



SALUA BAIDA
CHAIR

COMMUNITY BOARD 6, QUEENS

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CHRISTINE NOLAN
DISTRICT MANAGER

CB 6 MEETING MINUTES

JUNE 25, 2026

PRESENT

S. BAIDA, CHAIR
E. ALFONSECA, 1st VICE CHAIR
P. BEADLE, 2nd VICE CHAIR

N. JOHNSON, 3rd VICE CHAIR
K. BATRA, SECRETARY OF FINANCE & PERSONNEL
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A. AYON
H. BIRNBAUM
E. BRENNAN
H. CHUNG
K. CLARK
L. DAVIS
J. DERESZEWSKI
H. BEERS-DIMITRIADIS
A. FERATOVIC
K. FUENTES

T. GAVRIELOF
A. GUO
K. IMAS
S. JAIN
M. LASTER
P. MORGAN
J. PRATT
D. RACHNAEV
G. RIVKIN
L. ROBINS
P. RODRIGUEZ
S. ROLNICK

G. SANDOVAL
D. SCHANTZ
H. SCHONHAUT
A. PRATAP SHAH
E. SHVARTSMAN
D. SOLOW
L. TECPANECATL
M. TUCKER
D. WALCOTT
E. ZAKRY

ABSENT

V. CRESPO*
M. LASHLEY-KABORÉ
S. MUNAWAR*
*EXCUSED ABSENCE

N. NIEVES*
R. PORTILLA
R. PUNJABI*

J. SILVA*
L. SINGH*
A. SOMANI

OTHERS IN ATTENDANCE

CHRISTINE NOLAN
KEVIN MCALEER
JORDAN GOLDES
MERCEDES JENNINGS
AMPARITO ROSERO
ROKEYA AKHTER
BARBARA VULICH
MICHELLE HETTICH

DISTRICT MANAGER
OFFICE OF COUNCIL MEMBER LYNN SCHULMAN
OFFICE OF CONGRESS MEMBER GRACE MENG
OFFICE OF SENATOR MICHAEL GIANARIS
OFFICE OF BOROUGH PRESIDENT DONOVAN RICHARDS
OFFICE OF QUEENS DISTRICT ATTORNEY MELINDA KATZ
COMMUNITY BOARD 6 STAFF
COMMUNITY BOARD 6 STAFF

This meeting was held in person with a limited virtual option via Zoom for individuals with extraordinary circumstances. The following CB6 Members joined the meeting via Zoom: L.T. Ciaccio and Shari Rolnick.

At the start of the meeting, Chair Salua Baida recognized FDNY Members from Ladder 151, Engine 305. They responded to a report of a house fire on Dartmouth Street. Upon arrival, they forced entry into the home and attempted to look for any people still inside. While searching a bedroom on the second floor they found a woman unconscious on the floor. They were able to carry the victim down the stairs to the outside of the building, where the other FDNY members were ready to administer CPR. The woman was transported to Forest Hills hospital by FDNY EMS personnel. Without their sacrifice we would have lost a neighbor in Forest Hills. Certificates of Appreciation were distributed to the members.

PUBLIC FORUM

GOOD AND WELFARE

Peter Beadle

Just want to let people know if they haven't started seeing it already that Citibikes have been installed. Moving west and east of the LIE, and across to Union Turnpike. The bikes we are seeing there were not put there by Lyft. Those all represent neighbors of ours using them. Try them out, get on the bike, use them to start doing your errands, take them down to donate blood. Soon they will also be on Austin Street, and you can use them to get to restaurants.

Mark Laster

- *I have hope. The reason I have hope is I have been inspired by the CQAH and back in May, after the antisemitic graffiti was found in our community, the Office of Prevention of Hate Crimes gave us a grant to organize three healing events in the community. With the assistance of a group of amazing, diverse community members, some of whom are in this room, we have organized the first two successfully.*
- *The first one, Rising Strong Together, where we had social workers present on the effects of hate on both the body and mind and to address it combined with small group discussions, received the following feedback:*
 - *Community healing is real*
 - *Communication and connection really matter during this difficult time.*
 - *Respect*
 - *People have many thoughts and feelings about hate and the overall state of the world. Creating this space allows for cathartic expression and connections.*
- *The second one, The Humanity Café where we had 8 stations where young people enjoyed various activities, received the following feedback:*
 - *Having an open and safe space to meet other teens in the neighborhood was incredible.*
 - *In the Queens Memory Podcast, it was nice to be able to talk to each other about struggles and fun topics.*
 - *I also learned about how hate crimes are affecting Forest Hills.*
 - *In the Graphic Illustration Table, I learned how we teens can find resources and take our own steps to limit hate crimes and address mental health.*
 - *I've never met people who were so willing to learn about humanity as a whole and individually. It gave me hope that there were people out there like the ones I've met today.*
 - *Socializing with other human beings is actually not that anxiety-inducing.*
 - *The people in charge were welcoming*
 - *Stopping hate crimes one youth at a time.*
- *Our final event, which is going to be called Linking Arms, Linking Faith: Interfaith and Food Walking Tours, is this Sunday starting at 2 pm, at the Darul Uloom New York Mosque; 150-15 Hillside Avenue, right by the F train Parsons subway station. We will also be visiting the Forest Hills Jewish Center and the First Presbyterian Church of Forest Hills. We will be giving out free CQAH knapsacks. Please join us.*

Daniel Solow

- *The friendly Blood Drive competition with CB9 is this week. I think I was the very first participant for the contest. I know we are going to win, but if you have not donated yet, please do.*
- *I'm very excited to see the blue birds and the silver sparrows, the Citibikes that are going to be transforming transportation in this community. I just want to echo what we have said in the past at previous public meetings, Citibikes must go farther south. They must go to Metropolitan Ave. The demand is there. Metropolitan Ave is missing out on a huge economic opportunity here. This brings money to the community, and we need to help the businesses that are struggling. We need to help people get to the businesses and spend money.*

Pat Morgan

Happy Pride! I am alive because of pride. That is why I celebrated. Do you know that a trans kid, if they don't have an adult in the home who supports them or a family member, 25% of them will end up on a slab. Another 33% will attempt suicide. Is this what we want? I'd like to introduce you to the Gilbert Baker flag. From 1978, it's our flag. It represents freedom from hate. The colors have meanings. Then a couple of years later, we introduced the Philadelphia flag in 2017. Blue and white for the trans community and I'm a trans masculine lesbian. It also has black and brown color to recognize people of color. In 1999, the trans flag came about, blue and pink. This is the inclusive flag. Which has all those colors, and you see that little circle on yellow? That's for intersex people. When you say Happy pride, you celebrate that people like me are still alive despite being assaulted, despite being told by people you're useless, you're worthless, you must die. That's why we march. Happy Pride, everybody.

Lou Tecpanecatl

Good evening, fellow advocates. I asked Christine to send out via email a registration link and a flyer for a Women Veterans event. In the month of June, we honor women Veterans Day. I don't know how many know that it's June 12th, the selfless sacrifice of the many women who have served in our nation's military. Despite their service and significant contributions, often times their voices go unheard or are outright silenced. Thankfully, there are some people who do work tirelessly to help these women find a way to have their voices and stories heard. One of whom is my wife, a disabled army combat veteran, who did three tours in Iraq. She has dedicated her post-military career to helping other women veterans find their voice while she finds hers. I simply ask that you please take the time to seek out what is often overlooked or minimized, the voices of our women veterans. Each and every person here today has a reason or reasons as to why you serve your community. My impetus to serve my family and my community has been driven by many different factors, but one of the greatest driving forces is knowing that my wife, along with other courageous women veterans, put their lives on the line for the freedom that we all enjoy and for the freedom that this nation stands for.

PUBLIC TESTIMONY

Chair Baida stated that the office received 26 public comments to be submitted into the minutes. 11 support letters in support of the rezoning of 108-05 68th Road, 6 public comments not in support of the rezoning of 108-05 68th Road, 6 public comments not in support of the rezoning of 100-12 Queens Blvd, 1 public comment about recurring flooding. We just received a 67-signature petition not in support of the 100-12 Queens Blvd rezoning. We also received 5 letters in support of Queensway from multiple businesses impacted in the area.

Chair Baida reminded all speakers that they have two minutes to speak. You can also submit your written comment to include it in the Minutes.

Zachary Mack

My name is Zach Mack. I'm the Principal of PS101. I came here for advocacy and perhaps funding, although I know it's tricky, and also just ideas on a couple of projects that we're working on at the school, especially involving raised crosswalks on Ascan Avenue. It is part of the Forest Hills Gardens area, and so that street is private. But my understanding after many meetings that the Forest Hills Gardens Corporation just does not have the budget for that sort of infrastructure. Any ideas or any partnership that we could have with the city would be so appreciated for that sort of thing. About 60% of our students based on some old information that I have are not from Forest Hills Gardens

and about a quarter of the kids at the school qualify for free and reduced-price lunches, which is the proxy for economic need. It is a diverse school community. It's perhaps sometimes considered to be a wealthy student body, and it doesn't mean that there isn't a lot of privilege among those students, but also there are a lot of folks that need support as well. In addition to the raised crosswalks on Ascan Avenue right there by the school, which is a pretty dangerous strip, we're also looking for ideas for partnerships for after-school enrichment programs. We don't need childcare so much as just high-quality enrichment programs. Looking for funding ideas, looking for other ideas of organizations that we should get involved with, but we need recurring enrichment programs to really challenge the kids and make it great. I appreciate any ideas you might have.

Natalia Sayle

I want to bring to your attention to securing affordable housing for Forest Hills seniors. We are in the midst of housing affordability crisis, yet no one feels of skyrocketing rents and dwindling vacancies more acutely than our older adults. Fixed income seniors are terrified of our rent hike and they cannot afford. I am one of them. Our seniors deserve to spend their golden years with peace of mind, not panic. Housing is a fundamental human right, not a luxury. I urge you to stay involved and support the development of affordable housing for seniors in Forest Hills. Thank you.

Marilyn Sollar

Hi, my name is Marilyn Sollar, and I'm here representing the owners of the cooperative, the Fontaine. I'm also representing the managing agent for the building, and we are also the sponsor. The building was built in the 50s by small partners including my grandfather. For many years it was a rental and they converted it to a co-op in the 1980s. It is 155 units, many, many families and we will be by far the most impacted property. We are directly behind 100-12 Queens Blvd. We were shocked to learn about this, until last week, no one reached out. No one from the developer reached out to our office, the managing agent's office or to the board of directors, although a few shareholders knew about this and came to the prior meeting, but we learned about it last week. We also learned that in their literature, are a piece of our building is in the rectangle that is proposed for rezoning, and we were never consulted about that. We had a town hall meeting on Tuesday night, and people are very concerned. But this is all new to us, and we are digesting.

Jacob Schraeter

My name is Jacob Schrader. I have been living here in Forest Hills for 39 years and I've come to talk about a development proposal for 108-05 68th Road. They want to replace a two-story frame building with a seven-story apartment building. We of course do not like to see the population of our community increase. Our schools were already overcrowded. But nevertheless, I think we have to let the person do what he wants with his land and improve it and build. There is a need for more housing, the problem is this guy wants to build a building right to the sidewalk with no setbacks. All of the buildings that are in our neighborhood have setbacks. There's some greenery. We need that and he also wants to get a waiver to provide parking. His excuse is, well, we have a bus stop right on the corner, so there's no need for the tenants who are going to be occupying this building to have a car. I mean, that's just crazy. I'm going to say build your building, but we need the Board to enforce having a setback so that there's some greenery and to provide one unit of parking for each apartment because we have a dearth of parking already. Especially with these new bicycles that are now all along the streets, each of them using up for parking spaces and I would like to see those adjustments in the design implemented.

Kevin Sullivan

Hello, my name is Kevin Sullivan. I'm here to talk about the Queensway, and I hope everyone is familiar with the Queensway. My backyard is next to the Rockaway Beach right away, whatever happens to it will affect me directly. A new path between Metropolitan Avenue and Union Turnpike seems useful because it would allow pedestrians and bikers to avoid detours, but I doubt that creating a full park. Instead of a simple path, we're doing the most good for the most people, and instead extending that path behind the homes on Alderton Street and Selfridge Street in the future seems potentially dangerous. Kids from the MELS campus were so unruly that McDonald's on Metropolitan Avenue banned the kids from entering after school. Extending the Queensway north could literally pave the way for trouble right behind our homes. I'm afraid that the understaff and underfunded Parks department won't keep the new path safe and clean. Central Park is in good shape because it gets 75% of its budget from donations. The neighborhoods next to the abandoned railroad are not nearly as wealthy as those next to Central Park. I'm skeptical that Queensway will raise enough funds year after year and keep it safe and well maintained. It's easier to get funding to build a new park

than to fund an existing park. If funds dry up after the Queensway is built, those of us who live next to it will be left holding the bag. Please protect our neighbors and oppose expanding the Queensway beyond the Metropolitan hub. Thank you.

Joanne Sullivan

Hello, I'm Joanne Sullivan. My backyard abuts the Rockaway Beach right of way. I'm disappointed with politicians who decide its fate behind closed doors while playing lip service to the concerns of local residents like me. When Lynn Schulman ran for City Council five years ago, she personally assured me that the Queensway wouldn't be built any time in the near future. We discussed it in the public meeting in November 2016 in which local residents overwhelmingly opposed the Queensway. Schulman promised to give me a seat at the table in smaller meetings, if and when the Queensway were revived. The next year, she blindsided me by standing beside (then) Mayor Adams as he announced funding for the Queensway. I'm still waiting for my seat at the table. Due to redistricting, Phil Wong is now my City Councilman. Last year, he assured me that the Queensway wouldn't be built in our lifetimes, but the city is planning to break ground on it at the end of this year. It seems like it's too late to stop it. I'm afraid we'll be blindsided again in the near future with irrevocable plans to build another section right behind our homes. If any Community Board Six members are invited to the closed-door discussions with politicians who are deciding the fate of the land behind my home, please invite residents like me who would be most affected by those decisions. Thanks a lot. Have a good night. Thank you.

Kitty Ruderman

My name is Kitty Ruderman, and apparently residence concerns are really not taken into consideration at all. And that's just such a shame. I live in The Fontaine, which is going to be a building concern where they are planning to build the 21-story high-rise and my apartment is facing Queens Boulevard. The high-rise will be built right in front of it; I will no longer have light or air. I will be looking into someone's bedroom. I can't stay there. I am 80 years old. I'm on a fixed income. I don't know where to go, but I can't live under these conditions, it's just untenable and the congestion, the traffic, the lack of schooling, there are so many concerns, and this needs to be discussed before they start building this building.

Nitza Schraeter

My name is Nitza Schraeter. I'm not used to doing public speaking whatsoever, but I'm extremely upset. I've been living in the neighborhood for over 50 years, and I've been through many changes in the neighborhood. And one thing that has never changed, we do have a lot of congestion and lack of parking. It is a biggie, even when there were less people living in the neighborhood, parking was difficult. It was difficult when I was in high school. It was difficult when I was in college, and later on. Now, on 108th Street and 68th, they want to build a building. They try to make it sound very wonderful that they could actually build 11 stories, but out of the goodness of their hearts, they're going to only build seven stories. There will be over 200 units and a small number of parking spots which they will give. This is ludicrous, the schools are way over populated. Many of the elementary schools have built up their property in order to accommodate more children. There is no place for them to build anymore, and this is really, really horrible. The other thing, I just want to point out that unfortunately, I was not aware of this in which I'm upset with myself with regard to the City Bikes, I can understand putting City Bikes here and there every few blocks. We are now being overrun by City Bikes. I'm waiting for the summer when accidents will start coming, because of the City Bikes. Kids are out of school, but it's unfortunate that nothing is done until tragedy occurs.

Laurence Lau

All right, in reference to the proposed rezoning at 100-12 Queens Boulevard for the developers, Section A6 of the most recent EAS dated May 28th states, under current R71 zoning, the proposed development has a 4.8 FAR out of an allowed 5.01. 5.01 being allowed under the UAP. They don't meet the UAP requirements, the FAR cap is either 3.44 or 4. So as I understand it, UAP allows for 5.01 only if 20% of units are affordable. Now, the EAS, the proposed 131-unit development under the no action condition, has zero affordable units. As stated in Table A3. So, my question is, how can the developer justify this FAR with no affordable units? I believe that on the current zoning, 26 at least need to be affordable, in which case the vote is not between 0 and, let's say, 78 affordable units would actually be between 26 and 78 affordable units. Point number two, last week's CB6 meeting, the developer stated that if the retailers would like to come back after the redevelopment, "we sure hope they will." My question: how is that going to work? Even if all of them wanted to come back, and they kept retail rents the same, which we know that ain't going to happen, the floor

area dedicated to retail is going to be cut by 30% by this redevelopment. It's right there in your EAS page four. Now, if you have a plan to bring them back, let us know. But please do not patronize us with flowery rhetoric. We're not stupid. Thank you.

Ryan Ng

My name is Ryan Ng, and I live in Forest Hills, New York. Today, I'm here to talk about an important concept for the Rockaway Beach branch. Obviously, trails is a great idea, too, but incorporating rails will also be a tremendous and extremely helpful idea, because it will be great for improving air quality, shortening trips, enhancing parks and transit. And also reducing carbon emissions. I also have to mention that park access and transit access will also be beneficial to at least, I'd like to say thousands of more people, especially those in central Queens. Other than that, I'd like to thank everyone for hearing me out today and hopefully this project will be considered. That's all I have to say.

Brisejda Gjoka

Hello, my name is Brisejda Gjoka. This is my first board meeting ever. Thank you to the members of the board and the community for allowing me to express my concern regarding the proposed development at 100-12 Queens Boulevard. My chief concern is how close the new structure will be to the building I reside within. Part of the project description included a rezoning of the property I live in. To paraphrase, it said mapping of a C2-4 commercial overlay over a 50 foot by 100-foot portion of lot one, would allow for a better location for the developments required loading. First, it is proposed to be in the same location as the current serving existing retail, locating it as far from Queens Boulevard as possible to minimize the risk of truck viewing while not posing any enhanced risk to the residents of the adjacent residential building, which has a more than 75 feet from the proposed location. The existing retail loading is actually not within the proposed overlay area. The proposed overlay area does have the secondary exit for the adjacent residential building. It is the quickest exit for the building for the boulevard facing units, which mine happens to be. I would argue that needing a rezoning of a neighboring building to allow for a desired loading location does in fact have an enhanced risk to the residents of the building. I am also concerned with the size of the proposed structure. It would stand three times higher than my building and my unit will directly be facing it. I am worried that the unit would receive little to no sunlight, and the shadow of the structure will affect not just my unit, but the entire property. The plan referenced two other buildings of this size in the neighborhood, which were only recently built within the one to two years. It is not characteristic of this neighborhood. So, I ask that the Board consider the size that is being requested to be built to be within the character of the neighborhood and considering the buildings and its impact on the surrounding location. Thank you.

Danyang Zhang

My name is Danyang Zhang and I am concerned about item 7B. That's the ruling change for the Queens Boulevard 100-12. All the zoning was made many years ago. So the building is built according for the zoning and if you change suddenly like that much change from the C12 to C24 and allow the company to build a sky high, the building just right front of another building that's not fair for the existing residents. The building is right away from the my window 10 to 15 yards away, and you will see suddenly come up and 21-story building that's sky high and that's not fair for the cousin resident. That's my concern. Thanks for everybody.

Sharon Suggs

Hi, I'm Sharon Suggs. I've been here for over 30 years. I am asking the Community Board to protect the residents and businesses that make our neighborhood unique and vote against the destruction of a 21-story building with 389 apartments and 39 parking spaces. The project would displace local businesses that serve our community for decades, including the CVS, a local bakery that's been part of our neighborhood since 1972, a coffee shop, and Chinese restaurant. There is very little chances that a 54-year-old family-owned bakery could survive the higher rents that often follow a large-scale development. As a result, the neighborhood establishment could be replaced by large corporate tenants. Eliminating the small businesses that help define our community. The developer appears primarily focused on the financial benefits of this project, not with consideration of the residents and local businesses whose livelihoods and quality of life would be affected. This development will be built in a quiet residential area that's already experiencing overdevelopment, parking increases, increased traffic, greater subway congestion, additional strain on aging infrastructure and drain systems. And more vehicular activity in areas that were never designed to accommodate this level of density. Our neighborhood is increasingly becoming a victim of overdevelopment and overpopulation. Residents chose Forest Hills because of its residential character, family-friendly atmosphere, and

peaceful surroundings. These proposals threaten to alter that character permanently. If this rezoning is approved, it could have set a dangerous precedent that encourages developers to target other properties throughout Forest Hills, replacing local businesses and neighborhood-scale buildings with large developments that overwhelm the existing landscape and infrastructure. We are a unique and beautiful community. We must preserve the qualities that have made it such a desirable place to live. For these reasons, I respectfully ask that this proposal be rejected.

Lea Pisacane

My name is Leah Pisacane, and this is about 108-05 68th Road. I've lived in Forest Hills for 42 years. The development site lies within an R1-2A zoning district that the city deliberately established via the 2009 Cord Meyer rezoning to preserve the area's established low density residential character and prevent out-of-scale development. The requested rezoning to R7A would permit nearly seven times the residential density. The nearby apartment building cited in the application already existed when the city adopted the R1-2A district in 2009 their existence does not explain why the planning that justified the 2009 rezoning should no longer apply. Transportation impacts have been understated. This would be 200 apartments with a daycare and an after-school center, but only 12 parking spaces. The traffic generated by parents, employees, service vehicles, deliveries, rideshare cars, and emergency access is an operational reality. We ask that the board require a more detailed analysis of projected traffic circulation, curbside loading, pedestrian safety, and parking demand. Finally, the application cites prior rezonings within Forest Hills as support for approving yet another upzoning. If each rezoning is justified by those that came before the cumulative effect will be the erosion of the very neighborhood character, those earlier planning efforts sought to preserve. While we appreciate the intent that the approval of this proposal should not establish a precedent, this application itself demonstrates how prior rezonings can become part of the justification for subsequent. I'm going to skip to the end, because I know I have no time in that regard. This application identifies its environmental review as unlisted. These cumulative effects, along with recently approved area rezonings, should be clearly identified so that the entire community may evaluate long-term consequences.

Jessica Finn

I'm Jessica Finn. I'm an unintentional community organizer who has found herself with a group of parents that have formed something called the Safe Crossing Project. We are focusing our efforts on a very dangerous intersection at the corner of Alderton and Fleet Street on the Rego Park and Forest Hills border. We have 1,000 signature petition at this point. We had a car crash into Baby Steps Daycare in April of last year, slammed right through the fence where our children play. We had found out since we have been pushing for a traffic light through the DOT with a lot of support from Community Board 6, we have found out that a 5-year-old was hit by an SUV at this intersection just a week after the SUV crashed into our daycare's gate, Baby Steps. This is an intersection that serves pedestrian families from PS174, Baby Steps, both the daycare and infants on the street, which cross Fleet Street, as well as the Forest Hills Youth Athletic Association. So this is a corridor that serves thousands of pedestrians. The DOT has told us repeatedly that it does not warrant a traffic light. There was a fatal bicyclist accident there in 2017. The car that crashed into our daycare ran over the bike memorial that was there. You know, so we have a crushed bike memorial in front of our daycare as a reminder of this dangerous intersection. I am specifically here to get all of that on record, but we also wanted to make sure that we thanked Community Board 6, Sahu, Edgar and Peter have been just instrumental in their advice, their support, making themselves available for TV interviews and just for brainstorming on what to do next, and we really appreciate you guys. Thanks so much.

The following comments were submitted in writing for the minutes:

Nili Rajwan

Just found out that there is a request to rezone our district. We are very much against it. The area is very crowded, one can never find parking, having more large buildings will only make situation worse. We are already not feeling it as residential. We do not want Forest Hills to become another Manhattan, busy and noisy.

Jillian F. Schraeter

I'm writing to express strong opposition to the proposed rezoning. I have serious concerns about who this development is actually meant to benefit and what value it brings to the existing neighborhood.

Our school zones are already at capacity, and this proposal doesn't appear to account for that strain. Additionally, the proposed underground parking garage falls well short of what would be needed to accommodate the projected number of households — in an area where parking is already a significant challenge. Given these unresolved issues, I don't believe this rezoning should move forward. Approving it as currently proposed would be a disservice to the community.

Sara Schraeter-Mowers

I ask that you please take into consideration how this rezoning will impact the neighborhood. One of the reasons Forest Hills is such a desirable location for families is because it is the perfect balance of urban and suburban. We do not need or want another Long Island City or Bushwick. We need a neighborhood that was meant for families to remain for families. It was bad enough when Tudors were being torn down for the purpose of erecting multiple mansions, destroying the once charming landscape. Now there is a proposal to set the standard for changing the landscape yet again, not to improve the neighborhood, but to congest it. Who does this benefit aside from the developer? Why should Forest Hills become the land of congestion? No one who moved here, grew up and/or is raising a family here wants this.

Avi Schraeter

As someone who grew up in Forest Hills most of my life and lived a few years in Astoria. I would like to express my concern about the proposal. Growing up here was the best experience of my life and the fact that it felt community oriented and open spaced. Moving to Astoria and seeing them developing and rezoning areas made me disgusted with the community and area. Parking became near impossible to get. It would take me over an hour to find parking, coming home from work and the zoning of streets made the area more congested and hard to navigate, which adds time and use of gas. It is also why my wife and I chose to move back to Forest Hills to raise a family. If this proposal gets approved, it will ruin the neighborhood I love.

Lauren Schraeter

I'm writing as a 14-year resident of this neighborhood to say that I strongly oppose the proposed zone change for 108-05 68th Rd. I've chosen to put down roots in this neighborhood because it's quiet, family-friendly, and livable. This project puts that at risk! A few reasons this matters to me:

- Overcrowding: With so many large apartment buildings going up it's already starting to affect the feel of the neighborhood and adding another large apartment building will only make that worse.*
- Parking: Street parking is hard to come by as it is. Most families here have one or two cars, and this development cannot support that, especially by an arterial road*
- Schools: Our local schools are already stretched thin and can't take on more students. Will my son lose a spot in school because there are too many students?*
- Greenery: The project will include ripping out landscaping, so the building abuts the sidewalk...one of the most charming things about our community is how it feels open and green. This completely ruins that aesthetic. This isn't a small concern to me; it's about the kind of neighborhood I want to keep living in and raise my family in. I'm asking the board and council to reject this zone change.*

Eleven identical Community Support Letters were submitted and signed by the following:

Sally Armiyanti, Nina Abdusakhmanova, Coby Greenstein, Alex Yang, Heather Bechm, Justin Beclarman, Anna Samih, Lisa Greendborg, Bella Anezbadalov, Anna Fusco, Elizabeth Zmi

I am writing in support of the proposed zoning map amendment and zoning text amendment application to rezone 108-05 68th Road from an R1-2A zoning district to an R7A zoning district. The posed actions will facilitate the development of a new 7-story plus cellar mixed-use community facility and residential building with approximately 11,589 square feet of community facility space and 33 dwelling units, approximately 8 of which will be mandated as affordable housing. This project will provide much-needed community facility space for All My Children Daycare and Nursery School, as well as for Chazaq, two important and long-standing community organizations in our neighborhood. The proposed development will help these organizations better serve the growing needs of our community. The proposed development will also provide much-needed housing, including affordable housing units. We believe this project will strengthen our neighborhood and enhance the services available to residents of all ages and backgrounds.

Shahnaz Shalom

My name is Shahnaz Shalom, and I am a resident of the Fontaine Building, which is located directly behind the proposed high-rise development. My apartment windows would face the back of the new building, making me one of the residents who would be most directly affected by this project.

While rezoning this property and allowing a building of this size may provide housing for some people, it would also have permanent negative consequences for the surrounding community, including the future residents who would live there. First, the project would demolish businesses that our community depend on every day, including places to buy food, medicine, and other necessities. Losing these businesses would be especially difficult for seniors, people with disabilities, and residents with special needs who rely on nearby services. The loss of the 24-hour pharmacy would also affect patients who need access to medication at any time of the day or night.

Second, construction would last for years. Residents would have to live with constant noise from heavy machinery, vibrations, and construction dust. Long-term exposure to excessive noise has been associated with increased stress, sleep disruption, and other health concerns. Construction dust can also significantly affect residents' quality of life, forcing many of us to keep our windows closed for extended periods to prevent dust and debris from entering our homes. In addition, airborne construction dust can accumulate on air-conditioning units and clog filters and condenser coils. When coils become coated with dust and debris, air conditioners operate less efficiently, consume more energy, and may require additional maintenance or costly repairs. In some cases, severe buildup can shorten the lifespan of an air-conditioning unit and lead to premature replacement. These are real financial burdens that nearby residents would be forced to bear as a direct result of years of construction activity.

Another permanent impact would be the loss of natural sunlight. Many apartments, including mine, would lose the daylight we enjoy every day. Natural light plays an important role in both physical and mental well-being. Losing it would make our homes darker and less enjoyable to live in, reducing our overall quality of life.

Our neighborhood is already dealing with traffic congestion, limited parking, overcrowded schools, sanitation challenges, and increasing pressure on public services. Just this month, four parking spaces were removed to install Citi Bike stations. Adding another large high-rise would only place additional strain on infrastructure that is already stretched. I support building more housing, including affordable housing. However, it should be built where there is room to grow—not by overcrowding neighborhoods that are already fully developed.

New York City has many vacant lots and underused properties that could accommodate both affordable and market-rate housing. Those locations make far more sense than replacing existing businesses and dramatically changing established neighborhoods. When new buildings are constructed, they should respect the character of the communities around them. For example, if a vacant lot is surrounded by three-family homes, new development should be similar in scale and appearance so that it blends naturally into the neighborhood. Placing a 15- to 25-story tower in the middle of a low-rise residential community does not respect the character of Forest Hills or the residents who have invested their lives here for decades. The concerns expressed in this statement are not mine alone. Many residents throughout the neighborhood share these concerns and have joined together in opposition to the proposed rezoning and high-rise development. We currently have an active petition on Change.org, as well as a separate petition consisting of physical signatures collected from community members, specifically opposing the construction of this proposed building. Together, these efforts have already gathered nearly 300 signatures, and the number continues to grow. These signatures represent taxpayers, voters, families, seniors, and longtime residents who believe that this project is incompatible with the character of Forest Hills and would have significant negative impacts on our quality of life, local businesses, infrastructure, and surrounding community. As a taxpayer, voter, and resident of this community, I respectfully ask Community Board 6 to reject this rezoning proposal. Growth should be thoughtful and balanced. It should improve neighborhoods without sacrificing the quality of life of the people who already live there.

This decision is not simply about constructing another building. It is about protecting an established community, preserving essential local businesses, and ensuring that future development is compatible with the neighborhood it becomes a part of.

Kevin Ly

My name is Kevin Ly, and I am a Forest Hills resident. I'd like to speak briefly about recurring flooding along Austin Street and Continental Avenue. Many residents have seen how quickly water can accumulate during heavy rainstorms in this area. As these storms become more common, we cannot rely solely on pipes, catch basins, and sewers to manage every drop of stormwater. We should also be looking for ways to capture, store, and absorb water before it reaches our streets. There are practical steps we can take. We can install rain gardens that absorb water into the ground, expand tree canopy coverage along our commercial corridors, use permeable pavement where appropriate so

rain can soak through instead of running directly into storm drains, and place rain barrels on public buildings to capture roof runoff. These are simple ideas, but together they can make a meaningful difference. Every gallon that stays in the ground, in a tree bed, or in a rain barrel is a gallon that does not end up flooding our streets. I encourage Community Board 6 to work with DEP and our elected officials to explore these stormwater management strategies for Forest Hills. We should not only be asking how to move water away faster. We should also be asking how to keep more of it out of the system in the first place. I hope the Board will consider this issue as part of its future planning and resiliency discussions.

Barbara Dinnigan

Vote NO to taking down 10 of my stores to build another Luxury Building with a small amount of so-called affordable rents. So, they will qualify for their tax breaks. What? Another non-union building? How many more inflatable rats will I see during the construction? Unskilled labor once again. I have lived in 100-11 67 Road, Forest Hills for almost 25 years. I am almost 73. My building will definitely be affected by that building. The people that live on the Queens Blvd side will. What about their air rights, light and views and sanity? The developer should have done with the property years ago. Like 80 years ago. Also, what about all of the houses on 67th Avenue. At least 20 of them. What about their rights? I have always looked at the sides of the stores too narrow for housing, the areas where our stores are were meant to be there. Maybe the ceilings will be high but the floor plan will be too small. Our sewer system will be affected, our electric grid, the school system, our transportation system will be overwhelmed. The project is too close for comfort. It is like putting a square peg in a round hole. It doesn't just fit. My maintenance is now about what the so-called affordable rent will be. But I don't just rent, I have shares here. No more rent receipts for me. Even I would not qualify for the so-called affordable apartments I have more than the asset limitations allow. Sir, I saved. Where is the senior housing that was promised? A Jewish Funeral Home was removed by me in Rego Park. It was supposed to go there. The building that replaced the clock tower restaurant never got the stores back that had to leave for construction. It will be the same thing around the corner for me. Stores are scarce and few around here for me. If they do come back their rents will be increased. All of those stores were here for the neighborhood when it was the COVID time. They were OPEN. It is a little hard for me even trying to maneuver getting across the boulevard I must use a walker now. Having my stores has been all such joy. We have a voice and rights too.

Richard Kuper

Since there is no option to prevent the owners from building something at 100-12 Queens Blvd, may I suggest that the Board concentrate on addressing the need for the stores to stay in the neighborhood and, if the Board has the authority, voting that approval of the zoning request is contingent on the property owners commit to assisting the businesses financially and in finding other property owners in the neighborhood to provide new places to move their businesses, plus a guarantee to give them first option to return to the block at a comparable rent once the new property is ready for occupancy.

Anna Hadjigeorgiou and Alexia Makrigiannis

I am writing regarding the proposed rezoning of 108-05 68th Road. I want to make it clear that I am not opposed to development. Like many residents, I understand that NYC faces a housing shortage and that new housing will be necessary as our city continues to grow. However, growth should be thoughtful, responsible, and shaped through meaningful engagement with the communities it affects. Many residents feel that our concerns are not being heard. We have attended meetings, submitted comments, signed petitions, and participated in good faith because we care deeply about the future of Forest Hills. We are not asking to stop development. We are asking for a meaningful dialogue about what responsible development should look like in our neighborhood. One of the primary concerns with this proposal is its scale. The surrounding residential apartment buildings are approximately six stories in height. This proposal calls for a seven-story building with a rooftop garden and amenity space, creating a structure that will effectively feel closer to eight stories. At the same time, the site is surrounded primarily by two-family homes, making the proposed building significantly larger than its immediate surroundings. Why can it not be designed in a way that better reflects the scale of the neighborhood that already exists?

There are also concerns regarding the cumulative impact of continued increases in density on local infrastructure, including parking, traffic, sanitation, and emergency services. Additionally, one of the largest trees on the block is expected to be removed as part of this project. For many residents, this tree is an important part of the neighborhood's character and environmental landscape. Its loss is another example of why many community members are asking for a more thoughtful and balanced approach.

At its core, this issue is about finding a middle ground. There should be a way to address housing needs while also respecting the scale, character, and concerns of the existing community. We are not asking to stop progress. We are asking that progress includes us.

For these reasons, I respectfully ask that this rezoning proposal be rejected in its current form until a more balanced solution can be developed, one that better reflects the surrounding neighborhood and demonstrates that community input is being meaningfully incorporated into the process.

Michele Toto

As a long time resident of the building directly behind this proposed new property at 100-12 Queens Boulevard, I would like to state my opposition to this project being built to overshadow the Fontaine building and its roof deck, front courtyard, resident's views and light / air qualities, as well as construction noise and debris, issues with parking, overcrowding of adjacent schools and increase in traffic and residents to an already densely populated area.

Constructing this project at its current occupancy of 390 units will bring to that intersection of 67 road and queens boulevard more difficult traffic navigation, both by car and as a pedestrian. There are also 3 schools close by with students walking to and from, and the addition of more cars to the area will not be a positive addition to the neighborhood. I feel a 21-building story is too tall for that lot; aesthetically it isn't in keeping with the surrounding architecture and will also remove a 24-hour CVS pharmacy that our neighborhood needs. Please reconsider approving this project in its current state.

Alfie Deguzman

I am writing to express my opposition to the proposed rezoning of 108-05 68th Road in its current form.

I want to emphasize that I am not opposed to development or new housing. I understand the need for growth in New York City. However, I believe development should be consistent with the character and scale of the surrounding neighborhood and should reflect meaningful input from the residents who will be most affected.

The proposed building is significantly larger than the surrounding homes and even exceeds the height of nearby apartment buildings, which are generally six stories. I also share concerns about the continued impact of increased density on local infrastructure and the loss of one of the neighborhood's most mature trees.

Many residents have taken the time to attend meetings, submit comments, and sign petitions because they care about the future of Forest Hills. I hope those concerns will be given genuine consideration.

We are not asking to stop progress; we are asking that progress includes the community. For that reason, I respectfully ask that this rezoning proposal be rejected until a more balanced solution can be developed.

Chair Salua Baida thanked all public speakers and closed the public forum.

MINUTES

A motion to approve the minutes for May 13, 2026, was made by Martha Tucker and was seconded by Edward Brennan. All were in favor.

CHAIR'S REPORT

Chair Salua Baida reported the following:

- The Blood Drive competition was launched on Monday. CB6 vs CB9. Please make your appointment to donate, walk-ins are permitted, based on availability. Let's bloody win this and let's save eight lives each donation.
- Several infrastructure projects have been announced for our district which will impact our community. They start in 2028, but the rollout is 2026. This was announced at the Queens Borough President's Borough Board meeting, which I attended, and Howard Birnbaum was there as well. This is a meeting of all of the Queens Community Board Chairs.
 - Green infrastructure on Austin Street and north of Queens Boulevard, Yellowstone Boulevard, and a project near 77th Avenue.
 - Raised crosswalks
 - Safe school streets

This is all part Queens Boulevard Capital Project Phase 1.

- Thank you to everyone who participated in the 6 Clicks for CB6, which was our community budget survey where everybody let us know where funding is most needed in our communities. That information will be used in preparing our budget priorities.
- The Environmental Protection and Sanitation committee has already submitted their budget priorities. They were the first committee to submit them.
- I attended last night's 112 Precinct Council meeting. They provided a lot of different updates. If you're interested in attending, you just need to email Council112@yahoo.com for details.
 - An update on the anti-Semitic hate graffiti that appeared in our neighborhood and at a synagogue, is that investigation has been moved to the Hate Crimes Task Force.
 - An update about the sexual assault not far from Ascan Ave and Austin Street, this is now under the Special Victims Unit.
- We have invited NYPD to join us at our next Board Meeting on September 17th to provide updates for our area.
- Congratulations to Liz Robins who gave birth on May 22nd to Ari Simon Potash. 4 pounds, 14 ounces.
- On June 23rd, Michelle Hettich made her one-year anniversary joining the CB6 staff.
- On July 17th, our District Manager, Christine Nolan will make her 20th anniversary working at CB6.

DISTRICT MANAGER'S REPORT

District Manager Christine Nolan announced the following:

- This Saturday, the Community Board is sponsoring a Shredding event in front of the Community Board office. It is going to be from 10am to 2pm. However, once the truck gets full, it will leave.
- DOT is in our community doing milling and paving. Right now, it is just milling. Please read the signs. Some people do not move their car every day, but if you own a car, just make sure you're aware of the signs in the community. You don't want to go to your car and find out that it's been relocated by the DOT. Then you have to reach out to the 112th Precinct, to find out where they put your car. Also, they do not pave the streets right away, they mill all the streets, and then they give other agencies and utilities an opportunity to come in and do work in the streets before they pave them. It will usually be about two weeks between the milling and the paving.
- While the Board is on summer recess, the office is still open. Call the office or email the office, if you have any concerns or any questions.
- To date, since January 1st, the office has handled approximately 270 constituent cases. Thank you to the staff for handling this. Sometimes things get done quickly, sometimes things don't, and we just have to keep following up with the agencies and trying to get responses.

COMMUNITY HELPERS SPOTLIGHT – FESTIVAL OF CINEMA, INC

Jason Simba and Natalie Schmel represented the Festival of Cinema NYC. Festival of Cinema is entering their 10th year of film festival in Forest Hills. It focuses on the community. The foundation of our nonprofit is building an arts and culture organization that builds community and artists in the filmmaking world together. The film festival focuses on showing the work of emerging filmmakers. It consists of a lot of first-time short filmmakers. The films are of all genres and lengths. Such as family narratives, documentaries, horror, action, comedy and LGBT films. The film festival takes place over the course of 10 days at the Regal UA Midway. It will be Friday, August 7th to August 16th. Since this year is the 10th Anniversary, we will have a matinee program every day, Monday through Friday, of those 10 days. We will have selected audience choice winners from the past 10 years to commemorate our 10th year anniversary. The tickets will be \$10 to commemorate our 10th year anniversary. Tickets are normally \$20 for our regular programming. They go on sale July 1st. We are also doing a special 15th anniversary screening of a Very Harold and Kumar Christmas. The filmmaker who made that film is from Forest Hills. He will be here in attendance. His name is Todd Shalsen. We have a few businesses working with us. Such as Aigner Chocolates, Cobblestone, Jade

and Ridgewood Savings Bank. Queens Public Library has been partnering with us since 2017. They will have 5 free days of programming. Visit www.FestivalofCinemaNYC.com to learn more.

LAND USE, HOUSING, LANDMARK COMMITTEE REPORT

ULURP – 108-05 68TH ROAD REZONING

Peter Beadle, Chair of the Land Use, Housing and Landmark committee introduced the Development Team of the 108-05 68th Road Street Rezoning.

The Development Team gave a presentation of the 108-05 68th Road Street Rezoning:

- There will be 33 units in this building.
- There will be 12 parking spaces on the cellar level that will cover 33% of the units.
- The lot is 7,800 square feet and it currently houses Chazaq.
- All My Children Daycare would like to establish a location there on the ground floor.
- The proposed rezoning would allow for a 7-story building. The two lower floors, the ground floor and the second floor would be community facilities. The ground floor would be All My Children Daycare. The second floor would be Chazaq. The daycare would take place primarily during the day. Chazaq the teenagers would come primarily after school, which is an opportunity to get people and get kids off the street. The rest will be residential use.
- The height of the building would be 7 stories, and there would be a setback on the 6th floor.
- The unit breakdown is 9 one-bedrooms, 23 two bedrooms, and one three bedroom.
- The mandatory inclusionary housing text amendment would require that 25% of the residential square footage of the building be permanently affordable housing. With 33 units in the building, roughly 8 of those units would be for affordable housing.
- There are similar sized buildings to the east side, west side and south side of the proposed site.
- The east side of 108th Street, has a lot of 6 story buildings, while the west side has seven story and taller buildings. As you go further south, the buildings are 13 and 14 stories tall.
- There is transportation in the area. The subway stations are within 600 feet. There are sufficient transportation options from this site.
- The building will be modernize and also look like the buildings in the surrounding neighborhood.
- The first two stories are slightly different in configuration to identify and show that there is a slightly different use there with a different requirement.
- The floors 3 and above will be the residential part of the building. The building will be capped with a little bit of a slightly different aesthetic at the top. The building would be primarily masonry, brick and stucco.
- The entrance to the daycare will be just off the corner on 68th.
- On the second floor, there will be an outdoor play area on the roof of the ground floor.
- On the seventh floor, there will be a small recreation space on the roof of the sixth-floor setback.

Question: I see that this proposed development will be near Yellowstone Playground. Is there a possibility for your company to make an investment or contribution to the playground? Also, would any part of the development be open to the public, such as public space?

Response: All My Children Daycare will have outdoor space for the kids on the roof of the first story. The open space will be for the kids who use the building. We would love to donate to parks, but we are not creating that many units.

Question: There is over 600,000-unit shortage across the city and very little affordable housing. If we want to build affordable housing for seniors and people who are low income, we need to start mandating that

developers put in 30% and 40% AMI. Out of those eight units that are supposed to be affordable, are they all going to be one bedroom, and how many of them are going to be two bedrooms?

Response: Most will be two bedrooms.

Question: Why is the entire block being rezoned, because of the lot?

Response: City Planning just wants to make sure that we're not rezoning a lot so that it's not in the context of the surrounding area. They like to include the entire block frontage. The additional lot to the north of us is a parking lot, which was basically designated as parking for a community facility pursuant to a BSA variance.

Question: Is the roof on the building going to be usable?

Response: Yes. We will be using the roof of the building for both amenity space for the residents and also for the collection of storm water so that we don't stress or strain the existing stormwater system in the neighborhood.

Question: I'm curious why you didn't request a waiver on the parking to give that space to the daycare?

Response: All My Children does have a waiting list and we are balancing the needs of the daycare versus what has been expressed as the needs of the community. There are four spots that are required for the building. We are providing 12. We would love to devote more space to the daycare, but the reason is that others have stated that they would like to see more parking spaces. All My Children, which owns and occupies the site, feel that this is a great location for them, allows them to consolidate some of their operations, and they are really working with us to make sure that the space is very usable.

Question: A quick clarification, the eight affordable units set aside, most of them are going to be two bedrooms?

Response: Correct.

Peter Beadle gave an overview of the committee meeting for the 108-05 68th Road rezoning:

- At the end of May, there was a public hearing held on this rezoning. The committee met, discussed and took public comments. Ultimately by a 10 to 3 vote, the Land Use committee voted to approve the application with two conditions.
 - To make it clear that this project is in no way intended to set a precedent for zoning changes for the rest of the R1 District, also known as the Cord Meyer District
 - Addition of electric charging stations for vehicles in the building as well as outdoor spaces for charging of micromobility devices and ensure that these are only for use to residents of the building.

Discussion:

Comment: The roof of the building will be designed to help with stormwater retention. These modern buildings help with stormwater management, because they are able to store hundreds, thousands of gallons of water within the building infrastructure and allow it to come out into the sewers more slowly. They don't overwhelm them when we get those sudden cloud bursts that can lead to flash flooding.

A roll call vote was taken to approve the 108-05 68th Road Street Rezoning, with the two conditions stated above. The motion passed: 35 – Yes; 4 – No

ULURP – 100-12 QUEENS BLVD REZONING

Peter Beadle, Chair of the Land Use, Housing and Landmark committee introduced the Development Team of the 100-12 Queens Boulevard Rezoning. This application is to build a 21-story building on Queens Boulevard on the south side between 67th Road and 67th Ave.

The Development Team gave a presentation of the 100-12 Queens Boulevard Rezoning:

- The project is called Francis. It is being named after the matriarch of the Benenson family.
- Benenson built this property over 70 years ago, leased it, occupied it, and we want to continue in the tradition of Francis Benenson being a good neighbor and part of the community supporting the arts, supporting Common Point and supporting friends of MacDonald Park.
- It is currently a one story retail that comprises nine retailers, that my colleagues have leased, maintained and managed for the past 70 years. Some are national retailers, some are local retailers and some have leases expiring.
- The new zoning that is being asked for, would allow the bulk of the building to come onto Queens Boulevard. This would make the building 45-55 feet away from the Fontaine as opposed to 15 feet away with the current zoning.
- We did meet on June 16th with Michael DeLeon of Delta Management, the management company for the Fontaine.
- For the architecture of the building, it will have red brick and a strong base at the bottom for the retail stores. The base will be broken into bays and each one of those bays could have either larger tenants or smaller tenants which gives flexibility to the street there.
- The sidewalk will be widened by about 5 feet.
- There will be a new loading dock in a similar location, but it will be indoors. All the sanitation and loading for the building will be done there internally.
- The current zoning will allow 132 market rate units with no obligation to have affordable housing units.
- The proposal would add 260 units. 160 units would be market rate, and 100 units would be affordable housing units.
- The whole building has not been designed yet, but there is a sense of the types of units and the mix.
- There will be a significant number of two- and three-bedroom units, to meet the needs of the local community.
- Choose Option 1 of MIH, which is a blend of affordability to give an average of 60% AMI.
- Looking to do street enhancements.
- Bringing desperately needed housing into this community with a significant affordable housing component.
- The building will be all electric.
- It is not required to have any parking but there will be parking in the basement. Approximately 38 parking spaces.
- There will be a bike room for residents and exterior bike racks.
- The goal is to bring back and include the same neighborhood facing retail that serves the needs of our community.
- The building property management will include union labor.
- There will be some kind of community amenities.
- This project will be going into construction in about a year and half to two years.
- Proposing forming a task force with representatives from the Community Board and the Councilwoman to aid efforts to preserve the current retail mix and work with tenants for a post-construction return and advocating to the MTA for accessibility to the subway station.
- Open to having electric charging stations for vehicles in the building as well as outdoor spaces for charging micromobility devices and ensure that these are only for use to residents of the building.
- Continuing to work with schools on their needs.
- The shadows of the building will be on Queens Boulevard, not on the Fontaine.
- The proposed project will consist of 389 dwelling units and about 16,000 square feet of retail space.

Question: I would like to clarify in this mix of units, some of the units will be as low as 30% AMI.

Response: It will be a blend. Some will be 30%, some will be 40%, some will be 50%, 60%, 70%, 80%. The blended average will be 60%.

Question: Are there any days when there be significant shadows on the Fontaine?

Response: We analyzed 4 days and there are a couple days in the winter where the sun is lower and there will be an hour or so of shadow, but not significant.

Question: What is the average square footage of these apartments?

Response: The one bedroom is going to be around 600 square feet, two bedrooms around 850 square feet and up, and the three bedrooms probably 1,200 square feet and up. The studio is around 400 – 500 square feet.

Question: Could you just explain to me the current retail that's there right now, what's going to happen to them?

Response: We must demolish the building that exists to construct this building. We have to dig down to create the basement. There are nine retail tenants today. We have reached out and started conversations with each of them. Some tenants have leases that are ending. They may be moving anyway or they may want to stay or they may want to relocate temporarily. It is a tenant-by-tenant plan. There is no one size fits all because each tenant might have a different desire. We will assist them to identify another space temporarily if they are interested in coming back.

Question: How long was the construction schedule envisioned for?

Response: Approximately 2.5 to 3 years.

Question: Is it allowable for the retail space to be a grocery store? Would you be amenable to consider a city owned grocery store location?

Response: Yes, it's allowable. I don't know their program or where they're putting them yet. We will consider it.

Question: What are the plans for a community facility space. What is the plan to allow local nonprofits to use any community space within this proposed structure?

Response: This plan doesn't have community facility. We wanted to maximize the retail space because we know that's important and we wanted to maximize housing in order to maximize affordable housing. We will have community space and will make that available to organizations.

Question: Do you anticipate that rent might increase for your commercial tenants when they come back or will you be able to keep them at the current levels? If they are going to increase, do you have an estimate of how much they might increase by?

Response: I don't have those numbers yet.

Question: Out of the nine retail locations that are there, how many do you think will return and how many of those are the small businesses do you think will come back? Are you prioritizing the small businesses? Is there anything you can do in terms of keeping their rents the same or more affordable to get the smaller businesses?

Response: We would love for them to come back if they want to. We don't know what the rent will be at that time.

Question: Is there a geographic preference for residents already living in the area, such as 20%?

Response: The law keeps changing around that. If it allows us to do it, I have no problem doing it in the community.

Question: You said that there are going to be 97 affordable units, but on page 10 of your presentation the range of affordable units is 76 to 119. Where do the numbers come from? How would the size change depending on the range?

Response: As we sit down and design the building and you look at what the market is and figure out what the core and shape will be. We then can decide on the size and number of units. We wanted to give you sort of a low end and a high-end commitment of different types of unit types that we would be committed to.

Question: As a pedestrian who uses the M train over there, those sidewalks are already very tight and adding a garage there is just going to create another hazard. I would prefer you not build parking there. I think you need to add blind spot mirrors out of your garages.

Response: Some people want more parking, that is why we included it, but we can definitely make sure that we address safety concerns through mirrors and other measures to mitigate any concerns or with the pedestrians.

Question: There will be 389 units with an average of three people in each unit. That's over a thousand people. Can our infrastructure handle it? Did we do studies to show if we put an additional 1,500 to 1,700 people day to day, not counting a renovated CVS, which will bring in more traffic. Can the subway system and the buses handle that?

Response: When we conduct the environmental review, we assume that the project would generate approximately 580 new residents, because we are assuming that without the rezoning. The applicant would build about 131 units on the project site. Then we analyze 389 units minus 131 units. We are analyzing the difference. Our preliminary analysis suggests that yes, the existing subway system and street network can handle any incremental traffic that the proposed project would generate.

Question: Did you look at sewers, stormwater runoff, electricity, gas and school?

Response: The project was not large enough to trigger an analysis of stuff like stormwater runoff and electricity. We did take a preliminary look at schools, according to data from the DOE, the school construction authority's Blue Book, the incremental change that the project would bring. There would be approximately 72 additional elementary and intermediate school students that the project would generate. Our analysis suggested that there is existing capacity in the elementary school system. The existing intermediate schools once the project is built, would be operating at over 100% capacity, but the amount of intermediate students we are adding is not large enough to trigger a more robust analysis.

Question: Is there any sort of commitment to improving the space diagonally right from the building to improve the space for the local residents? Federoff Sitting Area?

Response: I'm not going to say yes or no right now. We will consider it.

Peter Beadle stated that the committee voted to approve the project, but with the following conditions:

- The number of affordable units to be increased to 30%-37% of the total units but still under MIH Option 1, 60% average AMI
- The applicant must actively work with the existing businesses situated in the project area to secure, to the extent possible, their relocation during construction as well as their retention once construction is completed.
- The applicant must, in conjunction with the MTA and pursuant to the pertinent zoning provisions, include significant enhancements to the accessibility of the 67th Avenue subway station, ideally including the installation of an elevator. To that end, the funds contributed by the developer would leverage public

MTA funding to create a public and privately funded endeavor. The large number of new residential units included in this and three other newly completed or approved developments provides a compelling justification for the inclusion of this condition.

- The number of affordable units created here must be set at the lowest possible AMI level.
- All efforts must be made to mitigate, to the extent possible, the impact that this project will have upon the decrease in view and sunlight its immediate neighbors will experience.
- Addition of electric charging stations for vehicles in the building as well as outdoor spaces for charging of micromobility devices and ensure that these are only for use to residents of the building.

Peter Beadle made a motion to the full board to approve the committee motion above.

A discussion began:

Comment: We use those retail stores on a daily basis, the CVS and everything else. I know that change is disorienting and is difficult at times, but basically, we need additional housing. We must accept the reality of that kind of change. The resolution that was made, I think, has important conditions. I will urge that we support this now but understand this is the beginning of the process.

Comment: I am very concerned about the housing crisis. I don't think I have ever voted against housing before, but there are a lot of small businesses on the strip, and the small businesses are the lifeblood of this community.

A roll call vote was taken. The motion passed: 22 – Yes; 16 – No; 2 – Abstain.

CONSUMER AFFAIRS, CULTURAL AFFAIRS, ECONOMIC DEVELOPMENT COMMITTEE REPORT

ADULT USE RETAIL CANNABIS DISPENSARY RENEWAL APPLICATION

THE FLOWERY – 63-54 108TH STREET, FOREST HILLS

Gladys Sandoval, Co-Chair of the Consumer Affairs, Cultural Affairs, Economic Development committee, reported the following:

- The renewal application process for cannabis is new for the committee and the Board.
- The applicants must complete a Community Investment Plan. They must first identify a need in the neighborhood, then come up with a solution for that need and who they partnered with.
- In the last committee meeting, the applicants did not have a complete Community Investment Plan. The committee felt that they didn't meet the requirements.
- The committee requested that they come back with new Community Investment Plan. And they did. They are going to partner up with the Mini Mart Deli on 108th Street to pay for food purchases for the first 100 customers up to \$10 per person. This is a new Mini Mart. Another plan is a cleanup initiative on 108th Street on July 5th following the July 4th holiday.
- The Community Investment Plan's do not have to be a big plan, but they must identify a need in the community and then have a plan to resolve the need. This is the first renewal in our Community Board.
- There was an issue brought up during the committee meeting with their Marketing. There were stickers placed on public property. Flowery stickers were placed all over 108th Street with QR codes. When you scan the QR code, it takes you into their corporate office. It would not take you into their

shop. The business mentioned that they did not know this happened and they were not responsible for that. They claim that it was a corporate decision of their marketing department.

- The committee requested that they remove the stickers and make sure they don't have that type of advertising, because it's illegal.
- The committee voted yes to the renewal cannabis dispensary application with the conditions that they come back with a new Community Investment Plan and that they remove all advertisement stickers placed on public property. We did a checkup 2 weeks later and the stickers were still there. As of now, they have all been completely removed and they have met the two conditions that we requested.

Comment: Now they offer delivery and do not check ID when they deliver. They now offer delivery within an hour. You can meet at intersections close to schools. There needs to be some kind of monitoring.

Response: They have always offered delivery. We will have to check on the buying at intersections and not checking ID when delivering.

Comment: I am still adamantly opposed to approving this renewal. As you guys are all well aware, you saw them around town. They put their stickers everywhere, it is vandalism. OCM market regulations are completely disregarded. At the end of the day, OCM is going to approve since we are advisory. I would love to send a super strong message by voting no on this renewal, stating clearly that we are not going to tolerate vandalism in our community. We're not going to tolerate illegal marketing in our community.

Comment: We asked them to address the situation, and they did. This is a business that has been part of our community for 2 years, and I do understand the strong message that we need to send, and I agree that we don't want our communities to be vandalized or for marketing placed on public property, but I still feel that they did what they were supposed to do and they complied within weeks of what we asked with the conditions.

A roll call vote was taken to approve the committee recommendation. The motion was failed: 13 – Yes; 27 – No

NEW LIQUOR LICENSE APPLICATIONS

1. ROATANA CAFÉ AND GRILL 68-60 AUSTIN STREET, FH* *METHOD OF OPERATION CHANGE: ADDING LIVE MUSIC, EXTENSION OF HOURS (M-T 7:30AM – 12:00AM, F-S 7:30AM – 1:00AM)*
2. J & D PIZZA RESTAURANT, 98-51 63 ROAD, RP
3. PORTOFINO, 109-32 ASCAN AVENUE**CHANGE IN OWNERSHIP*

RENEWAL LIQUOR LICENSE APPLICATIONS

1. KYURAMEN, 108-50 QUEENS BLVD, FH
2. FUJI JAPANESE RESTAURANT, 113-27 QUEENS BLVD, FH
3. SPY C CUISINE, 72-06 AUSTIN STREET, FH
4. NARITA JAPANESE CUISINE, 107-08 70 ROAD, FH
5. SHAKE SHACK, 71-24 AUSTIN STREET, FH
6. BAROSA, 62-29 WOODHAVEN BOULEVARD, RP

All the new and renewal liquor license applications listed have been reviewed by the 112th Precinct and reported no issues or concerns. A 311 search was done and there were no issues either. The Committee recommended approving the new and renewal liquor license applications.

A voice vote was taken for the new liquor licenses; all were in favor. A voice vote was taken for the renewal of liquor licenses; all were in favor.

TRANSPORTATION, PUBLIC TRANSIT, STREET SAFETY COMMITTEE REPORT

ONE WAY CONVERSION OF 63RD AVENUE BETWEEN 99TH STREET AND GRAND CENTRAL PARKWAY SERVICE ROAD

Edgar Alfonseca gave an overview of the One-Way Conversion of 63rd Avenue between 99th Street and Grand Central Parkway Service Road.

- In the April Board Meeting we had a discussion on this. We tabled it back to the committee because there was a lack of awareness from the people that would be impacted by the DOT recommendation to change the direction of traffic to go westbound between 99th Street and 108th Street and eastbound between 108th Street and the Grand Central Parkway.
- The committee brought in CB6 Member Lou, who lives on 63rd Avenue, and then we also received some additional information.
- The person that had made the initial request to convert 63rd Avenue to a one way, went out and got a petition and they supplied that petition to the committee.
- After a lot of deliberation and discussion, the committee voted in favor of supporting the recommendation by DOT to convert the traffic on 63rd Avenue between 99th Street and 108th Street, westbound one way and then 108th Street to Grand Central Parkway eastbound one way. But there were some conditions. We dropped the condition for consideration for a bike lane
- The committee vote was 12 in favor, 7 against and one abstain.

A roll call vote was taken to convert the traffic on 63rd Avenue between 99th Street and 108th Street, westbound one way and then 108th Street to Grand Central Parkway eastbound one way.

The motion passed: 24 – Yes; 13 – No; 1 – Abstain

REPORTS FROM ELECTED OFFICIALS' REPRESENTATIVES

OFFICE OF BOROUGH PRESIDENT DONOVAN RICHARDS

Amparito Rosero reported the following:

- Wednesday, July 22nd, we will be hosting our Colombian Independence Celebration at Queensborough Hall.
- Thursday, August 6th, we will be hosting our Ecuadorian Independence Celebration at Queensborough Hall.
- You can RSVP at Queensbp.nyc.gov.

OFFICE OF CONGRESS MEMBER GRACE MENG

Jordan Goldes reported the following:

- Our next VA office hours will be June 29th, from 10am to 2pm at the Polish Legion of American Veterans Post in Maspeth.
- We introduced some new bills this week and last week. A previous bill we had received reimbursements for SNAP recipients that had their benefits stolen through various types of scams. We introduced a bill to allow those replacement benefits to continue. It would also direct states to transition to more secure EBT cards, so this type of theft doesn't happen in the first place. We recently introduced bills to strengthen hate crime reporting and improve grants for community groups that work to prevent and respond to hate crimes.
- We introduced legislation to hold the FDA accountable for phasing out certain types of toxic food dyes.
- I don't know if you saw the recent House hearing where the Congresswoman questioned Acting Attorney General Blanche, asked him about the President's anti-weaponization fund. The Attorney

General basically announced to her and the entire country that that would not be happening. We are pressing to get that in writing from him, but it made some headlines, so I just want to make sure everyone was aware of that.

OFFICE OF QUEENS DISTRICT ATTORNEY MELINDA KATZ

Rokeya Akhter reported the following:

- On Bell Boulevard in Bayside, inside a shop and the apartment on top of the shop above the store, our office seized thousands and thousands of pounds of cannabis. The products confiscated, including 526 pounds of cannabis flower, 417 pounds of THC vape, 284 pounds of cannabis edibles, 17 pounds of THC cannabis and 1,635 pounds of flavored tobacco products and 101 pounds of other tobacco products. The estimated price is over \$10 million.
- Through our Gun Buyback program, we have taken 849 firearms off the streets.
- Our monthly newsletter is out.
- I wish everyone a happy and healthy summer.

OFFICE OF COUNCILWOMAN LYNN SCHULMAN

Kevin McAleer reported the following:

- Happy Pride. Have a great summer

The meeting adjourned at 10:23pm.

Minutes are submitted by Michelle Hettich.

Meeting recordings are posted on YouTube (www.tinyurl.com/cb6youtube).

Meeting minutes are posted on the CB6 website (<https://www.nyc.gov/site/queenscb6/indexpage>).

CB6 VOTING SHEET 6/25/26	NEW LIQUOR LICENSE APPLICATIONS	RENEWAL LIQUOR LICENSE APPLICATIONS	CANNABIS RENEWAL APP. 63-54 108TH ST.	ONE-WAY CONVERSION OF 63RD AVENUE
EDGAR ALFONSECA			NO	YES
DAVID ARONOV			NO	NO
ROBERT ASHE			NO	NO
ANISIA AYON			NO	YES
SALUA BAIDA	A	A	YES	YES
KAVISH BATRA	L	L	YES	NO
PETER BEADLE	L	L	NO	YES
HOWARD BIRNBAUM			NO	YES
EDWARD BRENNAN			NO	YES
HOWARD CHUNG			NO	NO
L.T. CIACCIO			YES	YES
KANDRA CLARK			YES	YES
VERONICA CRESPO	ABSENT	ABSENT	ABSENT	ABSENT
LATRICE DAVIS			YES	NOT PRESENT FOR VOTE
JOHN DERESZEWSKI			NO	YES
HEATHER DIMITRIADIS			NO	YES
ALEM FERATOVIC			NO	YES
KARLA FUENTES			YES	YES
TAMARA GAVRIELOF			NO	NO
ANDY GUO			YES	NO
KAREN IMAS			NO	NO
SARINA JAIN			NO	YES
NILE JOHNSON			NO	YES
MARCELLE LASHLEY-KABORE	ABSENT	ABSENT	ABSENT	ABSENT
MARK LASTER	I	I	NO	YES
PAT MORGAN	N	N	NO	YES
SABAH MUNAWAR	ABSENT	ABSENT	ABSENT	ABSENT
NATHALIE NIEVES	ABSENT	ABSENT	ABSENT	ABSENT
RICHARD PORTILLA	ABSENT	ABSENT	ABSENT	ABSENT
JOI PRATT			YES	YES
RAJ PUNJABI	ABSENT	ABSENT	ABSENT	ABSENT
DIANA RACHNAEV			NO	YES
GARRI RIVKIN	F	F	NO	YES
LIZ ROBINS	A	A	YES	YES
PEDRO RODRIGUEZ	V	V	YES	NO
SHARI ROLNICK	O	O	NO	ABSTAIN
GLADYS SANDOVAL	R	R	YES	YES
DAVID SCHANTZ			NO	NOT PRESENT FOR VOTE
HERBERT SCHONHAUT			NO	YES
AMIT PRATAP SHAH			YES	YES
EUGENE SHVARTSMAN			NO	NO
JEAN C. SILVA	ABSENT	ABSENT	ABSENT	ABSENT
LAURA SINGH	ABSENT	ABSENT	ABSENT	ABSENT
DANIEL SOLOW			YES	YES
ADITI SOMANI	ABSENT	ABSENT	ABSENT	ABSENT
LOU TECPANECATL			NO	NO
MARTHA TUCKER			NO	NO
DIANA WALCOTT			NO	NO
EPHRAIM ZAKRY	↓	↓	NO	NO
TOTALS:	ALL IN FAVOR	ALL IN FAVOR	13 - YES; 27 - NO	24 - YES; 13 - NO; 1 - ABSTAIN

CB6 VOTING SHEET 6/25/26	LAND USE ULURP 108-05 68TH ROAD	LAND USE ULURP 100-12 QUEENS BLVD.
EDGAR ALFONSECA	YES	YES
DAVID ARONOV	YES	NO
ROBERT ASHE	YES	NO
ANISIA AYON	YES	NO
SALUA BAIDA	YES	NO
KAVISH BATRA	YES	NO
PETER BEADLE	YES	YES
HOWARD BIRNBAUM	YES	YES
EDWARD BRENNAN	NO	NO
HOWARD CHUNG	YES	ABSTAIN
L.T. CIACCIO	YES	NO
KANDRA CLARK	YES	YES
VERONICA CRESPO	ABSENT	ABSENT
LATRICE DAVIS	YES	NO
JOHN DERESZEWSKI	YES	YES
HEATHER DIMITRIADIS	YES	YES
ALEM FERATOVIC	YES	YES
KARLA FUENTES	YES	YES
TAMARA GAVRIELOF	YES	NO
ANDY GUO	YES	YES
KAREN IMAS	YES	ABSTAIN
SARINA JAIN	YES	NO
NILE JOHNSON	YES	YES
MARCELLE LASHLEY-KABORE	ABSENT	ABSENT
MARK LASTER	YES	YES
PAT MORGAN	YES	YES
SABAH MUNAWAR	ABSENT	ABSENT
NATHALIE NIEVES	ABSENT	ABSENT
RICHARD PORTILLA	ABSENT	ABSENT
JOI PRATT	NO	NO
RAJ PUNJABI	ABSENT	ABSENT
DIANA RACHNAEV	YES	NO
GARRI RIVKIN	YES	YES
LIZ ROBINS	YES	YES
PEDRO RODRIGUEZ	YES	YES
SHARI ROLNICK	YES	NO
GLADYS SANDOVAL	NO	YES
DAVID SCHANTZ	YES	YES
HERBERT SCHONHAUT	YES	YES
AMIT PRATAP SHAH	YES	YES
EUGENE SHVARTSMAN	YES	YES
JEAN C. SILVA	ABSENT	ABSENT
LAURA SINGH	ABSENT	ABSENT
DANIEL SOLOW	YES	YES
ADITI SOMANI	ABSENT	ABSENT
LOU TECPANECATL	YES	YES
MARTHA TUCKER	NO	NO
DIANA WALCOTT	YES	NO
EPHRAIM ZAKRY	NOT PRESENT FOR VOTE	NO
TOTALS:	35 - YES; 4 - NO	22 - YES; 16 - NO; 2 - ABSTAIN