 21, 2022 at 7:30pm at the American Legion Hall.

ELECTED OFFICIALS' REPRESENTATIVES:

QUEENS DISTRICT ATTORNEY MELINDA KATZ

Tara Chester announced the following:

- Last month ended the inaugural District Attorney's Office Summer CAMP (Community Action Mentorship Program) program. Students ages 14-18 yrs. for 6 weeks
- Office holds several year-round internship programs for students interested in the legal or criminal justice professions. They can contact 718-286-6441
- DA's Office is stopping the flow of deadly weapons in our community
 - Made the announcement today that a defendant was arrested on sixty-seven counts. Defendant was found in possession with 42 weapons in his home.
 - Gun Buy-Back Program on September 24, 2022 – Calvary Assembly of God Church in Rockaway.

CONGRESS MEMBER GRACE MENG

Jordan Goldes announced the following:

- Congress Members Office heard from Forest Hills constituents about the flooding in the area after a recent storm. Congresswoman Meng has asked the city and state to use funding allocated from her Federal Infrastructure Bill, passed last May, to upgrade sewers and catch basins in Queens.

ASSEMBLY MEMBER ANDREW HEVESI

Kevin Wisniewski announced the following:

- Calling on the city to fully utilize federal funds from last year federal infrastructure bill. If anyone is having trouble filing claims with the Comptroller's Office, they can call the Assemblyman's Office.
- Community clean-up being held on Austin Street, Saturday, September 24, 2022 at 10am. Partnering with Community Board 6 and other local leaders. To RSVP, email hevesia@nyassembly.gov

COUNCIL MEMBER LYNN SCHULMAN

Kevin McAleer announced the following:

- Participatory Budget is starting up. If anyone is interested in participating, e-mail our office: district29@council.nyc.gov. They will also have a sign-up sheet at the Forest Hills Street Fair on Sunday.

- The Council Member is now a co-sponsor on Intro 76, which is the backwater valve incentive program.

The meeting was adjourned at 10:45pm.

Respectfully Submitted,

Christine Nolan
Community Coordinator

CB 6 VOTING SHEET 9-14-22	ATTENDANCE	BSA APP 85-94 66 Road	NEW LIQUOR LICENSE APPS	RENEWAL LIQUOR LICENSE APPS	RESOLUTION EXTRAORDINARY CIRCUMSTANCES
MICHAEL ARCATI	Present	N	Y	Y	Y
ANISIA AYON	Present	Y	Y	Y	Y
KAVISH BATRA	Present	N	Y	Y	Y
PETER BEADLE	Present	Y	Y	Y	Y
MIRIAM BERFAS	Present	N	Y	Y	Y
HOWARD BIRNBAUM	Present	Y	Y	Y	Y
HEIDI CHAIN	Present	Y	Y	Y	Y
SHERIDAN CHU	Present	N	Y	YES TO ALL NO TO LOWKEY & DESERT RAIN	Y
L.T. CIACCIO	Present	Y	Y	Y	Y
KANDRA CLARK	Absent	Absent	Absent	Absent	Absent
ALEXANDER COHEN	Present	Y	Y	Y	Y
LATRICE DAVIS	Present	Y	Y	Y	N
JOHN DERESZEWSKI	Present	Y	Y	Y	Y
ALEJANDRA DIAZ-HOUSTON	Present	Y	Y	Y	Y
HEATHER DIMITRIADIS	Present	Y	Y	Y	Y
KEITH ENGEL	Present	Y	Y	Y	Y
KAREN IMAS	Absent	Absent	Absent	Absent	Absent
SARINA JAIN	Present	N	Y	Y	Y
MARK LASTER	Present	Y	Y	Y	Y
BEATRICE LEONG	Present	Y	Y	Y	Y
JONATHAN LI	Present	Y	Y	Y	Y
KEVIN LY	Present	N	Y	YES TO ALL NO TO LOWKEY & DESERT RAIN	Y
JACK MEDINA	Absent	Absent	Absent	Absent	Absent
DR. RENEE MEHRRRA	Present	Y	Y	Y	Y
STEVEN METZ	Present	Y	Y	Y	Y
JULIE MILNER	Present	N	Y	Y	Y
PAT MORGAN	Present	N	Y	Y	Y
ELIZABETH NEWTON	Present	Y	Y	Y	Y
TANIA PADGETT	Present	Y	Y	Y	Y
HOWARD POLLACK	Present	Y	Y	Y	Y
DIANA RACHNAEV	Present	Y	Y	Y	Y
SHARI ROLNICK	Present	Y	Y	Y	Y
GLADYS SANDOVAL	Present	N	Y	Y	Y
PETRINA SCHNEIDERMAN	Present	N	Y	Y	Y
DAVID SCHNEIER	Present	Y	Y	Y	Y
HERBERT SCHONHAUT	Present	Y	Y	Y	Y
JEAN SILVA	Present	N	NOT PRESENT FOR VOTE	NOT PRESENT FOR VOTE	NOT PRESENT FOR VOTE
TERESA SIMMONS	Present	Y	Y	Y	NOT PRESENT FOR VOTE
DR. ROBERT TAMAYEV	Present	Abstain	Y	Y	NOT PRESENT FOR VOTE
IRINA TAMAYEVA	Absent	Absent	Absent	Absent	Absent
MARTHA TUCKER	Present	N	Y	Y	Y
SUSAN WANDERMAN	Present	Y	Y	Y	Y
ALEXA WEITZMAN	Present	Y	Y	Y	Y
JOAN WESTON	Absent	Absent	Absent	Absent	Absent
BRENTLY WINSTEAD	Present	Y	Y	YES TO ALL NO DESERT RAIN	Y
EDWIN WONG	Present	N	Y	Y	Y
TITILAYO YASUKAWA	Present	Y	Y	Y	Y
TOTALS:	42 Present, 5 Absent	28 Y, 13 N, 1 ABSTAIN	ALL IN FAVOR	LOW KEY 42 Y, 2 NO DESERT RAIN 41 Y, 3 NO ALL OTHERS ALL IN FAVOR	38 Y, 1 N

Resolution – Passed 9-14-22

WHEREAS, by passing Chapter 56 of the Laws of 2022 (“Chapter 56”), the New York State Legislature amended Section 103 of the Open Meetings Law; and
WHEREAS, Chapter 56 adds Section 103-a of the Open Meetings Law, permitting Queens Community Board 6 (the Board) to authorize its members to attend meetings by videoconferencing under extraordinary circumstances; and

WHEREAS Section 103-a (2)(a) requires the Board to adopt a resolution following a public hearing authorizing the limited use of videoconferencing under such circumstances; and

WHEREAS, Section 103-a (2) allows for hybrid meetings by requiring “that a minimum number of members are present to fulfill the public body’s quorum requirement in the same physical location or locations where the public can attend”; and

WHEREAS Section 103-a(2)(c) requires that members be physically present at any such meeting “unless such member is unable to be physically present at any such meeting location due to extraordinary circumstances . . . including disability, illness, caregiving responsibilities, or any other significant or unexpected factor or event which precludes the member’s physical attendance at such meeting”; and

WHEREAS, in accordance with Section 103-a(2)(d), any members attending by videoconference must, excerpt during executive session, be “heard, seen and identified, while the meeting is being conducted, including but not limited to any motions, proposals, resolutions, and any other matter formally discussed or voted upon”; and

WHEREAS Section 103-a(2)(g) requires that any meeting where a member attends by videoconference be recorded, posted to the Board webpage within five business days, and transcribed upon request; and

WHEREAS, Section 103-a(2)(h) requires that members of the public be permitted to attend and participate, if authorized, in any meeting by videoconference when a member attends by videoconference.

BE IT RESOLVED, that Queens Community Board 6 authorizes its members who experience an extraordinary circumstance, as described above and further defined by any rules or written procedures later adopted, to attend meetings by videoconference: (i) as long as a quorum of the members attend in-person at one or more locations open to the public; (ii) as long as the member can be seen, heard, and identified while the open portion of the meeting is being conducted; and (iii) as otherwise permitted under Chapter 56 of the Laws of 2022; and be it further

RESOLVED, that the Board shall create written procedures further governing its use of videoconferencing by its members in compliance with Chapter 56 of the Laws of 2022.

In compliance with Public Officers Law (POL) § 103-a(2)(a), Queens Community Board 6 (the Board), following a public hearing, authorized by resolution on _____ the use of videoconferencing as described in POL § 103-a.

The following procedures are hereby established to satisfy the requirement of POL § 103-a(2)(b) that any public body which in its discretion wishes to permit its members to participate in meetings by videoconferencing from private locations – under extraordinary circumstances – must establish written procedures governing member and public attendance.

1. Queens Community Board 6 members shall be physically present at any meeting of the Board unless such member is unable to be physically present at one of the designated public meeting locations due to extraordinary circumstances.
2. For purposes of these procedures, the term “extraordinary circumstances” includes disability, ongoing or sudden illness including health related issues related to family members or other residents of the household, caregiving responsibilities that are related to the care of one suffering from a physical, medical or mental health infirmity and death in the family.
3. If a member is unable to be physically present at one of the designated public meeting locations and wishes to participate by videoconferencing from a private location due to extraordinary circumstances, the member must notify the Board’s Chair or a designated representative as promptly as possible or, preferably, no later than two business days prior to the scheduled meeting. However, extraordinary circumstances that present themselves on an emergent basis after that time can still be requested to the authorized persons prior to four (4) hours prior to the time of the meeting to enable the online link to the meeting to be provided. Any such requests that are consistent with the definition of “extraordinary circumstances” noted in section #2 shall not be unreasonably denied. At the beginning of each meeting, the Chair shall publicly announce the names of those members who will join the meeting by means of videoconferencing.
4. If there is a quorum of members participating at a physical location(s) open to the public, the Board may properly convene a meeting. A member who is participating from a remote location that is not open to in-person physical attendance by the public shall not count toward a quorum of the Board’s meeting but may participate and vote if there is a quorum of members at a physical location(s) open to the public.
5. Except in the case of executive sessions conducted pursuant to POL § 105, the Board shall ensure that its members can be heard, seen, and identified while the meeting is being conducted, including but not limited to any motions, proposals, resolutions, and any other matter formally discussed or voted upon. This shall include the use of first and last name placards physically placed in front of the members or, for members participating by videoconferencing from private locations due to extraordinary circumstances, such members must ensure that their full first and last name appears on their videoconferencing screen. The full participation of members participating by videoconferencing shall not be prevented if, due to technical circumstances beyond their and the Board’s control, video contact cannot be maintained provided that the full first and last name of the affected member(s) appear on the online screen.

6. The minutes of the meetings involving videoconferencing based on extraordinary circumstances pursuant to POL § 103-a shall include which, if any, members participated by videoconferencing from a private location due to such extraordinary circumstances.
7. The public notice for the meeting shall inform the public: (i) that extraordinary circumstances videoconferencing will be used, (ii) where the public can view and/or participate in such meeting, (iii) where required documents and records will be posted or made available, and (iv) the physical location(s) for the meeting where the public can attend.
8. The Board shall provide that each open portion of any meeting conducted using extraordinary circumstances videoconferencing shall be recorded and such recordings posted or linked on the Board's website within five business days following the meeting and shall remain so available for a minimum of five years thereafter. Such recordings shall be transcribed upon request.
9. If members of the Board are authorized to participate by videoconferencing from a private location due to extraordinary circumstances, the Board shall provide the opportunity for members of the public to view such meeting by video, and to participate in proceedings by videoconference in real time where public comment or participation is authorized. The Board shall ensure that where extraordinary circumstances videoconferencing is used, it authorizes the same public participation or testimony as in person participation or testimony.
10. Open meetings of the Board conducted using extraordinary circumstances videoconferencing pursuant to the provisions of POL § 103-a shall utilize technology to permit access by members of the public with disabilities consistent with the 1990 Americans with Disabilities Act (ADA), as amended, and corresponding guidelines. For the purposes of this guideline, "disability" shall have the meaning defined in Executive Law § 292.
11. The in-person participation requirements of POL § 103-a(2)(c) shall not apply during a [state disaster emergency declared by the governor pursuant to Executive Law § 28 or a local state of emergency proclaimed by the chief executive of a county, city, village or town pursuant to § 24 of the Executive Law] if the affected public official determines that the circumstances necessitating the emergency declaration would affect or impair the ability of public bodies, including this Board, to hold an in-person meeting.
12. These procedures shall be conspicuously posted on the Board's website.