



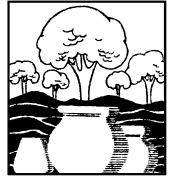
COMMUNITY BOARD 6, QUEENS

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Whitepot Settled 1653

ALEXA WEITZMAN
CHAIR

DONOVAN RICHARDS
BOROUGH PRESIDENT

FRANK P. GULLUSCIO
DISTRICT MANAGER

CB 6 MEETING MINUTES NOVEMBER 10, 2021

PRESENT

A. WEITZMAN, CHAIR
G. GORDON, 1ST VICE CHAIR
P. BEADLE, 2ND VICE CHAIR
H. DIMITRIADIS, VC FINANCE

P. KUMAR, VC LAND USE
D. SCHNEIER, VC SCOPING
M. LASTER, VC SECRETARY

A. AYON
K. BATRA
M. BERFAS
H. BIRNBAUM
H. CHAIN
S. CHU
A. COHEN
J. DERESZEWSKI
A. DIAZ-HOUSTON
B. GRIFFITH

B. GROSSBERG
O. HORODNICEANU
J. LI
K. LY
R. MEHRRA
P. MORGAN
E. NEWTON
T. PADGETT
S. ROLNICK

H. SCHONHAUT
J. SILVA
T. SIMMONS
M. TUCKER
S. WANDERMAN
J. WESTON
E. WONG

ABSENT

M. ARCATI
L. DAVIS
K. ENGEL
E. FELDER
E. KALENDAREV

R. LEONART
J. MEDINA
S. METZ
R. NEKTALOV
G. SANDOVAL

R. TAMAYEV
I. TAMAYEVA
D. YAKUBOV

OTHERS IN ATTENDANCE

FRANK GULLUSCIO
A. ROSERO
A. ARECCHI
R. MALONE

CB 6 DISTRICT MANAGER
OFFICE OF QUEENS BOROUGH PRESIDENT RICHARDS
OFFICE OF NYS ASSEMBLY MEMBER HEVESI
OFFICE OF NYS ASSEMBLY MEMBER ROSENTHAL

COMMUNITY BOARD 6 MINUTES

November 10, 2021

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

PUBLIC FORUM

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

Sid Berraha – NYC Department of Sanitation

Spoke about leaf bags and collection. The Department of Sanitation collects leaves, turning them into compost. Instead of leaving the leaves rot in landfills and creating harmful greenhouse gases you can help to make compost instead. Set your leaves out at the curb in paper lawn and leaf bags or in unlined containers for collection after 4pm on Saturday, December 11th. Sanitation will not collect grass, tree branches and yard clippings that are generated by hired professionals. Professionals must dispose of those materials at a permitted compost facility. Sanitation will not collect plastic bags on December 11th, only lawn and leaf paper bags. He will send a flyer.

Odette Wilkins – President and General Counsel of wired broadband

The purpose of the company is promoting the use of fiber and other wired solution over wireless as the faster safer and more secure solution. I have been told that the Community Board has nothing to do with 5g towers or 5g canisters that are being placed in the public rights of way which is what I was speaking about the last time. That's not correct whether you know it or not. At the public design commission hearing last year in August a representative of the Department of Information Technology and telecommunications stated that they had spoken to the Community Boards and DOITT received support from Community Boards regarding the installation of 5g canisters on the public right of way. When I spoke to Frank of this community board and asked about it, Frank said that he had not heard anything about the 5g deployments in Community Board 6.

DOITT has been invoking the support of the community boards for 5g deployment in New York City neighborhoods. DOITT's statement to the design commission was not correct. We have a new 5g threat since the last time I presented it at September's Community Board meeting. Giant 5g towers that DOITT presented yet again to the Public Design Commission on October 18th at this year's hearing was held by the commission regarding the aesthetics of these giant 5g towers. They will be about 32 feet tall with the antennas being a minimum of almost 20 feet. 32 feet tall is the equivalent height of three stories of a building. 20 feet is the equivalent height of two stories of a building. There will only be a 10½ foot setback from the building. The towers will be beaming straight into people's homes and businesses, There are thousands of scientific peer-review studies concluding biological harms. People in New York City have been seriously injured. Some have had to seek refuge outside of New York. The 5g towers will probably make it worse. They will be fitted into existing kiosk. There will be freestanding monopoles in the middle of residential streets sticking out three stories high like a sore thumb. I will provide a copy of DOITT's presentation of the commission after the meeting. They are planned to be placed on sidewalks in the poorer neighborhoods as guinea pigs. DOITT is planning to install 4,000 of these giant antennas on top of existing kiosks and large monopoles stated in their report. DOITT is consulting with Community Boards, I want to make sure that Community Board 6 does not miss an opportunity to voice its objection. DOITT is invoking digital equity under the marketing guys of bridging the digital divide. If we don't place our objections now, thousand more neighborhoods including our neighborhood it will be too late.

I urge you to write to DOITT, the Mayor and Councilwoman Karen Koslowitz or Lynn Shulman and Borough President Donovan Richards before it's too late. I urge you to write your objection now before it is too late.

George Hadjiconstantinou – Queens Chamber of Commerce

I have addressed all of you before about our free resources to small businesses to help them deal with the pandemic. I want to brief you about our website program that we are doing to build free websites for small businesses. If they don't have a website or have a website that is not serving them well. We also help small businesses apply for different grant programs including the Empire State Development Grant Program. George can be contacted at ghadii@queenschamber.org / 516-900-6280.

MINUTES

The minutes of October 13, 2021 were approved with one change: due to a conflict-of-interest David Schneier's votes on the following items will be updated to abstain. FY2023 Expense Budget: Meals on Wheels, provide and expand beacon programs, senior center funding and local food pantries.

Jean Silva raised a question about her report in the minutes. Alexa explained that we put it in the good and welfare section since she didn't have a committee meeting.

CHAIR'S REPORT

Chair Alexa Weitzman told the board that we must submit attendance periodically to the Borough President's Office. They take that seriously and we take it seriously too. You shouldn't be absent more than three times in six months.

Chair Weitzman announced that vaccines have been approved for ages 5 to 11. She took her child to Citi Field and it was a great experience.

Chair Weitzman congratulated PS 303 and PS 196 for being on the U.S. News and World Report as best elementary schools in NYS. She also congratulated Captain Cappelmann of the 112th Pct on his promotion to Deputy Inspector.

Chair Weitzman announced that since the by-laws were changed, elections have been changed from September to January. We've separated nominations and elections. In our December meeting we'll be holding the nominations and in January we'll have the actual elections based on those nominations.

Chair Weitzman also made the following announcement:

"After much reflection, I've decided not to run for another term for Chair of Queens Community Board 6; I will remain on CB6 as a Board member.

These past 2+ years have been the hardest of my (the district's & the city's!) life. But during this challenging time, CB6 rose to the occasion & persevered. We became much more active, revised our bylaws, adopted new procedures & protocols, wrote letters, increased our activity & engagement with the community & advocated for their needs, centered public comment & responded to their concerns, transitioned from in-person to remote meetings & through it all, CB6 remained steadfast in our collective goal of working towards the betterment of Forest Hills & Rego Park. I gave it my all & I know you did, too. Thank you!

I'm honored to have been Queens CB6 Chair these past 26 months & I'm grateful for all the support I've received over this time. I strongly believe a successful Chairship is when there's open communication & collaboration between the Chair, the Executive Committee, Board members & District Manager & that's the culture we're fortunate to have at CB6.

I also believe that as a Community Board, which represents the whole district, there is strength in

passing the baton to a new Chairperson. I know that there are voices on CB6 that we can all get behind. I know that there are people on CB6 who will lead collaboratively, respectfully & keep the momentum going.

I've learned a lot these past 2+ years as CB6 Chair & I look forward to continuing to work side-by-side with you all as a CB6 Board member. Thank you to the Executive Committee, the Committee Chairs, Board Members, District Manager Frank & the office staff, Christine, Barbara & Maria. I'm so proud of what we've accomplished & we did it all by working together. I look forward to seeing what's next!

Thank you for your ongoing support & your steadfast commitment to our community.”

DISTRICT MANAGER’S REPORT

District Manager Frank Gulluscio thanked Alexa for all the work she has done in the last 2 years.

DM Gulluscio announced that the Forest Hills Ambulance Corps. will be painting a 9-11 mural right across from their headquarters with grant money they received from the city. Upon completion, they plan to have an event there.

Mr. Gulluscio attended the Veterans Day Memorial Service at the Vietnam Memorial in Elmhurst. They honored several Veterans for their long-time service.

DM Gulluscio announced that the office is closed on Veterans Day and wished everyone a Happy Thanksgiving. The office is open from 9 to 5, Monday through Friday. We don't give out our personal phone numbers and don't answer after hours. The staff are union employees.

LAND USE AND HOUSING COMMITTEE REPORT

Prameet Kumar gave a brief overview of the proposed development and rezoning at 98-81 Queens Boulevard. The application is for a zoning map and zoning text amendment to facilitate the construction of a 15-story mixed-use development: 144 apartments, 136,000 square feet, residential 17,000 plus square feet for commercial.

Prameet announced that the board will not vote today. After tonight's discussion, there will be a committee vote and then our board will vote at our December meeting. The CB is aware of the 3,000 signatures on an online petition, and we appreciate the community concerns. A big concern from the petition was if we should build anything at all there or can we save the existing structures. Prameet reiterated that there's no power the community board has to prevent the structure from being demolished. These structures are not landmarked, so the developer has the right to start construction there tomorrow if they wanted.

The Community Board can approve or disapprove the zoning changes. The zoning changes would allow for the developer to build more units in exchange for affordable units going in there. The Land Use Committee went to the developer with the following points that they felt would improve this proposal:

1. We wanted more affordable units. Lower rents for those units.
Market rate rents are significantly more expensive than MIH regulated units averaging 80%AMI. Therefore, it is demonstrated that the 44 proposed rent regulated units averaging 80% AMI under the proposal would serve to provide rentals far below market rents.
2. To make sure that the businesses and the tenants that are currently in that location would get preference to come back if they wanted to.
Existing businesses that do not intend to close (unrelated to the proposal) have been given preference in the opportunity to remain following construction – and those discussions will continue throughout the construction process.
3. We had some concerns around the traffic flow in that area relating to stop signs that were put there.
Stonefield can assist with an All Way Stop Sign warrant for the NYC DOT as needed. Stonefield has also prepared a traffic study analyzing the net increase in traffic associated with the proposed rezoning from the current R7-1 to the proposed R8-X.
4. While construction going on, we wanted to make sure that the construction could be as minimally disruptive as possible. Including bike lanes in the area and all the sort of surroundings community members who live in that area.
The applicant will agree to work with the DOB and DOT to ensure that construction staging be sequenced to minimize any roadwork/sidewalk closures, as well as ensure that bike lanes remain open and unobstructed during construction.
5. Trying to get community space in that building. The community in general could use.
In terms of community facility space, it is the intention of the applicant to provide dedicated space for a synagogue or similar local community facility use that serves the surrounding community.

The developer said they are willing to work with us. They've been very cooperative throughout this process.

The difference we had between land use committee and what the applicant came back with was the rents. So right now, the way mandatory inclusionary housing works is the developer can choose the percent (it really is a complicated process). Basically, the developer can choose what percent of area median income to target for this affordable housing. There's going to be 44 affordable apartments in the development.

They will be broken down into three different affordable buckets: 70% of area median income, 80% of area median income and 90% of area median income. The city determines what the rents at those percentages will be. What we have been hoping for was for the applicant to come back with something a little lower than an average weighted of 80 we

wanted something closer to 70. The applicant has said that the economics don't make sense if they go below 80 AMI.

If we approve of the zoning, we'll get 144 apartments and about 44 of them will be affordable units. If we disapprove the application, they'll just have to develop as of right without any change in zoning and what the developer has said is that it'll be 16 stories as oppose to 15 and it'll have fewer apartments. It will be a little taller and skinnier and have no affordable units. 103 total apartments and none of them affordable according to MIH because that wouldn't be applicable anymore. This is the two scenarios that the applicant would have us consider what they would do as of right versus what they would do if the zoning proposal is approved.

Eric Palatnik spoke briefly about the developer (Abramov family). They are committed to keeping a community facility space such as a synagogue and even trying to work with the existing synagogue to stay in the building. In addition, they will incorporate the design of the Trylon and Tower Diner in their design. The building will use 32BJ employees, if the zoning request is approved.

There was a discussion amongst the Board Members and the following comments and questions were brought up:

- Will the apartments be rent stabilized?
- Will the building be accessible for people with disabilities?
- How many jobs will it create under the 32bj and staffing?
- Are you in you in dialogue with any unions of the Building Construction Trades Council in New York?
- Will the mailbox stay outside the Tower Diner?
- What is going to happen to Ohr Natan and the 99-cent store during the construction phase?
- Will there be space for people to walk on the side or are they going to be forced to walk on the other side of Queens Boulevard? These streets are utilized by a lot of pedestrians, especially with all the buses in the area.
- Will the development have an impact on the schools?
- Is the building going to have green space on building tops on building roofs?

PUBLIC COMMENTS

The following public comments were read by Chair Prameet Kumar

- 1. As an architectural historian and New York City resident, I am writing to ask the board to consider denying the zoning map amendment being sought for 98-81 Queens Blvd. I regularly give historical and architectural tours of Forest Hills and Rego Park as part of my project, Queens Modern. The Tower Diner and Trylon Theater sites are highlights on the tours I give, both for their historical significance and the way they fit into the streetscape of the neighborhood and along Queens Boulevard. I would encourage the CB to deny the rezoning request and encourage retention of the existing structures, or at the least ask the developer to work under the existing zoning for their plans, which would better fit within the development of Rego Park and Forest Hills. Thank you for your consideration and please let*

me know if you have any questions.

Frampton Tolbert

2. *First of all, we're running out of diners. At least three other diners have been torn down in the general area before the plans for the tower diner to go too. If we continuously tear down businesses replace with apartment buildings we're going to end up way overpopulated with mobbing and crowding on sidewalks and in subway stations and on the local buses. We don't have enough supermarkets to support all the shopping needs of the newcomers. Before COVID, Austin St and Continental Avenue were so crowded that I had to wait in line quadruple thick just to cross a street. People would brush by me all the time with a jab because there is not enough room. The lines for a cashier at markets like Natural (on Austin St) were wrapped around the interior of the store. When I wait in line to pick up a prescription at Rite Aid the waiting time is generally around fifteen minutes if not more. Why is some real estate planner so anxious and greedy to add all these new apartment buildings in Forest Hills and Rego Park? Where are the parking spaces for so many more residents?
I want to emphasize that this is not a natural balance. We're losing businesses and restaurants and shops but we're bringing in more people. The Tower Diner is part of the history of our area. It has local charm and is much used by the community. Please reconsider those plans of destroying the Tower Diner, and consider and take into account the needs of the people ALREADY here. I will be signing and sharing the petition. **Miriam Cohen***
3. *I have lived in Forest Hills since 1968 and it's the only neighborhood I've loved and cared about during the past several decades. I am deeply disturbed to have found out that there are plans to demolish Ohr Natan Synagogue, previously known as the Trylon Theatre which was built in 1939, as well as The Tower Diner, which has been part of our community for as long as I've been living here. By seeing such historic buildings, longtime and newer residents are able to witness the aesthetic and cultural history of an area. Just as banks prefer to build stately, old-fashioned facades, a city needs old buildings to maintain a sense of permanency and heritage. This reality brings to light the importance of locating and saving buildings of historic significance—because once a piece of history is destroyed, it is lost forever. I have signed the petition on line, have shared it on my Facebook page, and hope that our efforts will be successful! **Monica Polikoff***
4. *I have lived across the street from what is now the Tower Diner for the last 61 years and used to go to matinees at the Trylon movie theater (now Ohr Naton); ergo I feel qualified to comment on the proposed building plans for this site. The building that houses the Tower Diner is a structure unique to this neighborhood, and the old Trylon theater has architectural details that deserve to be preserved. The small businesses that surround these entities are crucial to this neighborhood. The proposed new building is to be 17 stories containing 170 apartments, with no provision for a garage. Parking in this area is already impossible, and a greedy developer wants to make it worse? The reason there will not be a garage is that this site is directly above a busy subway line. My concerns are real: will this site over the subway line support a fully occupied 17-story building? If it cannot, imagine the loss of lives and injuries that will cause! Also of note would be the further overcrowding of the local public schools. How can you expect to educate children when they cannot fit into the classrooms? The high school is already on triple session. What about the proposed building blocking all the sunlight from the trees on my block? Some of the last trees in Rego Park! And our apartments will also be constantly dark. What of all the new residents further crowding public transportation that is already falling short of what is needed? Allowing the destruction of classic and necessary neighborhood buildings and businesses would just be wrong. Adding to the already crowded schools, streets, and public transportation would put a huge strain on the current residents of Rego Park. Please do not allow this scenario to become a reality. **Allison Borden***
5. *Good evening, we are 100% for the rezoning and redevelopment of the trylon property (Queens Blvd & 99th Street, former Tower Diner location). We keep hearing on the news "so many jobs will be destroyed" think about how many jobs this redevelopment will create. How much tax dollars it will*

generate? This is a win win proposition, win for the community, win for the city, and win for the developers. We must support this rezoning and pray it will happen! **Nisim Akilov**

6. *I am writing in support of building the new housing. Everything other than the Windsor is old and outdated. As much as we want to live near family there are no new buildings as options. We are used to Manhattan we want modern structures, amenities, luxury. We want stainless steel. We Have no problem paying rent as we have consistently been paying rent in Manhattan. We have advanced degrees, steady salary jobs, a good income, and savings. We are willing to pay whatever it takes for the type of lifestyle and the standard of living we are used to. We need this building! We need to have the options of rentals. The Facebook chats are all wrong. They Mislead people about what is true and what is fake. There's nothing factual about their propaganda. Nothing bad can possibly come from modernizing an outdated area. If you can please take our opinions into consideration as well we would appreciate that. **Shlomi Wigder***
7. *I would like to join with many others in our Forest Hills/Rego Park community in saving our landmark Tower Diner. This is part of what makes our neighborhood special, along with the Ridgewood Savings Bank. Please do all you can to save one of the last relics of our neighborhood. **Odette Wilkens***
8. *My grandmother has lived at 97-10 62nd Drive since 1955, when she moved from the Upper West Side with my infant father. As such, I've spent countless days, weekends, and holidays in Rego Park. As an adult, I frequently take my grandma to lunch at the Tower Diner. New York needs to grow, and the development proposed by RJ Capital Holdings will help do that. Although my grandmother once could afford to move to Rego Park when new housing was abundant, if she didn't own her apartment without a mortgage there is no way she'd be able to afford to move there now. Building more housing will add to the limited supply of housing in a highly desirable area with amazing shopping and transit options. **Michelle Koppersmith***
9. *I am a former CB6 member and current resident of Forest Hills. I've heard a lot of negative publicity on the proposed rezoning and would like to voice my opinion on this issue. As a Lifelong forest hills resident, I want to live in this area, next to my parents, grandparents and community- but there are no new buildings with amenities, akin to those in Long Island city or other parts of the city. I want modern accommodations within the confines of forest hills. The present trylon building is not a work of art or beauty, it's an eyesore in the neighborhood that needs to be replaced with something modern, sleek, and new. We want the ability to have modern rentals in the building. The vile lies being spread on Facebook chats are grossly Inaccurate and do not share the views of everyone in this area, just those few vocal people who have made it their issue to stop the area from being rejuvenated. I would like to express my opinion on this matter to show that there are people in favor of this upzoning. **Mark Kandhorov***
10. *I moved here in 1984, and prior, we have witnessed much congested communities in other neighborhoods in the borough of Queens. And, in the last 10-20 years there has been drastic changes in our communities. There is no stopping with these developers how they do not realize how they are robbing our families, friends, neighbors, and our children from the importance of the culture and historic buildings that make our community unique. We reside on the side of the Queens Blvd where this lot and triangle block is located. Walking a few feet or blocks and pass by is a pleasure, and avoiding the Queens Blvd lane, which we do while we can help it. And, nicer that we don't have to drive a motor vehicle to head to a nice diner with our families makes it convenient and a nice, and short walk. Above, one can see the Iconic Tower Clock, and the Art Deco Style. Aside from the Tower Diner is also Ohr Natan synagogue/the Trylon Theater building. It is a significant and a historical site. We would like for you to understand and grasp the importance of this small block, and how it means so much to those that reside within the area. The developer wants to demolish all just because there is greed, and maybe he does not realize the importance of our community that binds us. There is a synagogue house of worship. A holy place where many congregate on holy days of the year. And, serve the community as*

well. Is greed from a developer the reason to demolish a synagogue and take away our Tower Diner? We certainly don't need more congestion and overcrowding the neighborhood with "towers of more high rise buildings. Having a high rise residential building, as the developers wishes in the middle of this small block is like ripping a part of the heart of our beloved and wonderful gathering place. Here, in this historical building, we see the sun shining across. And, it affects the sunlight the other residential buildings receive as well. Here we gather. Here we shop for fresh fruits and veggies. Here we pick up our little gems for gifts. And, above all we are living congested block as it is. To demolish both and trash would makes it impossible for a friend or family to visit and just walk by for a nice diner. Within our block is the Mount Sinai Medical clinic, within 1/3 of our block is the North Shore LIJ community hospital. And one of the most congested medical clinic 3 blocks away is the LANGONE Medical Center, where here are seen 600+ patients a day. Not to leave out of this list, across the street from the small triangle land, is also the N.Y.S.C. a health/ club gym. PLEASE NOTE, that 2 blocks on the other side of the Queens Blvd, a half block has been demolished to build hundreds and hundreds of high rise residential apartments. And, today most recent read that a developer has acquired land also, in our Rego Park area on 61st. Street and Junction Blvd to build more residential high-rise buildings. We beg you to not let this triangled block be used by these developers whom just come along like sharks and just start chewing up the little fishes which are the colorful mosaics that create our community. We request you to see that more residential buildings will create overcrowding parking space. Many cannot afford the parking lots they plan to add. And, with the Pandemic and the overcrowded triangle block with a new high rise residential building/tower this too will affect and overcrowd of our community local hospital, the 2 medical center nearby, and the gym whom already have congested our blocks in our community, along with the bike riders, will just be another Manhattan in our Forest-Rego Community. Last, but not least, this triangle land is just a block from the 67th. Train stop. Please take into consideration our concerns, For a developer to add a residential building and take away this historical architect triangle... " it would be taking a beauty of that corner", and a landmark in our community. **Nelly Lester Manzo and Gabriele Manzo**

11. This is to support the preservation of the Trylon/Ohr Natan & Tower Diner block. Please advise if you need additional information. Thank you. **Beatrice Hunt**
12. I have lived in the area all my life. What attracts people to live and work here is the suburban feel of the neighborhood. We do not need nor want the type of the development being proposed. This will lead to more traffic which is already terrible as well as loss of trees, blocking out sunlight just to name a few. Many people have moved out of the area due this types of Development. The charm and beauty that attracted people to live here is being destroyed. Commercialization will lead to more and more people to leave the area which many have called home for decades. Our elected officials were elected by voters and must represent our wants and needs and to work for us and not against us. **Jeffrey Witt**
13. I would like to take this time to share my thoughts about yet another super sized building that is planning to be built in our area. Please respect the feelings of the residents and homeowners/condo/coop owners who have lived in the area for decades and share them at the meeting if you can. I have lived in Forest Hills for over 30 years and have seen many changes in this neighborhood – some worse than others. But THIS additional building is totally unacceptable and not necessary. First, there was a rumor that an 8-story building was proposed; then I heard through the grapevine, it's more than twice that height. It will block all the sunlight on 99th street. And such a building will NOT blend in with the architecture and feel of this area. It's almost like the Mac Mansions that seem to bully the original, lovely architecture of this area. Each of those houses gets bigger and bigger and loses it's beauty and curb appeal. There are no accommodations are in place to preserve whatever IS of historic, architectural, or social value on that block! The Tower Diner as an eatery has been important to this area for nearly 30 years and one of the few remaining American food restaurants. As a building, it is historic and has been important for many more decades. It is a neighborhood landmark in much the same way that Ridgewood Bank is in Forest Hills. The same can be said about the Trylon theater (now Ohr Natan); its marquis and front are historic to Rego Park.

*It is also a major safety issue as the block is small and I believe the weight of the building will cause massive danger especially since it's being built over a subway station and if it were to collapse, our entire transportation system and people would be seriously injured. Please try to renovate the many vacant properties that are around Forest Hills or those that aren't so near to so much traffic and congestion. Also, what is being done with the property that remains empty that used to be the Parkway Hospital? Why not update that building since the structure is in place already? Furthermore, you are taking away the livelihood of many people who have been there for over 30 years and will more than likely not be able to find another job. Shalimar was sold and the property still remains empty. Do you plan on paying those people that you are forcing out of business a salary until they can collect social security? Are they entitled to unemployment because technically, they're not being let go they're being forced out of work? Where will all the cars park? Please reconsider and find a place that isn't surrounded by buildings like car dealerships that can accommodate the space and won't be an eyesore to the community. In the past five years you've put up buildings on Queens Blvd by the library, one by the Post Office, now the one that is going to block Gerard Towers, the Forest Hills Jewish Center is being sold, and many others. When is it going to stop? Why not look to other areas that need some serious renovations. More buildings will also mean the need for more schools in an already over crowded and dangerous school situation? They'll be a need for more day care. Has that also been taken into consideration? Taking away trees and forestry is taking away our oxygen supply which we desperately need. Thank you for your consideration of our concerns. The distress this is causing to my neighbors is substantial, and it should not be ignored. It's also causing grief to those in the neighboring blocks as they see their landscaping being destroyed. Thank you for your time and consideration in regards to this matter. Let's keep FOREST hills, FOREST and not have to rename it CONCRETE hills, because I'm even wondering where is the FOREST, or how do you explain to your children a name that doesn't make sense anymore? **A Forest Hills resident***

- 14.** *I am writing to you with great concern for the loss of the Tower Diner and Trylon Theater. I am an architectural designer for NYC Parks and Recreation, and I have a great deal of experience with historical preservation, reconstruction, and new construction. I am also a native to queens and I am constantly saddened by the up-spring of high-rise residential construction as it has been replacing our heritage buildings. The Tower Diner and Trylon Theater are both sites that have helped to define the characteristics of Forest Hills for many decades. As an architect, I see great potential in working with the existing structures as a way to pay homage to the historical and community significance of this site. With designed reinforcements, it is possible that the existing structure's exteriors and portions of interiors can be incorporated into a larger development. I see potential in preserving the Tower Diner's facade and possibly re-purposing for commercial use. I envision that the existing rooftop of the Diner could serve as a mezzanine green space for planned residents. The Trylon theater structure could serve as the pediment for a planned residential structure. The façade of Trylon has wonderful art deco features referencing the Worlds Fair, and it would be a shame for this building to be lost to time. The existing ornamentation and design should be preserved and inspire any new construction in a way that is beautiful and gives consideration to the architectural legacy of our community. The grand entrance at Trylon could serve as a wonderfully re-purposed entry space. The glass and steel building prototype has plagued New York for the last 30 years and I would hate to see yet another site fall victim to design without consideration of context. From a historical preservation standpoint, it seems vital to me that these structures need to be saved. I see great potential in an architect's ability to work with the existing structures in an effort to bring new life to a site while still paying homage to architectural significance. Thank you for your time, **Jacqueline Lavin***
- 15.** *I'm a long time member of the Forest Hills community, having lived in Forest Hills over 25 years. I love the rich history associated with Forest Hills and Rego Park community. I'm sincerely hoping that the Tower Diner clock tower building and the Trylon Theater/ Ohr Natan Synagogue can be saved from demolition. I'm also quite concerned that all these new buildings will be a strain on neighborhood resources and will negatively affect my quality of life. I especially love walking and riding by on the bus seeing the beautiful Tower Diner. The clock tower is so beautiful! I love the iconic Forest Hills*

architecture. It's extremely meaningful to me that generations before me also enjoyed seeing the beautiful clock tower, first used as community banks now as a beloved neighborhood diner. I also love seeing the Trylon Theater. I love that the Trylon Theater's architecture is from the 1939 World's Fair era. The Trylon Theater is especially meaningful to me as since it's been used as Ohr Natan a Bukharian Synagogue for decades. It's so heartwarming that a once beloved theater is now the spiritual home for an immigrant Jewish community. I realize that the new proposed building is planning to have a likeness of a clock to mimic the look of the clock tower from the Tower Diner and will have features to resemble the idea of the Trylon Theatre. An image or a likeness of two beloved neighborhood buildings can never replace our beloved neighborhood treasures. No one would ever consider demolishing Station Square as it's part of the exclusive and wealthy Forest Hills Gardens. An image or likeness of our Station Square would never replace the real building. I sincerely believe that everyone deserves to appreciate and enjoy beautiful neighborhood architecture, not just wealthy and privileged people who can afford to live in the exclusive Forest Hills Gardens nearby Station Square. Also it's important to mention that everyone who spoke at last week's CB6 meeting opposed the demolition of these beautiful neighborhood treasures. Also important to note, our neighborhood already has affordable low income housing. No need to demolish any buildings to have 44 affordable housing units. The Apex Place Apartments is a new apartment development located in Forest Hills. They will have 120 affordable rental units at 50% and 70% AMI. In addition, many Forest Hills and Rego Park buildings have already been demolished. Within a short period of time there will be thousands of more families living in Forest Hills and Rego Park neighborhoods. I already read that there's a shortage of hospital beds in Forest Hills and the surrounding area. With the thousands more neighbors there will be an extreme shortage of hospital beds. This sounds like a major healthcare crisis! A major healthcare crisis can be avoided by limiting the number of new buildings. I'm hoping that many generations to come will enjoy the beautiful architecture of the Tower Diner and Trylon Theater. I'm hoping we can save two neighborhood treasures! Cheryl Wasserman

- 16.** *My name is Marrissa Williams and I am a representative of 32BJ SEIU here on behalf of the more than 85,000 32BJ members to express our strong support of this project. We are pleased to announce that the Developer, Trylon, has reached out early to make a credible commitment to provide prevailing wage jobs to the future building service workers at this site. These jobs are typically filled by local members of the community and because of this commitment, will pay family-sustaining wages, which help bring working families into the middle class. These apartments are needed for working people in Queens. This commitment to good, prevailing wage jobs will give opportunity for upward mobility, security and dignity to working class families. 32BJ supports responsible developers who invest in the communities where they build. We know that this development will continue to uphold the industry standard and provide opportunities for working families to thrive.*
- 17.** *Modernizing Forest Hills does not have to conflict with preserving historic landmarks. Thank you for the meeting tonight, which sounds like the demolishing of Tower Diner and Tylon Theater are unstoppable. I do not know the history of how the developer got the land, but would it be possible to negotiate with them to find another place (for example, some very outdated apartment complex) to do the development, or develop in a talent way without destroying the major architect piece but let them embed to each other? Today was my first time to be at Tower Diner, it was warm and relaxing, besides its unique outlook and the stylish inside decorations; there are not many such places in Queens, and we should try our best to preserve this gem. Donghui Zang*
- 18.** *The Rego park/forest hills community is comprised of a diverse body of people. We want to live next to our parents & grandparents but there are no new buildings availed in the area. most people want new, modern, luxurious, updated building which also offer amenity spaces. We can afford the market rents because we received a great education from the local schools and colleges, we have good steady jobs, we have opportunities that the people in this area didn't have many years ago. We are the new faces of the neighborhood and we need a revitalization in this area. Zoning allows developer to building 14*

floors as of right. They can build without the up zone. But with rising cost the developer will resort to building condos. We need rentals in this area for new families to stay in the neighborhood. I've read some of the Facebook chats and I don't agree with their comments. The existing commercial buildings do not offer a great value to the neighborhood, people add great value to the neighborhood and this area deserves it. Yury Yagudayev

The following individuals spoke about the application:

1. Richard Zavlyanov

I actually live across the street. I lived there for 15 years. I walk the streets practically every day. The reality of this is that I think that this is something that would generally really improve our community having somewhere where I can move both near my parents and my community is something that this neighborhood needs. It's very refreshing to hear that there's going to be a lot of amenity spaces. This is going to create jobs. I also love the fact that I hear that this is going to be something that is going to have handicap accessibility. Having both my best friends being handicapped their whole lives, and growing up in these old buildings that are not really up to date. It is a beautiful feeling that to know that there's somewhere that they can live. I look every day, it's somewhere to live in a better place. A lot of these buildings are outdated, have a lot of mold do just a lot of saturation things that need to be a long lasted updated and this is something that we're all in my opinion looking forward to. I really want to live next to my parents. There's not a lot of product here. It would be beautiful to have something where I can stay in the neighborhood, live here and look forward to I really appreciate the minutes that were given to me and hopefully you guys can really consider this. I think this is going to be the next cultural experience for our community.

2. Gary Goldman

Really wanting to talk about the forest hills Jewish center. I understand that was recently sold and that's going to become an apartment building. I think that's a historic site. I think that's a terrible event. You know, the neighborhood is very, it's very congested. I think if you're going to build an apartment building, the other gentleman said that the apartment buildings are old. That's true. Why not renovate those apartment buildings in terms of this proposal. 100 units is less than 140, so I would say there's less congestion with a 100 units than 140 units. And so I would be in favor of 100 units because it's less. It's too much congestion as it is and the Trylon, there is a historic element in the tower clock. There isn't enough attention being paid to the cultural and architecture of the neighborhood, which is what makes the neighborhood nice If you get rid of the culture, then you destroy the neighborhood and you'll see crime. And congestion, and this will no longer be a nice neighborhood.

The Community Board will accept written comments until the end of the week. If someone had an issue getting on the meeting, you can send in your comments.

Prameet will send the responses from the developer to the committee for review.

CONSUMER AFFAIRS, ECONOMIC DEVELOPMENT, SMALL BUSINESS COMMITTEE REPORT

Elizabeth Newton – Co-Chair, reported that we didn't have any new liquor applications. The Community Board received the following renewals:

- Versailles Palace 63-34 Austin Street, RP
- Numero 28, 107-12 70th Road, FH
- Tandoori 99-04/06 63rd Road, RP

- Guantnamera 110-08 Queens Boulevard, FH

There were no negative reports from 112 Pct. The Committee approved of the renewals. These applications were approved on a voice vote. All In Favor.

PUBLIC RELATIONS AND SOCIAL MEDIA COMMITTEE REPORT

Dr. Renea Mehrra – Chair, reported that the committee met on October 18th, to discuss the protocol and guidelines for facebook, putting out flyers, and reposting on twitter. They discussed the language and content in flyers, facebook and twitter posts. They concluded that the CB should refrain from partisan politics, fundraising, discrimination, violation of human rights, gender bias, etc. They are going to get more guidelines from Borough Hall legal counsel. Next month the committee meet to create a standard template for flyers so that it will become easy as to what to put in the content.

Dr. Mehrra spoke about reposting on different local facebook pages. The committee also recommended that press releases of events from different committees should be drafted by those committees because they know what they will be talking about. The PR/Social Media Committee will proofread the press release and then it will be sent for final approval to the board office. The Committee recommended that the flyers and press releases be sent to community calendars, newspapers, QPTV for their community calendar listing.

If anyone wants to join this committee, you're more than welcome. It is a small committee at this time.

DIVERSITY, EDUCATION AND COMMUNITY ENGAGEMENT (DECE) REPORT

Kevin Ly, Co-Chair, reported that the committee is hosting a virtual listening session on December 14th. The topic will be on diversity, equity and inclusion in Forest Hills and Rego Park. We would like to invite the public to join us and sign up to be a speaker. Each speaker will have 3 minutes to share their experiences and thoughts as related to the theme of the listening session. We have a sign-up form that we will post on social media by next week.

Chair Weitzman welcomed Martha in becoming a co-chair to the committee.

PARKS AND RECREATION COMMITTEE REPORT

Jean Silva, Chair, reported the following:

Projects that have recently been completed: Ehrenreich-Austin Playground Reconstruction, Underbridge Park Upgrade and fix fencing at the Underbridge dog run. Projects are in procurement: Lost Battalion Hall Recreation Center Reconstruction of the Recreation Center, Yellowstone Park Replace fencing along 68th Ave at Yellowstone Park Queens

Projects in Design

Playground 62, Horace Harding Playground

Queens Forestry Update: Block Pruning Program - 979 pruned FY 21. Will be cut- back in 2022

Queens Recreation: Park started to open recreation centers in July 2021

From now until Dec. 1, 2021, FREE MEMBERSHIP for a one-year membership

The following parks have volunteer groups:

MacDonald Park - Friends of MacDonald Park

Ehrenreich-Austin Playground - Earth Citizens Club of Queens

Yellowstone Park - Partnerships for Parks

There was a Parks Committee Meeting on Nov 4, 2021. The following committee members attended. Jonathan Li, Tania Padgett, Kavish Batra, Howard Birnbaum, Gail Gordon, Jean C. Silva. The committee members were each given an assignment to go to 3 neighborhood parks (of their choice) and report back at our next Parks meeting on the overall appearance, cleanliness and talk to some park users to get their opinion on what the park may need? Also tell the Park users about CB #6.

AGING / SOCIAL SERVICES / DISABILITIES COMMITTEE REPORT

Mark Laster, Co-Chairs, reported that the committee met on November 8th, we heard a presentation from Toolarie Iqbal the Director of Queens Community House in Forest Hills Senior Center and NORC Programs. After reviewing the NORC program there was an ask if they would be open to exploring the neighborhood NORCs. Ms. Iqbal will discuss this with her supervisor. We collected 98 responses for our senior survey, 69 living in CB6. The committee will start working on preparing a preliminary report regarding the results of this survey. Thanks to committee members Latrice Davis, Teresa Simmons and citizen member Dana Kuefner for helping with summarizing the data we received.

The next presentation will be Monday, 11-29-21 at 6:30pm via WebEx. Dr. Jeffrey Wice will speak about redistricting. The committee is planning an intergenerational presentation focused on either COVID recovery and / or growing up in our community. We will be joined by discussion by Alexandria Santa Delvis – Division Director of Queens Community House’s youth workforce. Thanks to Bruce Grossberg and Teresa Simmons for connecting with Alexandria and agreeing to form a subcommittee to further develop this presentation along with Latrice Davis and Alexandra Santa Delvis. This presentation is being planned for January 2022. The next meeting will be held 12-13-21 at 6:30pm. We plan to meet on the second Monday of the month moving forward.

PUBLIC TRANSPORTATION/TRANSPORTATION COMMITTEE REPORT

Peter Beadle, co-chair reported that the committee met on 11-9-21. John O’Neill, DOT spoke regarding the proposal of reversing the direction of one block of Kessel Street. Kessel Street runs between Union Turnpike and Selfridge St parallel to Metropolitan Avenue. A petition from residents on Kessel Street was submitted to Councilwoman Karen Koslowitz (with over 100 signatures) due to excessive speeding and dangerous driving. DOT did a study of the street, including checking to see if any stop signs or traffic lights could be installed. However, the volume on the street didn’t meet the warrants. The dangerous situation is not caused by volume, but by speeding traffic.

The proposal is to reverse the direction of traffic on Kessel Street between Union Turnpike and 75th Road. This would prevent drivers from turning onto Kessel Street from Union Turnpike.

We received feedback from the residents on the block as well as the Forest Hills Gardens Corp., The FHGC spoke about concerns that the traffic change could have unintended consequences on their streets. DOT found that their traffic count suggested that it's unlikely that those kinds of diversions through the gardens would happen. The FHGC will collect some of its own traffic data and share that with DOT in the future. If it does start to be a pattern seen of vehicles going through the gardens, DOT can meet with the gardens and consider a revision. The committee was unanimously in favor of the revision.

In response to a request from John Dereszewski, Peter said that DOT could proceed with the Kessel St revision with a committee vote or a letter from the board. Chair Weitzman confirmed that the Board would vote.

There was discussion regarding the Kessel Street conversion and the following was discussed:

- At the intersection of Union Turnpike and Metropolitan Ave, has anyone thought about extending the light or putting arrows? There is a tremendous backup at the light, which forces people to go down Kessel. If DOT would address that corner a lot of those issues would be resolved.
- Heidi Chain mentioned the following:
 - o If DOT changed the intersection of Union Turnpike & Kessel St and made it into a 90 degree turn, it should slow traffic
 - o Metropolitan Avenue and Union Turnpike is a constant problem which causes the traffic to go down Kessel Street.
 - o This change will send everyone down Greenway South.
 - o I urge a better solution for the whole community rather than this one change of direction. I think this is going to have a lot of negative consequences.

Alejandra Diaz-Houston, Co-Chair pointed out that geometry of the intersection of Kessel Street and Union Turnpike causes vehicles to drive faster. This doesn't exist on Greenway South.

Heidi Chain proposed a motion to table the vote right now and request that it be reconsidered. Joan Weston seconded this motion. The motion failed on a roll call vote, 7 Yes, 25 No.

The Committee Motion is to approve a revision of the block of Kessel Street between Union Turnpike and 75th Road by reversing the flow of traffic direction. It would now flow from 75th Road towards Union Turnpike. The committee stipulated that it expects DOT will work cooperatively with the Forest Hills Garden Corporation, receiving any

traffic data to provide with the help with the study. If any unintended consequences are shown to happen, we can revisit the revision on Kessel Street to see if there are other changes that can be made. The motion passed on a roll call vote, 29 Yes, 3 No, 1 Abstain.

John O'Neill reported on other projects in the community they're working on

- Protected bike lanes on 63rd Road and 62nd Avenue between Queens Boulevard and the Grand Central Parkway service road.
- DOT will work with Forest Hills High School to fence in that blacktop area in the back of the athletic fields on the Grand Central Parkway. This way trucks can't use that for overnight parking.
- Queens Boulevard redesign is continuing and has now reached Union Turnpike and is almost finished.
- Update on the 69th Avenue and Jewel Avenue, as well as Grand Central Parkway SR regarding safety study for pedestrians, cyclists, and motorists. One of the specific issues was providing a safe bicycle lane.

The next meeting is December 16th, and they will try to meet every third Thursday of the month.

GOOD & WELFARE

Chair Weitzman spoke briefly about a letter that was sent out to the board members regarding redistricting. Heather Dimitriadis disclosed that she is the co-chair of the Central Queens Redistricting Coalition. She spoke briefly about the way the community board interacts with elected officials. There is a simpler way, looking at the maps and speaking with our elected officials to not slice and dice the district. When an elected official has a small portion of a community, they don't respond to the constituents in the smaller part of their district. The coalition would like to keep the communities whole instead of them having a little piece of a district. The letter would be sent to the redistricting commission regarding the above.

There was some discussion about the letter. DM Gulluscio briefly explained the redistricting process which is based on population. Alexa would like to have the letter signed from the Community Board if the motion passes. Heather made a motion to send the letter. Elizabeth Newton seconded the motion. The motion passed on a roll call vote, 30 In Favor, 3 Opposed.

Ed Wong announced that the American Legion Post on Metropolitan Avenue will be holding a panel discussion on Veterans and reception tomorrow, 11-11-21 at 7:00pm.

David Schneier reported that he will not be available to serve on the Executive Board next year, but he will remain on the board.

Mark Laster, Forest Hills Green Team announced the following:

- Composting - The FHGT continues to operate the Composting Site for weekly food scraps drop off Sundays from 10 AM to 1 PM. We are now averaging over 250 people per week. We plan on

continuing to operate over the Winter and we are exploring partnering with other organizations to support our efforts. The FHGT continues to encourage people to call 311 to request your brown bin. Without these calls, the City will not start curbside composting in our community.

- Daffodil Planting - We are planning to plant daffodils and other plantings this Sunday, November 14, 2 PM to 4 PM, with a rain date of November 21, on Yellowstone Boulevard between Burns and Austin Street. Everyone is welcome to join us.
- Starting an Urban Farm - We are exploring the feasibility of starting an Urban Farm in Central Queens. If anyone has any suggestions about land that can be used please email us at fhgtinc@gmail.com
- Queens College student intern - We are proud to announce we have recruited Danielle Duggan, a senior at Queens College majoring in Environmental Science as an intern for the Forest Hills Green Team.
- We are in the process of upgrading our social media presence in the community. We currently have our Website, fhgt.org; and our facebook page. We are looking into expanding our presence on twitter and instagram. Please watch for this.

Pat Morgan spoke about transgender awareness month. She said that LGBTQ individuals are the 3rd highest hate crime category. Many transgender individuals are harassed and discriminated against.

ASSEMBLY MEMBER ANDREW HEVESI

Alexa Arcchi announced the following:

- There will be a letter circulated about increasing language access with respect to redistricting
- Thanked all the CB members that helped with Park Cleanups throughout the district

QUEENS BOROUGH PRESIDENT DONVAN RICHARDS

Amparito Rosero announced the following events:

- Transgender Day of Remembrance Ceremony on the steps of Borough Hall on 11-16-21 at 5:30pm.
- Menorah Lighting Ceremony on 11-30-21 at 4:30pm at Borough Hall.

Ms. Rosero also reiterated what Alexa said about absences on the board. If you have more than 3 absences in 6 months, the board can vote to remove you.

ASSEMBLY MEMBER DANIEL ROSENTHAL

Ricky Malone announced the following events:

- Event on phone scam and fraud prevention on 11-17-21 at 1:30pm at Poppenhusen Institute in College Point.
- Month of giving. The Assemblyman will be collecting for the following: Toys for Tots, Toiletries for Veterans, Non-perishable foods for food banks

CB 6 VOTING SHEET 11-10-21	ATTENDANCE	LIQUOR LICENSE RENEWALS	MOTION TO TABLE VOTE ON KESSEL STREET ONE WAY	KESSEL STREET ONE WAY CONVERSION	REDISTRICTING LETTER	
MICHAEL ARCATI	A	ABSENT	ABSENT	ABSENT	ABSENT	
ANISIA AYON	P	V O I C E V O T E A L L I N F A V O R	Y	Y	Y	
KAVISH BATRA	P		Y	Y	Y	
PETER BEADLE	P		N	Y	Y	
MIRIAM BERFAS	P		N	Y	Y	
HOWARD BIRNBAUM	P		N	Y	Y	
HEIDI CHAIN	P		Y	N	N	
SHERIDAN CHU	P		N	Y	N	
ALEXANDER COHEN	P		N	Y	Y	
LATRICE DAVIS	A		ABSENT	ABSENT	ABSENT	ABSENT
JOHN DERESZEWSKI	P		N	Y	Y	
ALEJANDRA DIAZ-HOUSTON	P		N	Y	Y	
HEATHER DIMITRIADIS	P		N	Y	Y	
KEITH ENGEL	A		ABSENT	ABSENT	ABSENT	ABSENT
ETHAN FELDER	A		ABSENT	ABSENT	ABSENT	ABSENT
GAIL GORDON	P		N	Y	Y	
BRENDAN GRIFFITH	P		N	Y	Y	
BRUCE GROSSBERG	P		N	Y	Y	
ODED HORODNICEANU	P		N	Y	Y	
EMANUIL KALENDAREV	A		ABSENT	ABSENT	ABSENT	ABSENT
PRAMEET KUMAR	P		N	Y	Y	
MARK LASTER	P		N	Y	Y	
RALPH LEONART	A		ABSENT	ABSENT	ABSENT	ABSENT
JONATHAN LI	P		N	Y	Y	
KEVIN LY	P	N	Y	Y		
JACK MEDINA	A	ABSENT	ABSENT	ABSENT	ABSENT	
RENEE MEHRRA	P	N	Y	Y		
STEVEN METZ	A	ABSENT	ABSENT	ABSENT	ABSENT	
PAT MORGAN	P	N	Y	Y		
RAFAEL NEKTALOV	A	ABSENT	ABSENT	ABSENT	ABSENT	
ELIZABETH NEWTON	P	N	Y	Y		
TANIA PADGETT	P	N	Y	Y		
SHARI ROLNICK	P	Y	ABSTAIN	Y		
GLADYS SANDOVAL	A	ABSENT	ABSENT	ABSENT	ABSENT	
DAVID SCHNEIER	P	Y	Y	Y		
HERBERT SCHONHAUT	P	N	Y	Y		
JEAN SILVA	P	Y	Y	N		
TERESA SIMMONS	P	Y	Y	Y		
ROBERT TAMAYEV	A	ABSENT	ABSENT	ABSENT	ABSENT	
IRINA TAMAYEVA	A	ABSENT	ABSENT	ABSENT	ABSENT	
MARTHA TUCKER	P	N	N	Y		
SUSAN WANDERMAN	P	N	Y	Y		
ALEXA WEITZMAN	P	N	Y	Y		
JOAN WESTON	P	Y	N	Y		
EDWIN WONG	P	N	Y	Y		
DANIEL YAKUBOV	A	ABSENT	ABSENT	ABSENT	ABSENT	
TOTALS:	33 PRESENT 13 ABSENT	ALL IN FAVOR	7 YES, 25 NO	29 YES 3 NO 1 ABSTAIN	30 YES, 3 NO	