



Community Board No. 5

Borough of Queens
Ridgewood, Maspeth, Middle Village and Glendale
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Vincent Arcuri, Jr.
Chairperson

Gary Giordano
District Manager

Minutes of Community Board 5 Public Meeting June 10, 2015

Board Members Present

Vincent Arcuri, Jr.; Tobias Sheppard Bloch; Robert Cermeli; Daniel Creighton; Henry Cross; Patricia Crowley; Brian Dooley; Thomas C. Dowd; Jerome Drake; Dmytro Fedkowskyj; Sarah Feldman; Steven Fiedler; Dorie Figliola; Angela Giovanniello; Patricia Grayson; Robert Holden; Paul A. Kerzner; John J. Killcommons; Kathleen Knight; Michael LoCascio; John Maier; Lydia Martinez; Katherine Masi; Alexander Maureau; Eileen Moloney; Margaret O'Kane; Michael O'Kane; Donald Passantino; Michael Porcelli; Theodore M. Renz; Luis Rodriguez; Lee S. Rottenberg; Walter H. Sanchez; David Sands; Connie Santos; Lorraine Sciulli; Catherine Sumsky; Jean Tanler; Barbara Toscano; Mercy Wong; Maryanna Zero

Board Members Absent

Walter E. Clayton, Jr.; Peter Comber; Karamjit Dhaliwal; Caroline Fuchs; Fred T. Haller, III; Fred Hoeffler; Raquel Namuche; Carmen Santana

Elected Officials

Jordan Goldes - U.S. Representative Grace Meng, 6th C.D.
Evelyn Cruz – U. S. Representative Nydia Velazquez, 7th C.D.
Pesach Osina – NYC Comptroller Scott Stringer
Jenny Fischman – NYC Public Advocate Leticia James
Lauren Capozzi - NYS Assemblyman Andrew Hevesi, 28th AD
Mike Armstrong – NYS Assemblywoman Margaret Markey, 30th AD
Anne Krzyzanowski – NYS Assemblywoman Catherine Nolan, 37th AD
David Renz - NYS Assemblyman Michael Miller, 38th AD
Deidre Feerick – NYC Council Member Elizabeth Crowley, 30th CD
Kevin Worthington – NYC Council Member Antonio Reynoso, 34th CD

Staff Present

Gary Giordano, District Manager, CB5 Queens
Catherine O'Leary & Laura Mulvihill - CB5Q Staff
Catherine Moore, Community Liaison - Queens Borough President's Office

Board Chairman Vincent Arcuri called the monthly Board Meeting to order at 7:35pm, following the Salute to the Flag.

The Board Chairman announced the first item on the Board agenda as:

PUBLIC FORUM

Caitlin Shann, a Ridgewood resident, raised objections to the liquor license application submitted by DMI, Inc., doing business as The Knockdown Center, located at 52-19 Flushing Avenue, in Maspeth, Queens. She said that there are new bars opening up all over Ridgewood now. She said that dozens of residents who live in the immediate vicinity of the Knockdown Center have signed a petition against the request for a reconsideration of their application for a cabaret liquor license to serve over 3,000 patrons at this venue. Signed copies of the petition in opposition to the proposed cabaret liquor license were distributed.

Theodore Renz, Executive Director of the Ridgewood Local Development Corporation and CB5Q Executive Committee member, said that he objects to the Knockdown Center's application to the State Liquor Authority for a cabaret liquor license at 52-19 Flushing Avenue, primarily because it is located within the Maspeth Industrial Business Zone. He said that our Community Board has a long history of supporting the development of local manufacturing business opportunities in the industrial area. He cited a report prepared in 2014 for the City Council that recommends that Special Permits be required for commercial businesses that are not compatible with manufacturing uses in industrial business zones. He said that most workers in manufacturing jobs are paid much higher wages than employees in service sector jobs, where the average salary is \$23,000/yr. He urged Board members to oppose granting a liquor license to the Knockdown Center at this location.

Jean Tanler, Coordinator of the Maspeth Industrial Business Zone for the NYC Economic Development Corporation's funded Business Outreach Center and CB5Q Board member, also expressed objections to the Knockdown Center's proposed cabaret liquor license, primarily because of its location within the boundaries of the Maspeth IBZ. She said that after many years of decline, the manufacturing sector in New York City is once again showing signs of strength. She said that the properties inside the Brooklyn Navy Yard are fully occupied by local manufacturing businesses now; industrial companies employ nearly 10% of the City's private sector workforce; and industrial labor force jobs pay almost twice as much as service sector jobs; and industry is threatened by real estate speculation in Brooklyn and Queens, where competing uses, such as bars and restaurants, are moving into sites that would be most suitable for small manufacturing businesses. She said that the City Council is considering the adoption of new zoning regulations that would protect and promote manufacturing jobs in the City's industrial zones. She asked Board members to vote against the Knockdown Center's application for a cabaret liquor license at 52-19 Flushing Avenue.

Michael Mercer, local resident artist and co-director of the Knockdown Center, said that in the past two years, he worked at 50 different venues at the Center, which were all very successful. He said that next Spring, they'll be collaborating with the Weill Music Institute and Carnegie Hall, in order to stage performances of the Broadway musical, West Side Story, in the Center. He said that they plan to continue offering fine arts programming at the Center, as well free space for art exhibits and family-oriented programs in the building. He said that their liquor license, if approved, could provide a steady, reliable funding stream that would help cover their operating costs.

Gianna Cerbone Teoli, president of the Board of Trustees of the Queens Council on the Arts and local restaurateur, spoke in favor of the Knockdown Center's application for a cabaret liquor license. She said that she personally attended several events in the Center this year, which were all well-attended and enjoyed by everyone there. She said that offering art and cultural events at this site could help to stabilize the surrounding community. She encouraged Board members to approve their application for a liquor

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license as a way to support the arts in Queens.

Bishop David Benke, of the Missouri Synod in the Lutheran Church, spoke in favor of granting a liquor license to the operators of The Knockdown Center at 52-19 Flushing Avenue in Maspeth. He said that last Summer, he officiated at his nephew's wedding which was catered in the great hall. He said that he found that the occasion was well-supervised, the staff was always very helpful to guests, and the facility is well-kept and extremely clean.

Phil Konigsberg, a CB7Q Board member, gave a brief update on the status of his prior request for the Community Board's support regarding the adoption of proposed Smoke Free Multiple Dwelling legislation. He said that since last year, eight other Community Boards have passed resolutions in favor of 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. Board Chairman Arcuri referred the matter to the Health and Human Services Committee for further consideration.

Stephanie Sauer and Caroline Stark, local residents who are mothers of pre-school aged children, requested repairs to the children's play equipment inside Rosemary's Playground on Woodward Avenue, between Madison Street and Woodbine Street, in Ridgewood. Ms. Sauer said that the paint on the climbing apparatus is peeling. And, she said that there are only dirt patches inside one raised planting bed in this playground, where children often climb up and then jump down onto the pavement. She said that the park is crowded with small children who are accompanied by parents or their babysitters, who would like to see safety improvements at this playground. John Maier said that the decorative metal installed at one end of the playground has been pried away, allowing children to slip through the fence. The Board Chairman said that the District Manager will inspect the playground with the Parks Area Manager, and the Parks Committee will discuss this request at the next Committee Meeting.

Tom Dowd, president of the Friends of the Ridgewood Library, announced the Ridgewood Branch of the Queens Borough Public Library is celebrating their 85th Anniversary this year on Saturday, June 20th, between 10am and 5pm. He said that in conjunction with the celebration, volunteers plan to hold a flea market, a bake sale, and a book sale to raise funds that are needed to support programs at the library. He pointed out that the Mayor's Preliminary Budget for FY 2016 includes a cut of \$65 Million in the Expense Budget to pay for salaries, operating expenses and services of local libraries throughout the city. He urged everyone to contact their elected official to request the restoration of funding for local libraries. He also announced that IS 93-Queens is celebrating the school's 100th Anniversary this coming Saturday, from 9am to 2pm, on Madison Street between Fairview Avenue and Forest Avenue in Ridgewood. He welcomed everyone to attend both events.

Dawn Scala, a member of the Glendale-Middle Village Coalition, informed everyone that the Article 78 Proceeding that was initiated by the Coalition last year, to oppose the proposed homeless shelter at 78-16 Cooper Avenue in Glendale, is still pending in State Supreme Court. She pointed out that the number of homeless families in the city has been steadily decreasing this year, from a total of 12,400 families who were in the city's shelter system last year, there are 700 fewer families in the system today. Board Chairman Arcuri said that the NYC Comptroller Scott Stringer has yet to process the contract that would establish a transitional housing facility at this location, and his office is currently in the process of investigating this proposal.

Bob Holden, a Board member and president of the Juniper Park Civic Association, spoke on behalf of the Citizens United for Railroad Environmental Solutions (CURES). He said that there has been a long-standing

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problem in New York State with how railroads are permitted to transport construction and demolition debris through residential communities. He said that until now, one layer of orange mesh netting has been used to cover over railroad container cars that are filled with construction debris and mixed in with household trash. He said that under the best conditions, dust emissions fill the air along the railroad tracks whenever these container cars roll through our Board area. He said that CURES has repeatedly requested that container cars be covered with steel lids instead, in order to mitigate the effects of air pollution. He said that, according to the NYS Department of Environmental Conservation, they have no jurisdiction over the railroad's use of mesh netting, instead of hard cover lids. He urged everyone to write letters to Commissioner Joseph Martens at the NYC Dept. of Environmental Conservation to raise their concerns about the continuing problem of air pollution caused by transporting construction debris and municipal solid waste through our communities in railcars that are covered with mesh netting. Informational flyers with photos of railcars loaded with debris on the railroad tracks in Middle Village were distributed. He said that when this construction debris and other material is wet from the rain, the odor is unbearable. Board Chairman Arcuri pointed out that construction debris contains gypsum, fiberglass and asbestos, which is hazardous to your health as it disintegrates into air-borne particulate matter.

Alex Maureau, a Board member and Glendale Kiwanis Club coordinator for the annual Relay for Life, that is sponsored by the American Cancer Society in Juniper Valley Park on June 27th and 28th, 2015, he said that each year, this event has grown larger, involving more survivors, supporters and volunteers. Volunteers are always needed to help with set-up operations beginning at 9AM on Saturday morning and clean up from 6:30AM to 10AM on Sunday morning. He said their goal is to register 1,000 participants to walk around the running track in Juniper Valley Park as part of this year's event. He welcomed everyone to participate in the event. Informational flyers were distributed.

CHAIRMAN'S REPORT

Vincent Arcuri, Jr.

The Board Chairman recognized the press corps in attendance at the meeting, and thanked them for reporting on Community Board matters and events. He congratulated Robert Pozarycki on his promotion to Editor-in-Chief of the Ridgewood Times, and the Queens Courier. There was a general round of applause from everyone present.

MINUTES

Board Chairman Arcuri asked Board members to review the minutes of the May 13, 2015 Board Meeting. Lee Rottenberg made a motion to approve the Minutes, seconded by Alex Maureau. The minutes were accepted by voice vote.

The Board Chairman announced that he designated Kathleen Knight to serve as the Board's representative to the Queens Borough President's newly-formed Cultural Initiative.

The Board Chairman advised everyone that employees of National Grid have been working in our Board area recently, shutting off the square gas valves that are located in the roadway and replacing them with new valve boxes that are installed underneath the sidewalk at various locations.

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 last month. Each Board member received a copy.

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New Liquor Licenses

- 1) ***AJC Pub & BBQ Inc.** 64-56 Dry Harbor Road, Middle Village, NY 11379
(formerly **Danny Boy's**)
- 2) Corporation to be formed by **Dave Rosen** 652 Woodward Avenue, Ridgewood, NY 11385
- 3) **Quick Stop Metro LLC** 67-32 Metropolitan Avenue, Middle Village, NY 11379
(formerly **PJ Quinn's, Locals**)

Liquor License Renewals

- 1) *KRG Pub Inc. d/b/a **Bridie's Bar & Grill** 63-28 Woodhaven Blvd., Rego Park, NY 11374
- 2) **O'Neill's of Maspeth, Inc.** 64-21 53rd Drive, Maspeth, NY 11378
- 3) ***Trattoria Cerbone Ltd** 71-24 Fresh Pond Road, Ridgewood, NY 11385
- 4) **Pat's Sports Bar Inc.** 73-13 Metropolitan Avenue, Middle Village, NY 11379
- 5) **Milan Sport Inc.** 73-11 Metropolitan Avenue, Middle Village, NY 11379
- 6) **Piekielko Inc.** 62-36 Forest Avenue, Ridgewood, NY 11385
- 7) **Pollos Mario** Woodhaven Corp. 63-20 Woodhaven Blvd., Rego Park, NY 11374

New Wine and/or Beer Licenses

- 1) ***Manor Oktoberfest Inc.** The Shops at Atlas Park, Bldg #5, 80-28 Cooper Avenue, Glendale, NY

Wine and/or Beer License Renewals

- 1) **Delicious Place Inc.** 65-05 Fresh Pond Road, Ridgewood, NY 11385
- 2) Forest Park Services, Inc. d/b/a **Gulf Express** 82-48 Woodhaven Blvd., Glendale, NY 11385
- 3) Clodomiro Canela d/b/a **La Cabana Jarabacoa Restaurant** 65-13 Fresh Pond Rd, Ridgewood, NY
- 4) **New Estrella del Mar Restaurant Corp.** 552 Seneca Avenue, Ridgewood, NY 11385
- 5) A & J Junior's Pizza Corp. d/b/a **Maspeth Pizza** 71-09 Grand Avenue, Maspeth, NY 11378
- 6) JCM Pizza Ltd d/b/a **Corato II Pizza** 60-91 Myrtle Avenue, Ridgewood, NY 11385

*Indicates outdoor seating area.

Demolition Notices

The Board Chairman informed Board members of the following demolition notices that were received by Board staff during the past month: **62-11 Flushing Avenue**, a 1-family house & garage, in Maspeth; and **1728 Himrod Street**, a 1-family house, in Ridgewood. Mike LoCascio said that the buildings at 62-11 Flushing Avenue were demolished earlier this year.

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

The Board Chairman welcomed local elected officials and their representatives to address the Board.

On behalf of Queens Borough President Melinda Katz, Catherine Moore thanked all newly-appointed Board members and reappointed Board members for attending last month's Orientation and Training Session, as well as the Swearing-In Ceremony on Monday night in the NY Hall of Science in Flushing Meadows-Corona Park. Flyers of the Summer Concert Series sponsored by the Queens Borough President were distributed to everyone.

On behalf of Congresswoman Nydia Velazquez, Evelyn Cruz announced that a Small Business Opportunity Workshop is scheduled for Monday, June 22nd, from 6PM to 9PM in the Greater Ridgewood Youth Council's Community Center at 59-03 Summerfield Street, in Ridgewood. She said that both

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Congress Members Nydia Velazquez and Grace Meng will host this event, in cooperation with the US Small Business Administration, Ridgewood Local Development Corporation, and LaGuardia Community College. Informational flyers were distributed.

On behalf of Congresswoman Grace Meng, Jordan Goldes announced that the Social Security Administration office, located 63-44 Austin Street, in Rego Park, has reopened after renovations were finished. He said the Congresswoman was recently appointed Deputy Minority Whip in the House of Representatives. He welcomed constituents to contact staff in their office, located at 118-35 Queens Boulevard, Suite 1610, in Forest Hills by calling (718) 445-7861.

On behalf of State Assemblyman Mike Miller, David Renz welcomed everyone to participate in their Health and Safety Event from 10am to 2pm on Saturday, June 13th, in the parking lot at the Forest Park Bandshell area. He also announced that from 9am to 4:30pm on Thursday, July 9th, 2015, Assemblyman Miller and Assemblywoman Catherine Nolan will co-sponsor the no-cost digital mammogram screenings and clinical breast exams provided in a Mobile Care Clinic, stationed outside the Ridgewood Older Adult Center at 59-17 70 Avenue, in Ridgewood. He said appointments are required. For more information, he welcomed calls to their office at (718) 805-0950. Flyers were distributed.

On behalf of State Assemblywoman Catherine Nolan, Anne Krzyzanowski read aloud a letter addressed to the State Liquor Authority stating her opposition to the Knockdown Center's application for a cabaret liquor license at 52-19 Flushing Avenue in Maspeth.

On behalf of City Council Member Antonio Reynoso, Kevin Worthington announced that the next Ridgewood Housing Matters Forum will be held on Thursday, June 18th at 6 PM in the Ridgewood Public Library, located at 20-12 Madison Street. He thanked the Greater Ridgewood Restoration Corporation and Community Board 5 in Queens for their work to combat illegal conversions of rent-stabilized apartment buildings and illegal tenant evictions. Flyers were distributed.

On behalf of Assemblyman Andrew Hevesi, Lauren Capozzi reported that during this session, he sponsored the Anti-Fraud Bill to fight government waste and abuse, which was passed by the State Assembly. Flyers were distributed.

On behalf of Assemblywoman Margaret Markey, Mike Armstrong announced that the Assemblywoman voted in favor of legislation to grant cost of living allowances for the widows and orphans of members of the NYPD and FDNY. He said that this legislation was passed in the State Assembly this year.

DISTRICT MANAGER'S REPORT

Gary Giordano

The District Manager reported that workers began milling the roadway of the Jackie Robinson Parkway this week, in preparation for resurfacing work that is scheduled later this month. He said that guardrails and jersey barriers will be replaced as needed, as part of this roadway improvement project. Most of the resurfacing work will be completed at night between 11pm and 5am, when both lanes of traffic in one direction may be closed to traffic. Lighting and signs will also be replaced under this contract. He said that he expects work to be completed on this project during the Summer.

Regarding current capital improvement projects in the Board 5 area, the District Manager said that the contractor has begun work on the \$20+ Million project to replace the combined sewer and water mains

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on Calamus Avenue, between 69 Street and 74 Street, and in 69 Street, between Calamus Avenue and 47th Avenue. He said that new water mains have been installed. And, the contractor is waiting for the utility lines to be relocated, before work can begin on the installation of a 5 ft. by 8 ft. reinforced concrete box sewer in Calamus Avenue and in 69 Street.

The District Manager said that another major sewer and water main improvement project in the Board 5 area is scheduled to begin soon in the Penelope Avenue area, in Middle Village. He said that this project is expected to take 2 years to complete.

Regarding the Knockdown Center's application for a cabaret liquor license that is pending re-consideration by the State Liquor Authority, the District Manager thanked both State Assemblywomen Catherine Nolan and Margaret Markey for raising their concerns in letters addressed to the SLA Commissioners last month. He reminded everyone that last year, Board members voted unanimously against granting their application for a liquor license. He said that on behalf of the Board, he sent a letter to the State Liquor Authority to express the Board's concerns about public safety, in light of their plan to serve alcoholic beverages to over 3,000 patrons per event, as well as the lack of adequate public transportation services and/or parking accommodations for their patrons. He said that this year, many residents who live within blocks of the Knockdown Center have signed a petition to oppose their application for a cabaret liquor license at this location. He said copies of the petition were distributed.

COMMITTEE REPORTS

Zoning and Land Use Review Committee

Walter Sanchez

Walter Sanchez reported that the committee met to review the Knockdown Center's liquor license application which was submitted for re-consideration to the State Liquor Authority this year. He said that last year, the committee voted against this application and the Board concurred. However, this year, the committee is not unanimously opposed to this application, 5 members voted against it, with 2 members in favor of it. He said that therefore, the committee's recommendation is to oppose issuing a liquor license to the Knockdown Center at 52-19 Flushing Avenue, for all of the same reasons that are outlined in last year's Board resolution.

After a general discussion of the matter, the Board Chairman requested a Roll Call vote on the committee's resolution to oppose issuing a cabaret liquor license to the principals of The Knockdown Center, which then carried by a vote of - 29 – in favor; with – 12 – opposed; – 0 – not voting; and – 0 – abstentions.

Transportation and Public Transit Services Committee

Vincent Arcuri, Jr.

John Maier, Co-Chairman of the Public Transit Services Committee, announced that the next committee meeting is scheduled to begin at 7:30pm on Tuesday, June 23rd, in the Board 5 office on Myrtle Avenue.

Election of CB5Q Executive Committee Members

The Board Chairman announced that the annual election of Community Board 5 Executive Committee members will take place at tonight's meeting, and gave the floor to the District Manager to conduct the election.

The District Manager read aloud the current list of Executive Committee members, and distributed a list

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of nominees for the Executive Committee positions who were nominated at the May 13th Board Meeting to all Board members present. He pointed out that 6 Board members were nominated for the 4 Members-At-Large positions on the Executive Committee. And, he pointed out that all of the Board members who were present at last month's Board Meeting had accepted their nominations. Dmytro Fedkowskyj and Katherine Masi, who were both absent from last month's Board Meeting, accepted their nominations this evening. He opened the floor to nominations for Executive Committee positions.

The District Manager asked if there were any other nominations for the position of Chairperson. As there were no other nominations, nominations were closed and Board Secretary Margaret O'Kane cast one unanimous ballot to elect Vincent Arcuri, the Chairman of Community Board 5, Queens.

The District Manager asked if there were any other nominations for the position of First Vice-Chairperson. As there were none, nominations were closed and Board Secretary Margaret O'Kane cast one unanimous ballot to elect Walter Sanchez, the First Vice-Chairperson.

The District Manager asked if there were any other nominations for the position of Second Vice-Chairperson. As there were none, nominations were closed and Board Secretary Margaret O'Kane cast one unanimous ballot to elect Dmytro Fedkowskyj, the Second Vice-Chairperson.

The District Manager asked if there were any other nominations for the position of Treasurer. As there were none, nominations were closed and Board Secretary Margaret O'Kane cast one unanimous ballot to elect Katherine Masi, as Treasurer.

The District Manager asked if there were any other nominations for the position of Secretary. As there were none, Mr. Giordano closed the nominations and Board Secretary Margaret O'Kane cast one unanimous ballot to elect Margaret O'Kane, as Secretary of the Board.

The District Manager read aloud the names of the six candidates who were nominated for the four positions of Members-At-Large, as follows: Patricia Grayson, of Glendale; Fred T Haller, III, of Glendale; John A. Maier, of Ridgewood; Theodore M. Renz, of Middle Village; Walter Clayton, of Middle Village; and Steven Fiedler, of Glendale. As there were no other nominations from the floor, the District Manager closed nominations for the Members-At-Large positions. Ballots were distributed to Board members, who were instructed to elect 4 of the 6 candidates for the Member-At-Large positions. After collecting the ballots and tallying the results, the District Manager announced the election of Patricia Grayson, Fred T. Haller, John A. Maier and Theodore M. Renz to serve as Members-At-Large on the Executive Committee.

There was a general round of applause.

New Business

Henry Cross said that over the past year, he has been proud to serve as a Board member of Community Board 5. However, he said that he hoped that in future, the Board could reach a compromise that benefits everyone, instead of conducting lengthy disputes during the Board Meeting. The Board Chairman replied that is the purpose of forming committees who meet to discuss these matters and submit their recommendation to the full Board for a vote at monthly Board Meetings. He said that the Board votes on committee recommendations, up or down. He said that there are never any two issues that are exactly the same, which leads to each case being studied on the merits.

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Walter Sanchez said that there are very many issues that the Board resolves, without ever presenting them to the Community Board for a vote. Margaret O’Kane reminded Henry Cross that the Community Board is a city agency and must comply with all of the rules, regulations and policies of the City of New York.

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 9:45pm.