



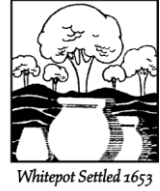
COMMUNITY BOARD 6, QUEENS

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HEATHER BEERS-DIMITRIADIS
CHAIR

DONOVAN RICHARDS
BOROUGH PRESIDENT

FRANK P. GULLUSCIO
DISTRICT MANAGER

CB 6 MEETING MINUTES DECEMBER 6, 2023

PRESENT

H. BEERS-DIMITRIADIS, CHAIR	P. BEADLE, 1 ST VICE CHAIR
K. ENGEL, 2 ND VICE CHAIR	M. LASTER, 3 RD VICE CHAIR
S. BAIDA, SECRETARY OF ADMINISTRATION	L.T. CIACCIO, SECRETARY OF FINANCE
J. DERESZEWSKI, PARLIAMENTARIAN	

M. ARCATI	M. FERNANDEZ-KONIGSBERG	H. SCHONHAUT
A. AYON	M. LASHLEY-KABORE	J. SILVA
K. BATRA	B. LEONG	M. TUCKER
M. BERFAS	K. LY	E. WONG
H. BIRNBAUM	R. MEHRRA	T. YASUKAWA
G. CHEN	P. MORGAN	E. ZAKRY
K. CLARK	D. RACHNAEV	K. ZAPATA
L. DAVIS	S. ROLNICK	
B. GROSSBERG	M. SALTON	
K. IMAS	G. SANDOVAL	
S. JAIN	D. SCHANTZ	

ABSENT

D. ARONOV	D. BOWENS
H. CHAIN	P. SCHNEIDERMAN
V. ELLISON	B. WINSTEAD*

*EXCUSED ABSENCE

OTHERS IN ATTENDANCE

FRANK GULLUSCIO	CB6 DISTRICT MANAGER
BOROUGH PRESIDENT DONOVAN RICHARDS	
SENATOR JOSEPH P. ADDABBO, JR.	
COUNCIL MEMBER LYNN SCHULMAN	
KEVIN MCALEER	OFFICE OF COUNCIL MEMBER LYNN SCHULMAN
JAVIER FIGAROA	OFFICE OF DISTRICT ATTORNEY OF MELINDA KATZ
JORDAN GOLDES	OFFICE OF CONGRESS MEMBER GRACE MENG
EVA GRECH	OFFICE OF STATE SENATOR JOSEPH P. ADDABBO, JR
AMPARITO ROSERO	OFFICE OF THE QUEENS BOROUGH PRESIDENT
GIANNA VALENTE	OFFICE OF ASSEMBLYMEMBER ANDREW HEVESI

This meeting was held in-person with a limited virtual option via WebEx for individuals with extraordinary circumstances. The following CB 6 Members joined the meeting via WebEx: Dr. Renee Mehrra, Miriam Berfas, Shari Rolnick, Titilayo Yasukawa, Kandra Clark and Jean Silva. The meeting will be recorded and posted on YouTube. Community Board meetings are posted on YouTube.com for transparency to the public (<https://www.youtube.com/@queenscommunityboard6>).

Chair Heather Beers-Dimitriadis made an announcement that tonight will be the District Manager Frank Galluccio's last meeting due to his retirement, well-wishers will be stopping by.

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. Chair Beer-Dimitriadis made an announcement that anyone who submitted a written public comment to be read by the chair will not be read tonight due to time constraints of the meeting. The comments will be included in December's minutes.

Chair Beers-Dimitriadis asked the residents for their cooperation, that there be no interruptions or defamatory comments when public speakers are speaking.

Beatriz Villalon-Garcia

My name is Beatriz Villalon-Garcia, I am a resident and homeowner in Forest Hills. I have lived in this neighborhood since 1968. I have requested to speak to the community board regarding concerns of the growing practice of paving/cementing over our green yards and the reduction of tree replacements in this neighborhood. My concerns arise from all the recent climate events and effects in our area. In the fall of 2021, our city housing complex by the LIE had a flash flood, their lobbies had a river of water running through them. The garages of the Fairview building were completely inundated with water causing them hundreds of thousands of dollars in damage. One person unfortunately died because of that surge. Every heavy rainfall, neighbors are dealing with water surges. Some have reported up to five feet of water in their basements. Many residents require sump pumps to keep ground water out of their basements and yet many neighbors all around this area have had their properties paved over. This has resulted in more water flooding our sewer, drains and homes. The water is running off and burdening sewers and drains. More green spaces increase areas for water to be absorbed and evaporated back into the air hence reducing the strain on our system. In researching this problem, I came across the NYC Plan for combating climate change and protecting our quality of life. In it particularly, my focus is on the Yard Text Act regulated by the Department of Buildings. Even in its present form, people are not complying. The DOB does not act without a complaint, people need to complain more. The DOB needs to be more aggressive. The citizens need to be more educated on the purpose and need for green spaces. Homeowners need to want to comply. Green spaces are better esthetically and are more important for water management. These flooding events are coming with more regularity. The more permeable areas we have the better off the outcome will be. Here are some of the actions that were recommended to me as I pursued this cause. 1) I reached out to Community Board 6 and was encouraged to speak up and inform the community. 2) I called the NYC planning office which provided specific information on which city departments are responsible for water management. 3) Call your councilperson Lynn Schulman 718-544-8800 and voice your concerns. 4) Call 311 to file complaints. It facilitates the complaint if you know which Department it should be directed to. The Yard Text Act goes to DOB, Cementing of Devil Spit (strip of land by the curbs) goes to Department of Transportation, replacement of trees goes to the Parks Department, reports of sewer/drains problems go to DEP. I would like to be informed on how I can further help in this area and find out what the city agencies are doing to further alleviate flooding. Thank you for your attention to this matter.

Odette Wilkens

I'm Odette Wilkens, President and General Counsel of Wired Broadband, Inc., a non-profit in Forest Hills focusing on safe technology for the public. I am also a technology attorney and have been working for over 20 years. I have also been a long-time resident of Forest Hills, at least since 1976. We've heard about the 5G cell towers cropping up around NYC. They are 3 stories high with 5 bays to house multiple wireless antennas from multiple telecom carriers. They can be placed just feet away from your home, or school or medical facility. There is no setback requirement. They are being

installed by a site developer, City Bridge, and I am overseen by the Office of Technology and Innovation. 16 community boards of the 40 CBs at play disapproved or voted for moratoria. The FCC notified City Bridge on April 20, 2023, that environmental and historic preservation reviews are required for each 5G cell tower prior to construction under two federal laws – the National Historic Preservation Act, and the National Environmental Policy Act (NEPA). You can comment on the 5G towers as part of the public, or you can request to be a consulting party. I am a consulting party for Forest Hills and Rego Park. I just submitted comments opposing the proposed 5G tower in front of PS 144 on 69th Ave on historic preservation grounds. It got front page coverage in the Forest Hills Times – 9 columns of coverage in all. PS 144 Col. Jeromus Remsen School is a local elementary school in Forest Hills. I likened the proposed 5G tower to a brutalist style of architecture which is minimalist and rejects “nostalgia in architecture.” I discussed how the Forest Hills Gardens and its environs encompassing PS 144 is all about nostalgia in architecture, conjuring up an English countryside with Tudor-styled homes. The school building was built in 1931 by John Kennedy & Co., known for constructing Catholic Schools. The building has been designated by SHPO as eligible for the National Register of Historic Places. PS 144 was named after Col. Jeromus Remsen, an American Revolutionary War colonel (1735-1790). He was recorded by the Continental Congress of 1774 as a leadership figure in the American Revolutionary War. Remsen is buried nearby in an area adjoining 69-43 Trotting Course Lane, in the Remsen Family Cemetery, a designated landmark by the NYC Landmarks Preservation Commission (LPC) in 1981. In 1739 the Remsen family, along with other farmers, erected the Whitepot School, the first school on record in this area, at what is now the intersection of Yellowstone Boulevard and Woodhaven Boulevard. “A stone schoolhouse was first erected, which gave way to a wooden one and then a third one, which burned down.” Possibly being the fourth attempt to build a school in the area, PS 144 with the Remsen namesake was built nearby in 1931. The 5G tower’s stark gray metal bottom and white plastic top bear no likeness to the warm beige color, or the brick or material, or architectural detail of the school structure. Of note is also the possibility of the falling off the light plastic which is to cover each of the 5 bays where antennas are to be placed, as reported by City Bridge in a NYC community board meeting. That will further mar the aesthetics, with the towers likely taking on the appearance over time of having missing teeth. The area in which PS 144 is located is an exclusive area known as the Vanderveer, as well as the Forest Hills Court. Since 1923, this area encompassing PS 144 was under the administration of the Forest Hills Gardens Corporation, until the Forest Hills Van Court Association, Inc. undertook to enforce its homeowners’ covenants in 1969. Stringent requirements are placed on any aesthetic changes to the houses and streetscapes. A 5G Tower would clash with the aesthetic and architectural integrity of the streetscape which the restrictive covenants have been intended to preserve since 1923 and that continues to this day. The Forest Hills Gardens, one of the most iconic areas in NYC for architecture and city planning, adjoins the 500’ penumbra. “Conceived in 1909, Forest Hills Gardens was the collaborative creation of the landscape architect and planner Frederick Law Olmsted Jr. and the architect and housing reform activist Grosvenor Atterbury.” It sits on 142 acres. In 1910 the Russell Sage Foundation bought the land to create a community for working class people to get away from the ugliness and grime of Manhattan. The 5G Tower would clash with the look and feel of The Gardens’ Tudor-styled architectural motifs that echo throughout the adjoining communities encompassing PS 144. It would certainly not be considered “unifying street furniture” and would lead to discord on the streetscape. The 5G Tower would create the very kind of blight and ugliness that the Russel Sage Foundation sought to prevent, the kind of street “chaos” intended to be avoided then and now in the Vandemeer area encompassing PS 144. My hope is that the 5G tower will not be placed at PS 144 or anywhere near it. Here are instructions to file either as part of the public or as a consulting party. Deadlines have either gone or are fast approaching. So, if you’re interested in filing comments, here are some guidelines: For General Public: You can comment on ANY site listed at <<https://citybridgelink5g.azurewebsites.net>>, send comments by email to: citybridgelink5g@ebiconsulting.com; Olivia.Brazee@parks.ny.gov; Sloane.Bullough@parks.ny.gov. For Consulting Parties: to apply as a consulting party, send an email to all three: NEPA-NHPA@link.nyc; sderrick@ebiconsulting.com; tammi.grant@boldyn.com, state the name of your organization. Why you should be a consulting party (with “a demonstrated interest” due to legal, economic, or historic preservation concerns). The geographic area you are interested in (could be one or more blocks, neighborhoods, historic districts, community districts, etc.). If you don't receive a timely response (within 3 days) or have any questions send an email to Tammi Grant at tammi.grant@boldyn.com, cc your email to Chris Murray at cmurray@ebiconsulting.com. Please contact me for more information and with any questions. We also hold weekly meetings in NYC; please let me know if you’d like to attend. Respectfully submitted.

Chrissie Mar

My name is Chrissie Mar and I am a lifelong resident of Rego Park. Today I’m here to bring to the board’s attention the issue of child and pregnancy poverty in our city, state, and nation. We as a community can work toward actions that will

change the lives and economic development of future generations. It is estimated that one in four people that gave birth from 2015-2020 were in poverty. From 2021 child poverty rates have more than double across the nation. Additionally, children in New York State are more likely to be in poverty than in forty other states. Child poverty and poverty experience during pregnancy can lead to malnutrition, increase risk of stress and impact of development on the child in and out of the womb. The mothers and infants for lasting change allowance also called the milk allowance could improve the peril outcome of fifteen thousand low-income families. Through this proposed pilot program, the allowance would provide the expected families with the monthly subsidies during the last months of pregnancy and first months of a child's life. These direct subsidiaries for families could help put food on the table, pay for medical care and more. It will leave out financial stressor and be more present in their child's lives in childcare. If passed this allowance could greatly reduce child poverty, improve nutrition and healthcare to improve the quality of life in many low-income families. Today, I am bringing this issue to the attention of the community board to ask to raise more awareness and tell public officials to support Assembly Bill A06197 and to escape the corresponding State Senate Bill S4578A to establish for mothers and infants for lasting change allowance. Milk allowance will provide families with the resources to ensure the best chances to a prosperous life.

Steve Strauss

My name is Steve Strauss, I am only a four-year resident of Forest Hills. I would like to second Beatriz Villalon-Garcia comment on the over paving in the neighborhood and lack of street trees. It is a very big problem here. On liquor license renewals, I would like to bring to your attention The Billiard Company on Austin Street. In warmer months the doorman has a megaphone who advertise for The Billiard Company that amplifies the encouragement for people to patronize their business in the evening. It is loud and obnoxious and something we don't want to encourage in Forest Hills or anywhere else in Queens. If you have any ability to have a discussion with The Billiard Company about the megaphone, I would appreciate it. The main purpose of my coming tonight concerns the LIRR Forest Hills Station and the lack of elevators. I was unable to attend the Long Island Railroad's presentation earlier this fall. I have not seen a resolution from the board on this matter. I may have missed it and I apologize. If you have not passed a resolution with an opinion on this, it is very important that the board do this. Our elective officials look to the community boards to advise them about public issues. Now we have this controversy that the Long Island Railroad may be deciding to not install elevators. That is a bad idea. Ramps are not a full substitute for elevators, a ramp with less slope on the outbound side will waste more space and destroy landscaping in Station Square. The outbound side elevators should be located west of Continental Avenue just outside Station Square. It would be close enough for anyone to come from underneath the underpass but would be out of the way of Station Square. I don't think it would require any loss of parking as some people have alleged. I see no reason why parking should be concerning the site of the elevator there. I again would ask you to pass a resolution and ask our elected officials to think about the elevators at station square.

Irina Vovsha

I represent 302 people who signed a petition that I spoke about at the last Community Board meeting. People who signed the petition said that the forest hills stadium concerts are a disaster in our area. Burns Street to Fleet Street are not affected by the concerts, Yellowstone to 71 Avenue is the area that is affected by the forest hills stadium concerts. When there is a concert at the forest hills stadium, I get a headache from the loud music. People from Woodhaven have said they have heard the concerts and have gotten headaches from the loud music. The trucks come with the equipment at midnight to set up the concert. People have written to the mayor, and nothing has been done. Traffic is hard to get around the area near the concerts when streets are closed off to vehicles to doctors who have an emergency. They have a hard time visiting their patients. School buses have a hard time dropping off the children who live in that area. When concert goers come and park near forest hills stadium there is no parking for the residents. This is not the place for concerts, there is no ample parking. Concert goers leave their garbage all over the street. Mike Luba and the politicians put the money ahead of the residents of Forest Hills.

Chair Heather Beers-Dimitriadis closed the public comments.

Councilwoman Lynn Schulman

Councilwoman Schulman congratulated District Manager Frank Gulluscio on his retirement and thanked him for his work on the Community Board. The Councilwoman also thanked Chair Heather Beers-Dimitriadis for all her work.

The Councilwoman reported on the mid-November-budget modifications issues that are coming up. The Mayor has proposed a mid-November budget modification. Councilwoman Lynn Schulman put out a statement “you can’t make cuts that hurt the working class”. The Council has less leverage on mid-year cuts than it does when the Council negotiates the budget. In 2019 there was a charter revision that was voted on by the public that created a different set up for budget modification before the City Council was able to negotiate with the Mayor on some of the modifications. It now gives more power to the Mayor. The Mayor must now give the City Council all the budget modifications, the Council has thirty days to act. The Council can vote for the budget modifications; let it take effect or vote against it. We can’t tell the mayor how to spend the money. With this new charter revision, if the council votes no two things that can happen. 1) The city could not have a balanced budget, so the financial control board could come in and take over the budget for both the Mayor and City Council. 2) With budget modifications there are thousands of key organizations that get their money through that modification that will not get money. The City Council is pushing back on the mid-budget modifications, with composting and education cuts. A briefing tomorrow will be held with the city council. Monday, December 11th at 10am there is a hearing on the budget modifications. Anyone can come to testify in-person, submit testimony or online, the office will email the information to the community board. These hearings affect the community.

Councilwoman Schulman stated that this is the last board meeting that she will be representing all Rego Park. With the redistricting in January 2024, she will represent Forest Hills, a small piece of Rego Park, Kew Gardens and Richmond Hill. The Councilwoman told the residents even though she won’t be representing all Rego Park you can still call her office. The office will be moving to another floor at 118-35 Queens Boulevard with more space. Questions were asked and answered by the Councilwoman.

Borough President Donovan Richards

The Borough President reported that Queens is leading the way on housing productions on solar installations and are on track again for this year. Held a meeting to reach a deal with the Governor regarding the redevelopment of Creedmoor Campus in Queens, 2,100 units, 55% home ownership.

Borough President Donovan Richards gave updates. Since he has been Borough President:

- Secured \$200 million to allocate to schools, libraries, parks, healthcare, cultural organizations, and transportation.
- Secured \$7 million in transportation improvements, one million of the money going to vision zero. Currently, working on the North and South Conduit. Raise pedestrian islands and bike lanes on Queens Boulevard, from Roosevelt Avenue to 73rd Street.
- Secured \$1.4 million allocated renovation to Forest Hills and Rego Park Library.
- Secured \$3.7 million renovation to Forest Park, Kissena Corridor Park, Maurice Park, Flushing Meadows Corona Park, and Queens Community Gardens.
- Secured \$2.38 million towards construction of playgrounds.
- Secured \$62,850 for Lost Battalion Hall recreation center reconstruction.
- Secured \$2 million toward the renovation of the Forest Hills Community Center.
- Secured \$1 million towards Forest Hills LIJ Hospital expansion.
- Secured \$275,000 towards Forest Hills High School and working with School Construction Authority for an expansion.
- P.S.174 and Metropolitan Expeditionary Learning School for smart boards and laptops.
- LaGuardia Airport was completed.
- Secured \$19 billion project for JFK airport to modernize and revitalize the airport.
- Working on affordable housing in Queens.
- Is working on a soccer stadium at Willets Point.
- Secured \$2 million in mental health services. Telehealth therapy is available through better health for a few free sessions. To sign up go through the Borough Presidents website.
- Launched operations urban sustainability to combat climate change with solar panels.
- Christmas Tree Lighting Thursday, December 7 at 6pm at Queens Borough Hall
- Hanukkah Lighting Monday, December 11 at 4:30pm at Queens Borough Hall
- Is looking to renovate Room 213 at Queens Borough Hall, along with a computer hub on another floor.

Borough President Donovan Richards congratulated and presented a proclamation to District Manager Frank Gulluscio on his twenty years of public service. Thanked all board members and Chair Heather Beers-Dimitriadis for their volunteer work.

Senator Joseph Addabbo

The Senator thanked all board members, District Manager Frank Gulluscio and Chair Heather Beers-Dimitriadis for all the work throughout the year.

Albany session will begin in January and would like to hear from the constituents on bills: illegal scooters, illegal pot shops and congestion pricing. There is a deficit of \$4.3 billion next year on the State Budget. The Middle Village office handles the northern part of his area with a 24-hour live operator. The number is 718-497-1630.

The senator presented District Manager Frank Gulluscio with a citation for his eighteen years of work.

MINUTES

CB6 Minutes from the November 8, 2023, meeting were approved as written. John Dereszewski made a motion to approve the minutes as written and it was seconded by Salua Baida. All were in favor.

DISTRICT MANAGER'S REPORT

The District Manager Gulluscio thanked the board and the staff for all their work and said goodbye. The District Manager reminded the community board members to report complaints to the office. The community board office received 3,000 DOT complaints.

CHAIR'S REPORT

Chair Heather Beers-Dimitriadis thanked the board members for attending the increase of committee meetings held this month. She thanked District Manager Frank Gulluscio for his eighteen years of service to the community board. At the suggestion of the District Manager, Chair Heather Beers-Dimitriadis, met with the Director of Personnel at Queens Borough Hall to facilitate the District Manager position. If board members have any questions regarding the process of hiring a new District Manager to reach out to her. Board members Elizabeth Newton and Howard Pollack resigned from the board.

Chair Heather Beers-Dimitriadis responded to a public comment from Steve Strauss updating on the Long Island Railroad. Some of the executive committee is still working diligently with Congresswoman Meng's office to get a meeting before Christmas with the Long Island Railroad and the Forest Hills Gardens Corporation to discuss the elevator project. As soon as we have that meeting, we will update you in January. We have been working on this for two months. It is quite a challenge and there is no lack of diligence from our Congress Member's office.

REMARKS FROM ALEXA WEITZMAN – FORMER CHAIR OF CB6

Alexa Weitzman was chair of Community Board 6 from December 2019 to January 2022. She spoke about her time being a chair during COVID. Thanked District Manager Frank Gulluscio for helping her settle into her position as chairperson, for basing decisions on the benefit to the community rather than personal or political, and for navigating the community board through COVID. She wished the District Manager well on his retirement.

RELOCATING THE GOOD AND WELFARE PORTION OF THE MEETING ON THE AGENDA

Chair Beers-Dimitriadis announced that at the Community Board Meeting on November 8th, Pat Morgan made a motion to move the good and welfare portion from board members, with time limits, from the end of the meeting to the top of the meeting before public comments. The motion was put forth, to place the good and welfare portion given by board members ahead of public comments with a time limited discussion, was seconded by John Dereszewski. A roll call vote was taken with thirty-four in favor and two not in favor, motion passes.

**KAHLEEL BRAGG, DIRECTOR OF COMMUNITY BOARDS AND CONSTITUENT SERVICES
OFFICE OF QUEENS BOROUGH PRESIDENT DONOVAN RICHARDS**

Kahleel reported that he has been collecting community board member attendance from January 2023 – October 2023 from all Queens Community Boards. If your attendance is 50% or less, he will be emailing you to discuss your attendance. Community Board application will launch the first week of January 2024 until February 16, 2024, for new people interested in joining the board and for board members that must reapply. Kahleel can be reached at 718-286-2974, email address: kbragg@queensbp.org. Kahleel wished the District Manager good luck with his retirement.

NOMINATIONS FOR EXECUTIVE COMMITTEE

First Vice Chair Peter Beadle opened the floor for nominations to be accepted for the Executive Committee and election will be held on January 10, 2024. All positions are open for nomination to all board members. Nominations are as followed:

Chair: Heather Beers-Dimitriadis nominated by Bruce Grossberg and was seconded by Salua Baida. Heather accepted the nomination.

First Vice Chair: Peter Beadle nominated by Katherine Zapata and was seconded by Salua Baida. Peter accepted the nomination.

Second Vice Chair: Keith Engel nominated by Peter Beadle and was seconded by Herb Schonhaut. Keith accepted the nomination.

Third Vice Chair: Mark Laster nominated by Anisia Ayon and was seconded by Matt Salton. Mark accepted the nomination.

Michael Arcati nominated by Ephraim Zakry and was seconded by Edwin Wong. Michael accepted the nomination.

Secretary of Administration: Salua Baida nominated by Peter Beadle and was seconded by Diana Rachnaev. Salua accepted the nomination.

Secretary of Finance: L.T. Ciaccio nominated by Salua Baida and was seconded by John Dereszewski. L.T. accepted the nomination.

Parliamentarian: John Dereszewski nominated by Bruce Grossberg and was seconded by Martha Tucker. John accepted the nomination.

Nominations are close with one contest between Michael Arcati and Mark Laster for Third Vice Chair.

**CONSUMER AFFAIRS/ECONOMIC DEVELOPMENT/SMALL BUSINESS COMMITTEE REPORT
Cannabis Dispensary Retail License**

Gladys Sandoval Co-Chair reported that on November 28th the Consumer Affairs/Economic Development/Small Business Committee met with Myung Son the owner of Lemonheadz, who is interested in opening a retail cannabis dispensary located at 91-10A 63rd Drive, Rego Park. The applicant filled out in advance a questionnaire: day to day operations, security strategy, and the impact on our community, along with their business plan. A recommendation vote was taken with committee members and was approved. A vote was taken on this application, twenty-three were in favor, twelve against. Mr. Son answered questions from the board.

Chair Beers-Dimitriadis will send a letter to the Office of Cannabis Management stating how the community board voted, twenty-three were in favor and twelve were against Lemonheadz cannabis license. Lemonheadz will receive a letter as to how the board voted.

New Liquor License Application

Co-Chair Gladys Sandoval reported that CB6 received the following new applications.

1. Meli Restaurant Corp. 98-31 Metropolitan Avenue, FH
 - This is a restaurant and bar business.
 - The business owner has many years' experiences in Greek and Mediterranean restaurant business.
 - This is the only restaurant serving Mediterranean food in the area. The restaurant only uses soft background recorded music, the operating hours will be from 12pm to 11pm, and has one full bar.
2. WAFUU Ramen Izakaya, 107-09 70th Road, FH
 - We have four restaurants in NYC and are currently operating. You can see it on our website: MoCA Group Inc.: www.mocaus.com; MoCA Asian Bistro: www.mocaasianbistro.com; MoCA Express: www.moca-express.com

RENEWAL LIQUOR LICENSE APPLICATIONS

1. Mata Thai, Inc, 110-70 Queens Blvd, FH
2. Tandoor Food & Bakery, 99-04/06 63rd Road, RP
3. The Billiard Company, 70-49 Austin Street, FH
4. Acey Ducey's 101-17 Metropolitan Avenue, FH
5. Prince Tea House 15-17 Station Square, FH

The 112th Precinct didn't have any issues/complaints with these establishments. There were some complaints about the Billiard Company using a bullhorn or megaphone for advertising. Peter Beadle made a motion to accept the new/renewals liquor license application including The Billiard Company with the caveat that The Billiard Company have no amplified sound on Austin Street and was seconded by Matt Salton. A voice vote for the new liquor licenses was approved and all were in favor. A roll call vote for the renewal of liquor licenses with a caveat of The Billiard Company no amplified sound on Austin Street, thirty were in favor and four opposed, motion carries.

CONSUMER AFFAIRS, ECONOMIC DEVELOPMENT & SMALL BUSINESS AND LAND USE/HOUSING/LANDMARK COMMITTEE REPORT CITY OF YES FOR ECONOMIC OPPORTUNITY – NON ULURP

There will be no motion on the floor tonight regarding the City of Yes Economic Opportunity unless a motion is made. The committee will form a recommendation and will take a vote at January's meeting. City Planning will not be at January's meeting. Chair Keith Engel reported that community boards have until February to vote on the City of Yes. The committees have put forward questions to City Planning and have replied.

A presentation was given by Chante Lee on the City of Yes for Economic Opportunity. It is the second sequence of Citywide reforms to our zoning resolution. The other two proposals were carbon neutrality presented by Hye Kyung. It was designed to help us meet the goal, reducing carbon emissions by 80% by 2025 by updating our zoning to make it easier to green our buildings, streets, and city. It was passed today by the City Council. The City of Yes in housing opportunity is the next sequence in the spring for public review, it is an inclusive city-wide approach to our city's housing crisis. The housing opportunity aims to expand and diversify the housing supply to ensure that every neighborhood meets the needs to provide equitable access to housing to all New Yorkers. The zoning for businesses needs a refresh. City Planning has listened to small business owners, chamber of commerce, business improvement districts, industrial service providers and other stakeholders in the city to weigh in on the zoning that might be in the way of establishing or expanding businesses. They have also met with over one hundred groups, five public information sessions and have heard from New Yorkers the challenges they have faced. City Planning's goal is to have businesses zoning more simplified, adaptable, and more modern. For businesses is to make sure that zoning works for the economy, have zoning resolution simpler, more adaptable, and modern.

The Four Goals and Eighteen proposals are:

Goal One

Make it easier to find space and grow, by lifting zoning barriers so businesses can be closer to their customers.

- 1) Store fronts that are deemed non-conforming face a two-year time clock for reactivation or they must remain vacant.

2) Zoning districts that are located along the same corridor or on opposite sides of the street allow different kinds of businesses. Example is on Queens Boulevard and on Long Island Expressway with a C1 2 on one side and C2 1 on the other side. The rule is confusing and holds back business locations or expansions. City Planning is proposing to simplify the difference between similar kinds of zoning districts to make it easier for businesses to know where they can locate.

3) Maker businesses to allow them to have a smaller scale production i.e. pottery studio, bakeries, coffee roasters, jewelry maker, apparel designer, 3D printing to locate in commercial districts for the first time, instead of only allowed in manufacturing districts.

4) If one of the production businesses in the last proposal wanted to move into an empty office building today it would face rules that would require them to add additional loading docks. Even if the business doesn't need a loading dock. City Planning wants to allow older commercial buildings to change over time by not mandating a business to tear apart the ground floor of a building to provide a new loading dock.

5) Zoning laws today for many buildings have a mixed use of residential or commercial uses allow business only on the first floor and are not able to use the upper floors. It limits new buildings to contain residential and commercial uses as for older buildings to adapt over time. The proposal is to enable renovations or new construction of mixed use buildings by allowing commercial uses at the same level or above residential space if separation between uses is maintained. It will require businesses to have noise canceling barriers from the residential part of the building.

6) This proposal hasn't updated the terms to clarify businesses to its antiquated terms like shootee manufacturing and typewriter repair making it harder for cell phone repair shops to know where they can locate. The proposal is simplified and modernizes the terms they use in zoning to classify businesses.

Goal Two

Support growing industries by reducing obstacles from emerging business types to thrive and create jobs.

7) Businesses want to operate indoor agriculture facilities such as vertical farming within commercial areas so more food can be grown closer to their community. Agriculture facilities are allowed in sea districts.

8) Life science laboratories face confusing and outdated rules that slow the development of new facilities. Labs without potential hazard are appropriate in an office setting and expand an existing special permit can be used for future labs. This will allow labs to locate to future research centers like hospitals, and universities. This proposal is great for Northwell Hospital, which opened a new cancer center a block away.

9) Restaurants and bars face confusing regulations about whether they can host concerts, dancing, comedy shows or open mic nights. This proposal will simplify the rules by basing the size of the venue rather than the activity only small venues in neighborhood commercial corridors and larger venues only in midtown. This proposal would apply to venues that have a capacity for up to 200 people or less.

10) This proposal is for amusement business types i.e. virtual reality; children arcade which restricts these businesses to Coney Island or City Industrial areas. City Planning would simplify and modernize the zoning for treating amusements and recreational activities to allow indoor or small scale on neighborhood streets, on a larger scale in office districts.

11) This proposal is for businesses that have been prohibited from being in a home i.e. barbers, interior decorators' other businesses that restrict visit creation. City Planning is proposing to enable entrepreneurship with modern rules for home-based businesses, while safeguarding to ensure that any home-based business is being good neighbors.

Goal Three

Foster vibrant neighborhoods ensuring that businesses contribute to safe corridor design rules.

12) This proposal involves streetscape: it breaks up long blank walls and drive-throughs to break up retail streets and creates unpleasant and unsafe conditions for people walking past, in new buildings this can make conditions worse. The proposal will create a consistent and easy to understand baseline set of rules for commercial ground design that are more responsive in areas with greater pedestrian activity and more relaxed or audio-oriented corridors. This proposal would affect areas like Forest Hills special district and along Queens Boulevard.

13) Auto repair businesses are treated as industrial businesses and located far from retail streets and residential neighborhoods. Some businesses spill out onto sidewalks and neighborhood commercial streets creating safety concerns for pedestrians. This proposal is to rationalize and consolidate the range of auto servicing uses in zoning in two categories: light and heavy vehicle repair and maintenance. Heavy vehicle maintenance must be licensed by the State DMV and would continue to be allowed in industrial areas. Light vehicle repair could be located somewhere after holding to the board of standards and appeal.

14) Doesn't allow for delivery activity within buildings except for industrial areas forcing the activity to occur on sidewalks and streets. The proposal is to create a new type of use in zoning called a micro-distribution facility and allow these businesses to locate on a small scale in commercial areas encouraging deliveries to shift to alternative modes of transportation and regulating the creation of local hubs for safety and sustainable delivery.

Goal Four

Create new opportunities for businesses to open in the future by creating new zoning tools that can boost job growth and business expansion in all five boroughs.

15) Create a CPC authorization to allow up to 15,000 square feet of commercial space in existing or new construction on a large-scale residential campus giving residents greater access to basic needs, necessities or to grow a new business. An example: Forest Hills co-op now APEX would have opportunities to have businesses located within their campus.

16) Some portions of New York City aren't within walking distance of local retail stores i.e. bodega. There are no zoning pathways to potentially allow new locally servicing businesses to open. City Planning is creating a discretionary pathway where a business could initiate a local new corner store provided that the business doesn't generate any environmental concerns or traffic congestion.

17) Businesses lack options for waving certain non-FAR related zoning laws. City Planning is expanding the zoning toolkit so businesses can initiate a process to waive some zoning rules on a case-by-case basis.

18) Create new kinds of zoning districts for future job hubs. This is true to our manufacturing district zoning designation; low density options, physical design rules and parking make it impossible to build loft-like buildings in areas where they exist. The proposal will create a range of new job intensive zoning districts at a range of densities and height that expands the zoning tool kit.

Chair Keith Engel reported that following this meeting, we will send the presentation and the committee questions that City Planning has responded to the board. Questions were taken from board members that are not on the Consumer Affairs, Economic Development & Small Business and Land Use/Housing/Landmark Committees, the committee members had the opportunity to ask questions at the committee meeting.

Public Comments

Steven Strauss

I support the City of Yes Zoning Modernization that will allow taller buildings to replace two-story commercial structures on Metropolitan Avenue and Queens Boulevard will make it easier for buildings to install solar panels. It will eliminate parking minimums in the new construction which would lower the cost of housing in our community and all over the city.

Pedro Rodriguez

I am writing in support of the City of Yes proposal. This proposal can significantly lower the housing costs in NYC over the next couple of decades. As a parent of an infant, I worry that in twenty years my son won't be able to afford to live in NYC like so many young people and families can't afford today. We've already seen around the country, such as in Minneapolis, what making housing easy to build does: it drops rents and increases affordability. So why should NYC not do the same? My only criticism of the proposal is that it needs to go further. Though it legalizes ADUs, keeps detached homes zoning restrictions in the zoning code, such as R1 and R2. These codes were created at a time when we naively believed that restricting supply would restrict demand, but we do not know all it does is increase cost, and homelessness and push young families out of NYC. They are outdated and should be removed with this proposal. I ask that the board support the proposal while requesting that R1 and R2 zoning codes be struck from the books and that all R1 and R2 areas become R3 or higher.

GOOD & WELFARE

CB 6 MEMBERS:

Karen Imas announced the following:

— December 19th at 6:30 – 7:30pm - Queensway Metropolitan Hub project virtual meeting.

Mark Laster announced the following:

- Sunday, November 19th Forest Hills Green Team; Earth Citizens Club of Queens and Commonpoint held a bench and birdhouse painting at Yellowstone Park.
- CB6 sent a letter to restore budget cuts made by the mayor. Some updates regarding the cuts 41,000 people have signed the GrowNYC petition. Save Our Compost coalition has organized two rallies, one rally was covered by FOX and CBS news, as well as NYT and a letter to the editor from one of the members of the SOC.
- December 9th & 10th - Queens Botanical Garden hosting a phone bank.
- December 11th at 9am rally at City Hall for all groups being cut to push back.
- December 12th at 7pm Central Queens, against hate will hold a Meditation for Global Peace virtual presentation.
- January 21, 2024, at 2pm Central Queens, Breaking Bread, Building Bonds will have a meeting against hate.

Ephraim Zakry announced that:

- Last week for the first time in four years the Board of Education also known as PEP held a meeting in queens. The budget is a big issue, and he was chosen to chair the budget and finance committee.
- December 18th at Thomas Edison High School you can sign up to testify for the mayor control hearing.
- A PEP meeting was held regarding small class size.

ELECTED OFFICIALS/AGENCY REPRESENTATIVES:

CONGRESS MEMBER GRACE MENG

Jordan Goldes thanked District Manager Frank Gulluscio for his work at the community board and presented him with a congressional proclamation. He also reported that the congresswoman has spoken with the postal service of the Office of Inspector General to do an audit of the mail theft from the relay boxes. The Office of Inspector General will report back to Congresswoman Meng who will report back to the Community Board.

ASSEMBLYMEMBER ANDREW HEVESI

Gianna Valente thanked District Manager Frank Gulluscio for his work at the Community Board and presented him with a proclamation. Gianna also announced that there will be a city resource fair December 9th, 11:00am – 2pm at PS 139.

DISTRICT ATTORNEY MELINDA KATZ

Javier Figaroa thanked District Manager Frank Gulluscio for his work at the Community Board and announced that District Attorney Melinda Katz worked with the sheriff's office to shut down illegal smoke shops. One of the smoke shops that were shut down is at the corner of Kew Gardens Road and Union Turnpike.

The meeting was adjourned at 9:45pm.

Respectfully Submitted,
Maria Concolino
Community Service Aide

CB 6 VOTING SHEET 12-6-23	GOOD AND WELFARE RELOCATION VOTE	NEW LIQUOR LICENSE APPLICATIONS	RENEWAL LIQUOR LICENSE APPLICATIONS	CANNABIS DISPENSARY 91-10A 63 DRIVE
MICHAEL ARCATI	Y		Y	N
DAVID ARONOV	Absent	Absent	Absent	Absent
ANISIA AYON	Y		A	Y
SALUA BAIDA	Y		L	Y
KAVISH BATRA	Y		L	Y
PETER BEADLE	Y			Y
MIRIAM BERFAS	Y		I	N
HOWARD BIRNBAUM	Y		N	Y
DANNY BOWENS	Absent	Absent		Absent
HEIDI CHAIN	Absent	Absent		Absent
GINA CHEN	Y		F	not present for vote
L.T. CIACCIO	Y		A	Y
KANDRA CLARK	Y		V	N
LATRICE DAVIS	Y		O	N
JOHN DERESZEWSKI	Y		R	Y
HEATHER DIMITRIADIS	Y			N
VALLON ELLISON	Absent	Absent		Absent
KEITH ENGEL	Y			Y
BRUCE GROSSBERG	Y			Y
KAREN IMAS	Y			Y
SARINA JAIN	Y			Y
MATT FERNANDEZ KONIGSBERG	Y			Y
MARCELLE LASHLEY-KABORE	Y			Y
MARK LASTER	Y			Y
BEATRICE LEONG	Y			Y
KEVIN LY	Y			Y
DR. RENEE MEHRRRA	Y			Y
PAT MORGAN	Y			Y
DIANA RACHNAEV	Y			Y
SHARI ROLNICK	Y			Y
MATTHEW SALTON	N			Y
GLADYS SANDOVAL	Y			Y
DAVID SCHANTZ	Y			Y
PETRINA SCHNEIDERMAN	Absent	Absent	▼	Absent
HERBERT SCHONHAUT	Y			Y
JEAN C. SILVA	N			not present for vote
MARTHA TUCKER	Y			N
BRENTLY WINSTEAD	Absent	Absent		Absent
EDWIN WONG	Y			Y
TITILAYO YASUKAWA	Y			Y
EPHRAIM ZAKRY	Y			Y
KATHERINE ZAPATA	Y			Y
TOTALS:	34 Yes, 2 No			30 Yes, 4 No
				23 Yes, 12 No