



Vincent Arcuri, Jr.  
*Chairperson*

## Community Board No. 5

Borough of Queens  
Ridgewood, Maspeth, Middle Village and Glendale  
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Gary Giordano  
*District Manager*

### Minutes of Community Board 5 Public Meeting March 9, 2016

#### Board Members Present

Vincent Arcuri, Jr; Tobias Sheppard Bloch; Robert Cermeli; Walter E. Clayton, Jr.; Peter Comber; Daniel Creighton; Henry Cross; Patricia Crowley; Karamjit Dhaliwal; Brian Dooley; Jerome Drake; Dmytro Fedkowskyj; Sarah Feldman; Steven Fiedler; Dorie Figliola; Angela Giovanniello; Patricia Grayson; Fred T. Haller, III; Fred Hoeffler; Robert Holden; Paul A. Kerzner; John J. Killcommons; Kathleen Knight; Michael LoCascio; Lydia Martinez; Katherine Masi; Eileen Moloney; Margaret O'Kane; Michael O'Kane; Donald Passantino; Michael Porcelli; Theodore M. Renz; Luis Rodriguez; Lee S. Rottenberg; Walter H. Sanchez; Carmen Santana; Connie Santos; Lorraine Sciulli; Catherine Sumsky; Barbara Toscano; Maryanna Zero

#### Board Members Absent

Thomas C. Dowd; Caroline Fuchs; John Maier; Alexander Maureau; Raquel Namuche; David Sands; Jean Tanler; Mercy Wong

#### Elected Officials

Don Capalbi – US Representative Grace Meng, 6<sup>th</sup> C.D.  
Dori Capace – NYS Comptroller Thomas DiNapoli  
Lauren Capozzi – NYS Assemblyman Andrew Hevesi, 28<sup>th</sup> AD  
Mike Armstrong – NYS Assemblywoman Margaret Markey, 30<sup>th</sup> AD  
Diana Santana - NYS Assemblyman Michael Miller, 38<sup>th</sup> AD  
Neil Giannelli - NYS Senator Joseph P. Addabbo, Jr., 15<sup>th</sup> S.D.  
Maggie Hayes - NYC Council Member Elizabeth Crowley, 30<sup>th</sup> CD

#### Staff Present

Gary Giordano, District Manager, CB5 Queens  
Catherine O'Leary and Laura Mulvihill - CB5Q Staff  
Catherine Moore – Queens Borough President Melinda Katz

#### GUESTS

Richard Lobel, Sheldon Lobel, P.C., 18 E. 41<sup>st</sup> Street, 5<sup>th</sup> FL, New York, NY 10017  
Christopher Lopez, T.F. Cusanelli Architect, P.C., 28-21 Astoria Blvd, NY 11102  
Noam Aorta, owner of 73-45 Myrtle Avenue, Glendale, NY 11385  
Dorothy Lewandowski, NYC Dept. of Parks Queens Borough Commissioner, The Overlook, Forest Park  
Joanne Amagrande, Queens Chief of Staff, NYC Dept. of Parks, The Overlook, Forest Park  
James Mituzas, Queens Director of Parks Landscape Architecture, The Olmsted Center, Flushing Meadows Park  
Trevor Kenmare, Public Engagement Unit of NYC Human Resources Administration – One NYC

## Minutes of CB5Q Board Meeting on March 9, 2016

Board Chairman Vincent Arcuri called the monthly Board Meeting to order at 7:30pm, following the Salute to the Flag. He introduced the first Item on the Agenda as:

### **Public Hearing re: BSA Cal Nos. 2016-2019 BZ and 2016-1220A**

IN THE MATTER OF TWO APPLICATIONS to the NY City Board of Standards and Appeals by Sheldon Lobel, P.C. Attorneys At Law, on behalf of 74<sup>th</sup> and Myrtle LLC. The first application is for a variance, pursuant to Sections 72-21, 23-141, 23-45/24-31, 24-35, 25-22 and 22-12 of the Zoning Resolution, to permit the development of a two-story plus cellar mixed-use building, with ground floor commercial use and residential use on the second floor, contrary to residential floor area (FAR), front yard, side yard, parking and use regulations within an R4-1 Zoning District, at **73-45 Myrtle Avenue** (aka 78-70 74 Street), in Glendale, Queens, NY. This site is a vacant lot located on Myrtle Avenue, at the northwest corner of 74 Street. The second Application seeks a waiver of General City Law, Section 35, to permit the development of this two-story plus cellar building partially within the bed of a mapped street.

On behalf of the applicant, Richard Lobel, of Sheldon Lobel, P.C., Attorneys at Law, explained that his client, Noam Aorta, the owner of the vacant lot located at 73-45 Myrtle Avenue in Glendale, seeks a zoning variance in order to permit the construction of a two-story building, plus cellar, with commercial space on the ground floor, and two 2-bedroom residential units on the second floor. Illustrations of the site plans and proposed building floor plans and elevations were displayed on the screen behind him as he spoke.

Mr. Lobel said that the proposed building will have a total floor area of approximately 4,232 square feet and a Floor Area Ratio (FAR) of 1.62, which is in compliance with the maximum FAR of 2.0, pursuant to ZR 24-161. The cellar will be used for storage. He said that one of the residential units on the 2<sup>nd</sup> Floor will have 953 square feet and the other residential unit will have 872 square feet, for a combined total of 2,116 square feet of residential space in the proposed building. He pointed out that the plans call for the new building to be built along the side and front lot lines. A 5 foot side yard along the north side of the property is proposed, abutting the existing residential house on 74 Street.

Mr. Lobel described the property as an irregularly shaped vacant lot, located on the northwest corner of 74 Street and Myrtle Avenue, on Block: 3823 and Lot: 88, in Glendale. He said that the lot has approximately 35 feet of frontage on the 74<sup>th</sup> Street side of the property, and 102 feet of frontage on the Myrtle Avenue side. He said that this property narrows from a width of 35 feet to a width of 22 feet along the west lot line, where it abuts the side of a building next-door to this site. There are no windows that are facing east on the two-story building that is next-door to this site, he said.

Mr. Lobel explained that the land use in the area surrounding the premises, along Myrtle Avenue, is comprised primarily of ground floor commercial use with multi-family residential use above. He said that Mt. Lebanon Cemetery is located directly across the street from this site. And, he pointed out that there is a Bus Stop for the Q55 Bus on Myrtle Avenue, directly in front of this property.

Mr. Lobel said that since this lot is located within an R4-1 zoning district, the maximum permitted floor area for residential use is limited to 1,965 square feet, with an FAR of 0.75, under ZR 23-141. He said that the proposed development has approximately 2,116 square feet of residential floor area, and an FAR of 0.81, necessitating a waiver of ZR 23-141. He said that the irregular shape of this lot precludes a feasible development of this site that would produce a reasonable return for his client, under the existing R4-1 zoning restrictions.

Furthermore, he said that under ZR 23-45/24-31, a minimum 10 foot front yard is required, but he said that none of the properties along this section of Myrtle Avenue are setback 10 feet from the curb. Therefore, he said that his client seeks a waiver of ZR 23-45/24-31, as well. He also pointed out that pursuant to ZR 24-35, two side yards of a minimum of 8 feet each are required. However, in this case, the remaining buildable area on this lot would not allow the construction of a marketable commercial and residential mixed use building on this site, in keeping with the character of the surrounding area. For this reason, he said that his client also seeks a waiver of ZR 24-35 in this case due to the unique conditions of this lot.

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Mr. Lobel said that there are no on-site parking accommodations in the proposed plans, contrary to the provisions on ZR 25-22, which requires that two parking spaces be provided. He said that his client seeks a waiver of ZR 25-22 in this case, particularly in light of the proximity of the existing Bus Stop on this corner. And, pursuant to ZR 22-10, he explained that Use Group 6 retail use is not permitted as-of-right in an R4-1 residential district. However, he pointed out that this lot had been previously been occupied by a large commercial bill board for decades. He said that ground floor commercial use is in keeping with the surrounding area, and that his client seeks a waiver of ZR 25-10, as well.

In closing, Mr. Lobel pointed out that under Section 35 of the City's General Counsel Law, a waiver is required in order to obtain a permit to build in the bed of a mapped but unbuilt street. He explained that while Myrtle Avenue is mapped wider than it was originally built, the City has no plans to widen the roadway at this point. He said that this application seeks a waiver to permit the proposed development partially within the bed of the mapped but unopened portion of Myrtle Avenue. He pointed out that the City does not hold title to this portion of Myrtle Avenue, as evidenced on the deed to the property.

Dan Creighton asked if anyone had spoken with the adjoining property owners about the new building plans. Mr. Lobel said that the property owner, Mr. Aorta, visited with all of the neighbors and adjoining property owners proximate to this site and they were all very supportive.

Connie Santos asked if there is a 5 foot side yard on the adjoining residential property on 74 Street. Mr. Lobel replied that there is a 2 foot side yard along the adjoining property line.

Carmen Santana asked if there was a secondary means of egress for the apartments on the second floor. Christopher Lopez, the architect, said that the entrance hallway and staircase to the apartments is located on the rear wall. A secondary means of egress is not required in this case, he said.

Board Chairman Arcuri asked if the apartments were provided adequate light and air. Mr. Lopez replied that the plans include skylights in the roof-top to ensure adequate light and air in the apartments.

Fred Haller asked how many stores are planned on the ground floor. Mr. Lopez replied that the plans include one store.

As there were no further comments or questions from the floor, the Board Chairman closed the public hearing and referred the matter to the Zoning and Land Use Review Committee for further consideration.

### **Presentation re: OneNYC (formerly known as PlaNYC)**

**by Trevor Kenmare, Public Engagement Unit of NYC Human Resources Administration**

This is a plan for sustainability, resiliency, equity and growth

On behalf of the Mayor's Office, Trevor Kenmare explained that OneNYC is a comprehensive plan to address long-range social and economic development issues that the City will be facing for the next few decades. He said that OneNYC expands on the work of PlaNYC 2020, which was initiated by the Bloomberg administration. He said that the overall plan relies on several basic assumptions and goals, including:

- 200,000 additional affordable housing units are needed now, and support for the creation of 160,000 additional affordable units by 2024 will be necessary
- In 2040, New York City will have 4.9 million jobs
- Lift 800,000 New Yorkers out of poverty, or near poverty, by 2025

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- Increase median household income in neighborhoods where jobs and public transportation options are very limited
- Reduce overall premature mortality by 25% by 2040, and dramatically decrease racial and ethnic disparities
- New York City's economy will continue to outperform the national economy
- Reduce the city's greenhouse gas emissions by 80% by 2050 relative to 2005 levels
- By 2030, the city will send zero waste to landfills
- In 2040, 90% of New Yorkers can access at least 200,000 jobs within 45 minutes by transit
- New York City will have a workforce equipped with the skills needed to participate in the 21st century economy
- New Yorkers will have access to affordable, high-quality housing coupled with robust infrastructure and neighborhood services
- New York City's neighborhoods will continue to thrive and be well-served

Mr. Kenmare said that the City administration seeks to overcome disparities in access to economic opportunity, transportation, city and community-based resources, parks and public space, and broadband across neighborhoods. These principles include supporting vibrant mixed-use communities that align public transit, housing, and jobs while offering residents access to essential retail and services, especially in currently underserved communities. He explained the goals and initiatives of OneNYC, as part of a power point presentation, as follows:

### **GOAL 1**

Ensure that New York City will have the space and assets to be a global economic leader and grow quality jobs across a diverse range of industries and employment sectors.

Maintain New York as the global capital for innovation by supporting high-growth and high-value industries.

Make triple-bottom line investments in infrastructure and city-owned assets to capture economic, environmental, and social returns.

Foster an environment in which small businesses can succeed.

### **GOAL 2**

Ensure that New York City will have a workforce equipped with the skills needed to participate in the 21st century economy. In order to achieve this goal, the City administration plans to:

- Train New Yorkers in high-growth industries, creating an inclusive workforce across the city in sectors like Healthcare, Technology, Industrial and Manufacturing, Construction, Retail, and Food Service. These account for about half of all jobs in New York City and offer economic mobility and benefits to both employer and worker through improvements in job quality.
- Leverage OneNYC investments to train and employ New Yorkers of all skill levels. The City will expand targeted hiring programs and establish a "First Look" process that requires employers receiving City contracts to review and consider local qualified workers.
- Ensure all New York City students have access to an education that enables them to build 21st century skills through real-world, work-based learning experiences. The City is committed to preparing our students for the 21st century global economy -- through greater access to educational opportunities in computer science and related disciplines, Career and Technical Education Programs, bi-lingual learning environments, and the support of advising to prepare students for college degree attainment.
- Increase postsecondary attainment. New York City is committed to increasing the number of New York City public schools students attaining Associates' or Bachelor's degrees.

### **GOAL 3**

Ensure that New Yorkers will have access to affordable, high-quality housing coupled with robust infrastructure and neighborhood services because the City administration is committed to creating and preserving 200,000 affordable housing units over ten years to alleviate New Yorkers' rent burden and meet the needs of a diverse

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population. In addition, the Mayor's Office plans to support efforts by the private market to produce 160,000 additional new units of housing over ten years to accommodate a growing population. To do this, we will maximize the use of City-owned land for new housing, expand preservation efforts, and engage community organizations, local residents and sister agencies when planning new initiatives.

### **GOAL 4**

Ensure that New York City's neighborhoods will continue to thrive and be well-served by the City administration's plans to:

- Create and preserve 200,000 affordable housing units over ten years to alleviate New Yorkers' rent burden and meet the needs of a diverse population.
- Support for efforts by the private market to produce 160,000 additional new units of housing over ten years to accommodate a growing population. To do this, we will maximize the use of City-owned land for new housing, expand preservation efforts, and engage community organizations, local residents and sister agencies when planning new initiatives.
- Support for efforts to create new housing and jobs throughout the region by providing housing and convenient transit options in and around New York City that will strengthen the region's future economy, while also increasing local options where the region's workforce can live.
- Expansion of housing and related services to support the City's most vulnerable populations. The City will provide community-based resources to promote strong, safe neighborhoods and livable communities for all New Yorkers, including the homeless, seniors, youth who age out of foster care, and formerly incarcerated people.

### **GOAL 5**

Ensure that all New Yorkers will have easy access to cultural resources and activities. He said that the City administration plans to:

- Provide funding and capacity-building support to local and cultural organizations to create public art and programming in underserved areas and streamline the permitting process to encourage use of public spaces and facilities for community events.
- Secure funding sources that are equitable, sustainable, and dedicated to our core infrastructure. Over the next decade, the City will continue to advocate for a robust Federal commitment to funding urban infrastructure, but it will also explore new streams of dedicated revenues.

### **GOAL 6**

Ensure that New York City's transportation network will be reliable, safe, sustainable, and accessible, meeting the needs of all New Yorkers and supporting the city's growing economy by:

- Improving and expanding existing services, developing a regional strategy, promoting alternative transportation
- Supporting full funding of the MTA capital plan
- Improving existing transit services
- Planning for major expansions of the transit network
- Expanding the City's bike network
- Expanding the accessibility of the city's transportation network to seniors and people with disabilities.
- Making the trucking sector greener and more efficient, and continue to expand freight movement via rail and water where possible.
- Expanding airport capacity
- Providing reliable, convenient transit access to all three of the region's major airports.
- Improving the city's roads, bridges, and highways.

### **GOAL 7**

Ensure that New York City's infrastructure and built environment will exemplify global economic, environmental, and social leadership.

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Mr. Kenmare explained that many systems, including transit, sewers, and schools were built generations ago and are at capacity, straining to meet the demands of a growing population and a modern, thriving economy. Fixing our infrastructure requires significantly more funding and a renewed national commitment to cities, as well as smarter, more efficient infrastructure planning and project delivery, he said.

He said that New York City has budgeted \$2.5 Billion for transit system improvement this year. He said that another \$12 Billion is budgeted for roadway and bridge improvement projects that are slated to begin this year.

### **GOAL 8**

Ensure that every resident and business will have access to affordable, reliable, high-speed broadband service everywhere by 2025. He said that the City administration plans to achieve this goal by:

- Promoting competition in the residential and commercial broadband markets.
- Creating new or expanded franchises and alternative service models to expand infrastructure, produce more competition, and increase affordability by 2025.
- Providing high-speed, residential internet service for low-income communities currently without service. The City will invest in networks providing high-speed residential access either free or at low-cost for low-income communities.
- Increasing investment in broadband corridors to reach high-growth business districts, with a focus on outer borough neighborhoods. The City will invest in new technologies to support innovation economy business in key commercial corridors. This will address the relative lack of high-speed fiber or wireless options for businesses in the boroughs outside of Manhattan, high prices and their combined impact on economic growth and development across the City.
- Promoting seamless user experience across public networks to create high speed access across the boroughs. He said that the City plans a citywide rollout of LinkNYC network, which will consist of up to 10,000 structures across the five boroughs, offering 24/7 free Internet access up to gigabit speeds, as well as a range of other services.
- Increasing investment in broadband corridors to reach high-growth business districts, with a focus on outer borough neighborhoods. He said that the City plans to invest in new technologies to support innovation economy business in key commercial corridors, which will address the relative lack of high-speed fiber or wireless options for businesses in the boroughs outside of Manhattan, high prices and their combined impact on economic growth and development across the City.
- Exploring innovative ways to provide high-speed Internet to homes, businesses, and the public. He said that the City has released a Call for Innovations targeting the needs of underserved residential and commercial customers, identifying public and private infrastructure that might be leveraged to meet these needs, and requesting suggestions for innovative models to provide services to low-income households and startups.

The Board Chairman opened the floor to questions and comments.

In response to a question from the floor, Mr. Kenmare said that all of the goals and initiatives that are outlined in OneNYC will be tracked on a quarterly basis, with the first performance report coming out next month.

Bob Cermeli commented that he thought that the overall plan is very good. In terms of improving the City's tourism industry, he requested that attention be paid to cleaning arterial highways and connecting roadways between the airports and Manhattan, which create a very memorable first impression for most tourists. He also suggested that some provision should be made for public toilets in tourist spots throughout the City.

The Board Chairman said that he is concerned that all of the City's voluntary hospitals are facing increased pressure now, due to policies that encourage the provision of health services in outpatient clinics, instead of at local hospitals.

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As there were no further comments or questions on this matter, the Board Chairman thanked Mr. Kenmare for his informative presentation.

Board Chairman Arcuri acknowledged Queens Parks Commissioner Dorothy Lewandowski along with Joanne Amagrande, Chief of Staff, in the audience. He gave the floor to James Mituzas, who gave a power point presentation regarding the proposed capital improvements at Frank Principe Park.

### **Presentation re: Plans for the Reconstruction of the Soft Surface Ballfields in Frank Principe Park (aka Maurice Park) in Maspeth, Queens**

By James Mituzas, Queens Director of NYC Dept. of Parks Landscape Architecture

James Mituzas gave a power point presentation regarding the plans for this capital improvement project. He described this large section of Frank Principe Park as consisting of four baseball/ softball fields, which are natural grass with clay infields. He said that the proposed plans call for: replacing the existing four grass surface baseball/softball fields with a synthetic turf soccer field and two Little League/softball fields; drainage provisions for these new fields; installation of new perimeter fencing around these fields; new or reconstructed backstops and dugouts, with benches, for the two Little League/softball fields; replacement of six drinking fountains; installation of spectator bleachers and an equipment storage container, for soccer play on the Maurice Avenue side of the soft surface ballfields area; planting of 46 new street trees and installation of new benches along Maurice Avenue; seal coating the asphalt path around the perimeter of this soft surface ballfields area; and the installation of conduits for future sports lighting in this part of the park.

As he spoke, Mr. Mituzas displayed five alternative renderings of the proposed plans on the screen behind him while he described the community review process for this project which began last year. He said that the Parks Department received input from community residents during two public hearings that were conducted in Maspeth Town Hall, at 53-37 72 Street, regarding the plans for this project. In addition, follow-up consultations were conducted with members of the Parks Services Committee of Community Board 5, and local residents. Mr. Mituzas described the five options that were prepared by his staff during this planning process. He said that the fifth option of the proposed plans as the one that is preferred by the vast majority of stakeholders who participated in the planning process. He said that the Option 5 Plan includes:

- 1) Reconstruction of the entire existing soft surface ballfields area at Frank Principe Park (aka Maurice Park), including new drainage, with a proposed synthetic turf soccer field area and a natural turf Little League/softball fields area.
- 2) Locating the proposed 110 foot long by 65 foot wide soccer field on the east side of the overall soft surface ballfields area, and two Little League/softball fields on the west side, with a 24 foot high chain link fence to be installed between the proposed soccer and ballfields uses. The purpose of this tall fence is to separate these two uses, and to prevent baseballs and softballs from hitting soccer players. One of the proposed Little League/softball fields would have the home plate area at the northwest corner of this ballfield area, with a minimum hitting distance to the proposed interior 24 foot high fence of 182 feet. The other Little League/softball field would have the home plate area located at the southeast corner of this ballfields area, with the minimum hitting distance to the exterior Maurice Avenue fence of 245 feet.
- 3) Installation of new perimeter fencing around the soft surface ballfields area.
- 4) New or reconstructed backstops and dugouts, with benches for the two Little League/softball fields.
- 5) Replacement of six drinking fountains.
- 6) Seal coating of the asphalt jogging/walking path around the perimeter of this entire soft surface ballfields area.
- 7) Installation of electrical conduits for future night recreational lighting.

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Mr. Mituzas pointed out that the allocation for this project is \$5.7 million, thanks primarily to the efforts of City Council Member Elizabeth Crowley. He gave a brief outline of the timetable for this project, by saying that he expects 50% of the design plans for this project will be completed by August, 2016. The procurement process is expected to take 8 or 9 months to complete, and work is expected to begin on this project in the Fall of 2017 and be completed in 2019, he said.

The Board Chairman opened the floor to questions and comments.

Walter Sanchez asked if the Parks Department plans to install natural turf in the ballfields, and soccer field. Mr. Mituzas said that the plans call for natural turf on the soft surface ballfields, and a synthetic turf surface on the soccer field. He said that ground hydrants will be installed around the perimeter in order to spray water from a hose, in order to maintain the grounds on the ballfields.

As there was no further discussion on this matter, the Board Chairman gave the floor to Steven Fiedler, Chairman of the Parks Services Committee, to present the Committee's recommendation regarding this proposed project.

### **Parks Services Committee**

#### **Steven Fiedler**

Steven Fiedler thanked everyone for their input on the proposed project, particularly all those who attended the Public Hearing and Visioning Sessions that were conducted during the past year regarding the proposed improvements at Frank Principe Park. Mr. Fiedler said that he would prefer to see an artificial turf surfacing for the proposed Little League/softball field area, like that planned for the soccer field area. However, he was informed that it would involve an additional estimated cost of \$800,000 or more.

Mr. Fiedler reported that the Parks Services Committee Members voted unanimously in favor of Option 5, with the following stipulations:

- 1) That bleachers be provided for soccer spectators east of the proposed soccer field, adjacent to the central walking path of the park or between this walking path and the park house.
- 2) That the chain link fence planned for replacement between the east end of the proposed soccer field and the central pedestrian walkway be reduced from the planned 16 foot height, to a height low enough to allow spectators sitting in the bleachers a reasonably clear view of soccer play.
- 3) That horizontal reinforcement bars be installed behind the backstops of the proposed little league/softball fields.
- 4) That any gates or fence openings in the proposed 24 foot high fence, between the proposed Little League/softball field and the proposed soccer field, be at the end of the fencing, so that there is less likelihood that players playing one sport infringe upon the other sport.
- 5) That all surfacing ( for both the soccer field and for the 2 Little League/softball fields) preferably be a quality synthetic turf surface, as all too often new natural turf surfaces deteriorate significantly within a year, especially if the natural turf surface is not watered and well maintained regularly. If this is cost prohibitive, in order to safeguard the natural grass playing surface, a sprinkler system should be provided for the entire natural turf fields area and provisions should be made to lock these 2 ballfields when they are not being used by baseball or softball permit holders.

In addition, while committee members are supportive of the establishment of a soccer field at this park, which we believe will receive extensive use, soccer play should be banned from the Little League/softball field area at



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this park, unless a quality synthetic surface is installed. Grass fields will be ruined in a short period of time by consistent soccer use, because of the extensive pivoting and lateral movement essential for soccer play, he said.

Board Chairman Arcuri opened the floor to question and comments.

In response to a question about the issuance of permits for the fields, the Board Chairman said that priority will be given to youth sports leagues.

Jerry Drake asked if there are any accommodations for spectators to watch Little League and softball games.

Mr. Mituzas said that the seating would be located by Field 1.

Carmen Santana objected to closing the entrance gate to the ballfields when they are not in use. Borough Commissioner Lewandowski pointed out that the entrance to the running track around the perimeter of the fields will remain open, where people will be free to exercise.

Bob Holden commented that on Long Island, most of the ballfields in local parks are equipped with artificial turf infields, but the outfields remain a grass surface.

As there was no further discussion on this matter, the Board Chairman requested a Roll Call vote on the committee recommendation, which carried by a vote of: -39- in favor, -1- opposed, -0- abstentions, and -0- not voting.

Board Chairman Vincent Arcuri thanked Mr. Mituzas, Borough Commissioner Lewandowski and Joanne Amagrande for their informative presentation and announced the next Item on the Board Agenda.

### **PUBLIC FORUM**

Damaris B. Acosta, Deputy City Clerk of NYC, informed everyone that from January 1 to June 30, 2016, the Lobbying Bureau in their office is conducting weekly amnesty training sessions on Wednesday afternoons, regarding the provisions of the City's Lobbying Law, as amended in 2013. She said that the purpose of this legislation is to ensure greater transparency in government. She explained that this law applies to a person or organization that attempts to influence 11 specific activities of local government, including:

1. Any determination made by the City Council with respect to the introduction, passage, defeat or substance of any local legislation or resolution;
2. Any determination made by the Mayor to support, oppose, approve or disapprove any local legislation or resolution, whether or not such legislation has been introduced in the City Council;
3. Any determination by an elected City official, City officer, or employee concerning:
  - a. the procurement of goods, services, or construction,
  - b. the solicitation, award or administration of a contract, or
  - c. the solicitation, award, or administration of a grant, loan, or agreement involving the disbursement of public monies;
4. Any determination by the Mayor, the City Council, the City Planning Commission, a Borough President, Borough Board or a Community Board concerning zoning or the use, development, or improvement of real property subject to City regulation;
5. Any determination by an elected City official, a City officer or employee concerning:
  - a. the terms of acquisition or disposition by the City of any interest in real property;
  - b. a license or permit for the use of real property of or by the City; or
  - c. a franchise, concession, or revocable consent;
6. The proposal, adoption, amendment, or rejection of any rule by an agency;
7. The decision to hold timing or outcome of a ratemaking proceeding before an agency;
8. The agenda or any determination of a board or commission;
9. Any determination regarding the calendaring or scope of any City Council oversight hearing;
10. The issuance, repeal, modification or substance of a mayoral executive order; or

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11. Any determination made by an elected city official or an officer or employee of the city to support or oppose any state or federal legislation, rule or regulation whether or not it has been formally introduced or proposed.

In response to a question from the floor, Ms. Acosta said that a lobbyist is defined as any person or organization retained, employed, or designated by a client to engage in lobbying. This may include lobbyist/client filers when a business/organization's employees lobby on behalf of the business/organization. She explained that when a lobbyist reasonably anticipates that he/she will earn, receive, or expend over \$5,000 in compensation and expenses for lobbying in New York City in the coming year, the lobbyist is required to file a Statement of Registration. Flyers were distributed.

On behalf of NYS Comptroller Thomas DiNapoli, Dori Capace informed everyone that their office is currently conducting a citywide Noise Survey in an effort to identify problem areas in the city that need to be addressed by the proper authorities. She said that research has demonstrated that noise can adversely impact public health, by disturbing your sleep and/or increasing stress levels of local residents. She urged everyone to complete their survey on or before the deadline on March 15, 2016. Flyers were distributed.

Eileen Miller, a Board member of CB 11 Queens and a health services practitioner, requested the Board's support for proposed legislation that would require property owners of multiple dwellings, including condos, coops and rental units, to disclose the building's smoking policy to current and prospective tenants. She reminded everyone that eleven other Community Boards in Queens have passed resolutions in favor of this legislation since last year. She said that originally, she had met members of the Health and Human Services Committee early last year, but that no action has been taken by the Board regarding this issue since then. The Board Chairman replied that the matter has been referred to the Housing Committee.

Noel Bhuiyan, the Queens Community Engagement Coordinator of NYC Smoke Free, spoke about the need to restrict marketing tobacco products to local youth. He pointed out that the Board 5 area has the highest density of tobacco retail establishments in the City. In addition, he said that he fully supports Ms. Miller's advocacy for the proposed Smoke-Free Multiple Dwelling legislation.

Sakura Suzuki, Organics Recovery Coordinator at the Queens Botanical Garden, and LaShawn Ellis, NYC Service Corps member, thanked everyone for their enthusiastic support for their local composting program located on Fresh Pond Road between Putnam Avenue and Madison Street, adjacent to the M Train Station. Ms. Suzuki said that for the past 6 months, her staff has been collecting tons of food scraps from local residents (including fruit and vegetable scraps, coffee grounds, filters and paper tea bags, egg shells and nut shells, stale beans, flour and spices, and cut or dried flowers) on Wednesday mornings, between 7:30am and 10am. She said that tons of organic material is hauled over to the Forest Park greenhouse and turned into compost for the garden. She pointed out that the Board 5 area ranks in the top ten Community Boards in the City in the amount of recycled material that is diverted from landfills each year. And, she said that the City plans to triple the number of households in the City from 200,000 homes that are participating in the composting program now to 600,000 homes next year.

Ms. Ellis informed everyone that while their compost program does not accept discarded electronic items, there are SAFE Disposal Events that are scheduled in every borough this Spring where residents can drop off their harmful household products. She encouraged everyone to participate in the SAFE Disposal Event on Saturday, April 30<sup>th</sup>, from 10am to 4pm, in Cunningham Park, at the parking lot entrance off Francis Lewis Boulevard, in Hollis. Flyers were distributed and additional information was available on a table in the rear of the cafeteria. There was a general round of applause.

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Francesca Pellot, a member of the 60<sup>th</sup> Street Block Association of Maspeth, asked if anyone knew what is planned for the site that was formerly occupied by Staples, on Fresh Pond Road at 60 Drive, in Maspeth. She said that many local residents would like it to be a supermarket. The Board Chairman replied that this site will remain vacant for another year, because Staples still holds a lease on the property, which expires next year.

Kathryn Sullivan, owner of the Black Fish bar located at 66-48 Myrtle Avenue, asked for the Board's approval for her application for a liquor license renewal at this address. She'd like to make use of the backyard area behind the bar for patrons to smoke. Neighboring residents, as well as the adjacent firehouse, have provided letters of support. She also provided a diagram of the rear-yard area, showing that there is enough space to put 4 tables for table-tennis. The Board Chairman replied that several stipulations were recommended in connection with this establishment, including "no smoking in the rear yard."

### CHAIRMAN'S REPORT

Vincent Arcuri, Jr.

#### MINUTES

The Board Chairman asked Board members to review the minutes of the February 10th, 2016 Board Meeting. Kathy Masi made a motion to approve the Minutes, seconded by Patricia Grayson. The minutes were accepted by voice vote.

Board Chairman Arcuri welcomed representatives of local elected officials to address the Board.

On behalf of Congresswoman Grace Meng, Don Capalbi informed everyone that as part of the Iran Nuclear Agreement, economic sanctions can be re-imposed if Iran is found to be promoting terrorism.

On behalf of State Senator Addabbo, Neil Giannelli announced that their office is sponsoring a Rain Barrel Giveaway on Saturday, April 9<sup>th</sup> at the Greater Ridgewood Youth Council, located at 59-03 Summerfield Street in Ridgewood. He said that State Assemblyman Mike Miller's office is co-sponsoring the event, as well as their next Recycling Event in the parking lot at the Forest Park Bandshell on Sunday, April 24<sup>th</sup>, 2016.

The Board Chairman recognized the press corps in attendance at the meeting, and thanked them for reporting on Community Board matters and events.

#### LIQUOR, WINE and BEER LICENSE APPLICATIONS and RENEWALS

The Board Chairman read aloud the list of establishments in the Community Board 5 area that are in the process of applying for liquor, wine and beer licenses since July. Each Board member received a copy.

##### New Liquor License

- 1) **Time Tequila Bar Café Corp.** 675A Seneca Avenue, Ridgewood, NY 11385
- 2) **Aby's Bar Corp.** 681 Seneca Avenue, Ridgewood, NY 11385

##### Liquor License Renewals

- 1) **861 La Rubia Restaurant** 861 Wyckoff Avenue, Ridgewood, NY 11385
- 2) **70<sup>th</sup> Ave Restaurant Corp. d/b/a The Cozy Corner** 60-01 70<sup>th</sup> Avenue, Ridgewood, NY 11385
- 3) **\*California Pizza Kitchen, Inc.** 8000 Cooper Ave, The Shops at Atlas Park, Bldg #7, Glendale, NY 11385
- 4) **The Avenue Restaurant Bar & Grill** 71-22 Myrtle Avenue, Glendale, NY 11385

##### New Wine and/or Beer Licenses

- 1) **Rico's Chicken Corp.** 74-27 Metropolitan Avenue, Middle Village, NY 11379
- 2) **Victor Bar & Restaurant Inc.** 67-01 Forest Avenue, Ridgewood, NY 11385

##### Wine and/or Beer License Renewals

- 1) **Tendo Sushi Inc.** 66-26 Fresh Pond Road, Ridgewood, NY 11385

\*Indicates Outdoor Area

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Katy Knight asked if copies of the liquor license questionnaires could be provided to Board members. Dan Creighton asked if the applicant's questionnaires were open to discussion at Board Meetings, as well. Carmen Santana asked if the listing of local establishments could be broken down into neighborhoods, too. Board Chairman Arcuri said that the requests would be taken under advisement by the Executive Committee.

### Demolition Notices

The Board Chairman reported that the Board received several building demolition notices over the past month, including: **69-18 60<sup>th</sup> Drive**, a partial demolition to add 1-story extension, in Maspeth; **73-19 68 Avenue**, a 1-story building, rear and garage; **73-21 68 Avenue**, a 1-story building; **462 Seneca Avenue**, 1-family house, in Ridgewood – 2<sup>nd</sup> notification.

The Chairman asked Board members to remain vigilant and to advise the Board 5 staff about any questionable construction work in the Board area, so they can investigate further.

## COMMITTEE REPORTS

### Housing Services Committee

#### Dmytro Fedkowskyj and Henry Cross – Co-Chairs

Dmytro Fedkowskyj informed everyone that the Committee met on Monday, March 7<sup>th</sup> in the Board 5 office to discuss two items on the agenda: landlord and tenant issues, and recent real estate tax increases. He gave the floor to Henry Cross, co-chair of the committee, to report on the first item.

Henry Cross said the committee met with Angela Mirabile, a member of the Ridgewood Housing Task Force, who has been working with Council Member Antonio Reynoso's office to protect the affordable housing units in our Board area. He said that a Ridgewood Tenants Fair is planned for Thursday at 6:30pm in the Greater Ridgewood Youth Council's headquarters, located at 59-03 Summerfield Street. He welcomed everyone to attend.

Mr. Fedkowskyj said that the committee also discussed the topic related to recent property tax increases which he estimated have been about 20% over the last 5 years. In addition, the committee is concerned about the Mayor's Preliminary Budget projection of escalating property tax increases over the next four years through 2019. He said that committee members are very concerned about the effects that these recurring tax increases might have on homeowners, landlords and tenants. He said the question is: Do these increases destabilize communities, while creating transient populations throughout the CB5 area? He said that homeowners and landlords can only absorb so much of the financial burden before it gets passed onto tenants who might already be struggling to pay the rent. He asked whether any studies have been conducted to better understand the impact of these tax increases.

Mr. Fedkowskyj said that according to the City's Office of Management and Budget web site, they project a 17% increase in general property tax revenues over the next 4 years. Yet, he said, the same agency reflected a projected overall City budget increase of only 5.5%, which is the equivalent of \$4.5 billion, between 2015 and 2019. He said that the projected City budget increase excludes the fact that in 2017, 2018 and 2019, there will also be a "Gap To Be Closed" of \$1.5 Billion in 2017, \$2 Billion in 2018 and \$2.8 Billion in 2019, which means if all of the projected expenses in the budget need to be paid, the revenue needed will most likely come from the General Property Tax Fund, the most flexible option for NYC. This would necessitate even higher property tax rates for homeowners and landlords, unless a new revenue stream is created to fill the City's Budget Gap.

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Mr. Fedkowskyj said that the committee is requesting that a representative from the City's Department of Finance attend the next Committee meeting to speak about past and future property tax increases. He said that the next Committee Meeting is planned for Monday, April 18<sup>th</sup>, in the Board 5 office, subject to confirmation.

### **Transportation Services and Public Transit Services Combined Committee**

#### **Vincent Arcuri, Co-Chair**

Board Chairman Arcuri informed everyone that the Committee met with representatives from the Department of Transportation in the Board 5 office on Tuesday, February 23, 2016 to discuss their proposed traffic calming and pedestrian safety improvements along and adjacent to Grand Avenue, between Borden Avenue and 74 Street in Maspeth. He said that the Committee voted in favor of adopting the proposed safety improvement recommendations, including:

- Extending the concrete sidewalk space on the south side of Grand Avenue at the Mazeau Street/57<sup>th</sup> Avenue intersection, in order to give pedestrians a shorter crossing distance in close proximity to P.S. 58, upgrading pedestrian crosswalks at this intersection, at the Grand Avenue/72<sup>nd</sup> Place intersection, and at the 57<sup>th</sup> Avenue/72<sup>nd</sup> Place intersection;
- Converting Mazeau Street from Two-Way vehicular traffic to One-Way southbound, from the Grand Avenue/57<sup>th</sup> Avenue intersection to 57<sup>th</sup> Drive;
- Converting 57<sup>th</sup> Road from One-Way westbound traffic operation to One-Way eastbound from 70<sup>th</sup> Street to 71<sup>st</sup> Street;
- Converting 71<sup>st</sup> Street from One-Way southbound traffic operation to One-Way northbound traffic operation from 57<sup>th</sup> Road to Grand Avenue;
- Converting 70<sup>th</sup> Street from One-Way southbound traffic operation to One-Way northbound traffic operation, from 57<sup>th</sup> Drive to 57<sup>th</sup> Road;
- Constructing a new concrete sidewalk extension where 69<sup>th</sup> Place and 69<sup>th</sup> Lane meet 54<sup>th</sup> Avenue and reconfiguring the Grand Avenue street bed by establishing an 11 foot wide traffic travel lane, a 5 foot wide bike lane and a 9 foot wide parking lane, both eastbound and westbound, to better organize traffic and provide traffic calming along this corridor.

The Board Chairman said that these proposed changes should significantly improve pedestrian and traffic safety, as statistics from 2010 through 2014 indicate 119 traffic related injuries occurred on Grand Avenue from Borden Avenue to 74<sup>th</sup> Street. Statistics indicate the 12 of these traffic related injuries were severe, and there was a tragic fatality at the Grand Avenue/69<sup>th</sup> Place intersection. These changes and improvements, once implemented, should significantly improve pedestrian safety, especially for children and teenagers who attend P.S. 58 and PS/IS 73 in Maspeth, he said.

The Board Chairman said that these traffic safety improvements are expected to be completed this Summer.

Regarding the traffic safety improvements that are planned in the area of 77 Avenue and 81 Street in Glendale, the Board Chairman reported that the Committee voted in favor of adopting the following proposed safety improvements, including:

- Converting 81<sup>st</sup> Street to One-Way southbound traffic operation, from One-Way northbound, between 77<sup>th</sup> Avenue and 78<sup>th</sup> Avenue;
- Adding "Stop" controls for 77<sup>th</sup> Avenue at 81<sup>st</sup> Street and pedestrian crosswalks;
- Relocating the crosswalk across 81<sup>st</sup> Street, to the north side of 77<sup>th</sup> Avenue.

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Board Chairman Arcuri also reported that the Committee reviewed Wyckoff Avenue Corridor Safety improvements that are proposed between Cooper Avenue and Flushing Avenue. He said that the Department of Transportation plans to hold several Vision Zero Traffic Safety community forums in the next few months to receive public input on this project. The first one is scheduled to take place in IS 77-Queens, located at 976 Seneca Avenue, in Ridgewood, beginning at 6:30PM on March 29<sup>th</sup>, 2016. He said that all are welcome to attend.

In addition, the Board Chairman said that the Department of Transportation plans to complete a Traffic Safety Improvement project in the vicinity of PS 239-Queens, which is located at 1725 Weirfield Street, between Cypress Avenue and Seneca Avenue, in Ridgewood.

### **New Business**

Cathie Sumsky asked for an update on the status of her request for a speed bump on 73<sup>rd</sup> Place in Middle Village. The District Manager replied that the Department of Transportation plans to install at least one speed bump on 73<sup>rd</sup> Place, south of Metropolitan Avenue. But, there is concern regarding where any Speed Bumps would be placed.

As there was no further business to come before the Board, Board Chairman Arcuri adjourned the public meeting of Community Board 5, Queens on a motion from the floor at 9:52pm.