



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 October 14, 2015

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; Jerome Drake; Dmytro Fedkowskyj; Sarah Feldman; Dorie Figliola; Caroline Fuchs; Patricia Grayson; Fred T. Haller, III; Fred Hoefflerle; Robert Holden; Paul A. Kerzner; John J. Killcommons; John Maier; Lydia Martinez; Katherine Masi; Alexander Maureau; Margaret O'Kane; Donald Passantino; Michael Porcelli; Theodore M. Renz; Walter H. Sanchez; David Sands; Carmen Santana; Connie Santos; Lorraine Sciulli

Board Members Absent

Brian Dooley; Thomas C. Dowd; Steven Fiedler; Angela Giovanniello; Kathleen Knight; Michael LoCascio; Eileen Moloney; Raquel Namuche; Michael O'Kane; Luis Rodriguez; Lee S. Rottenberg; Catherine Sumsky; Jean Tanler; Barbara Toscano; Mercy Wong; Maryanna Zero

Elected Officials

Don Capalbi – US Representative Grace Meng, 6th C.D.
Neil Giannelli - NYS Senator Joseph P. Addabbo, Jr., 15th SD
Lauren Capozzi – NYS Assemblyman Andrew Hevesi, 28th AD
Mike Armstrong – NYS Assemblywoman Margaret Markey, 30th AD
Anne Krzyzanowski – NYS Assemblywoman Catherine Nolan, 37th AD
Diana Santana - NYS Assemblyman Michael Miller, 38th AD
Deidre Feerick - NYC Council Member Elizabeth Crowley, 30th CD

Staff Present

Gary Giordano, District Manager, CB5 Queens
Catherine O'Leary and Laura Mulvihill - CB5Q Staff
Catherine Moore – Queens Borough President Melinda Katz
Thomas Smith – Associate Planner, Queens Office of the NYC Dept. of City Planning

Board Chairman Vincent Arcuri called the monthly Board Meeting to order at 7:45pm, following the Salute to the Flag. The Board Chairman announced the first item on the Board agenda as:

PUBLIC HEARING

**Re: The Mandatory Inclusionary Housing (MIH) Text Amendment
ULURP Application No. N160051 ZRY of the NYC Dept. of City
Planning**

The application states that even with substantial rates of new housing creation, the growth of NYC's

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population and employment has placed increased demands on the city's housing supply, exacerbating already high housing costs. It states that rents have risen faster than incomes, and the share of New Yorkers who qualify as "rent burdened" now constitutes almost 55 % of all renter households, an increase of 11% since 2000. According to the application, "the proposed zoning text amendment would require permanently affordable housing set-asides for all developments over 10 units, or 12,500 square feet within MIH areas, or as an additional option for developments between 10 and 25 units, or 12,500 to 25,000 square feet, a payment into an affordable housing fund. The East New York, Brooklyn rezoning will be the first to include a mapping of an MIH area, as part of the land use action."

The Board Chairman gave the floor to Thomas Smith, Associate Planner in the Department of City Planning, to give a power point presentation.

Mr. Smith said that the Department of City Planning is launching this proposal for the Mandatory Inclusionary Housing program, a key initiative of the Mayor's housing plan, which would require that a share of new housing be permanently affordable, under the proposed zoning text amendment. He explained that this proposal has been developed in close consultation with the Department of Housing Preservation and Development, and involved both policy and financial feasibility analysis. He said that this proposal marks a new approach in ensuring neighborhood economic diversity, as the city plans for continued growth. He said that new affordable housing developments would be considered in light of available housing subsidies, other zoning changes, and the recent reform of the 421a tax abatement program that was approved in Albany this year.

Mr. Smith explained that there are two key components of the proposed housing policy:

- Affordable housing would be mandatory, not voluntary. Production of affordable housing would be a condition of residential development when developers build in an area zoned for Mandatory Inclusionary Housing, whether rezoned as part of a City neighborhood plan or a private rezoning application.
- Affordable housing would be permanent. There would be no expiration to the affordability requirement of apartments generated through Mandatory Inclusionary Housing, making them a long-term, stable reservoir of affordable housing.

He explained that the term affordable applies to rents that are no more than one-third of a tenant's income.

Mr. Smith also pointed out that under this proposal, the City Planning Commission and ultimately the City Council would apply one or both of these two requirements to each Mandatory Inclusionary Housing area:

- 25% of residential floor area must be for affordable housing units for residents with incomes averaging 60% Average Median Income (AMI) – or \$46,620 per year for a family of 3; or
- 30% of residential floor area must be for affordable housing units for residents with incomes averaging 80% AMI – or \$62,150 per year for a family of 3.

In addition to one or both of the options above, he said that the City Council and the City Planning Commission could decide to apply an additional, limited workforce option for markets where moderate- or middle-income development is marginally financially feasible without subsidy:

- 30% of the total residential floor area must be for housing units for residents with incomes averaging 120% AMI – or \$93,240 per year for a family of 3.
- No units could go to residents with incomes above 130% AMI - \$101,010/year for a family of 3.
- No direct subsidies could be used for these affordable housing units.
- This could not apply to Manhattan Community Districts 1-8, which cover south of 96th Street on the East side and south of 110th Street on the West side.

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Mr. Smith pointed out that housing developments with fewer than 10 units will be exempt from the provisions of this zoning text amendment. He said that this proposal is a zoning text amendment which will require the approval of the City Council. He said that the Public Review process for this citywide proposal will run concurrently with the Zoning and Quality Housing Affordability Text Amendment, which will require the approval of the Borough Presidents, City Council, and the City Planning Commission. The Public Review of this ULURP application begins with the Community Board's review, and ends in about 185 days, when the full Uniform Land Use Review Process is complete.

The Board Chairman opened the floor to questions and comments.

Peter Comber asked if this Text Amendment would have any impact on the Ridgewood Historic District. Mr. Smith replied that alterations to the exterior façade, height or bulk of the existing housing stock in the Historic District would require the approval of the NYC Landmarks Preservation Commission, prior to the Department of Buildings' review and approval. He said that only applications for Special Permits would require that the owner provide affordable housing units.

Carmen Santana asked whether tenants who occupy affordable housing units are allowed to use the same facilities and amenities in their building as the occupants of the market rate units. Mr. Smith cited the example of the new mixed-income housing development in Williamsburg, where there are several buildings in the same development. He said that tenants are permitted access to the facilities in the building where they live, not the adjoining properties.

Walter Sanchez asked where would the proposed Mandatory Inclusionary Housing zoning apply in the Board 5 area. Mr. Smith said that the new regulations would apply to housing developments with a Floor Area Ratio greater than 2.0 FAR.

PUBLIC HEARING II - Re: The Zoning for Quality and Affordability Text Amendment ULURP Application No. N160049 ZRY of the NYC Dept. of City Planning

The application states that, as part of the City's coordinated efforts under Housing New York – the Mayor's Five Borough 10-Year Housing Plan – the Dept. of City Planning is proposing a set of targeted changes to zoning regulations to support the creation of new affordable housing and encourage better residential buildings. The application further states that the primary categories of changes under the proposal are intended to: make it easier to provide the range of affordable senior housing and care facilities needed to meet the varied needs of an aging population, and to help seniors remain in their communities; enable Inclusionary Housing buildings, which provide mixed-income housing; and to free up resources to create more affordable housing by enabling cost-effective, transit-accessible affordable housing, through modifications to parking requirements.

Board Chairman Arcuri gave the floor to Tom Smith to give a power point presentation on the proposed Zoning for Quality and Affordability Text Amendment.

Mr. Smith explained that the major goal of this proposed zoning text amendment is to provide a range of senior housing options, including affordable individual residence facilities, as well as long-term care facilities, and to modernize the City's existing rules that govern the shape of buildings that are located on commercial corridors and in higher density zoning districts, such as, R6 residential districts.

Mr. Smith said that, in addition, the proposed text amendment would reduce parking requirements for the

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construction of new senior housing units in affordable housing developments. He said that the proposed regulations would mandate about half as many off-street parking spaces for the senior housing units in the new developments. He said that according to a recent study, most senior citizens who live in rental housing units do not drive their own cars. He said that the minimum size of an affordable housing unit is 400 square feet.

As he spoke, Mr. Smith displayed a series of streetscapes, with illustrations of the building design and increased bulk and height of affordable housing developments that would be permitted under this zoning text amendment. He pointed out that this zoning text amendment applies to all districts or sites that currently have contextual zoning in place. He explained that in Contextual Zoning Districts, the new regulations:

- Allow market-rate buildings to build up to 15 feet higher than the existing zoning regulations, depending on the zoning.
- Allow voluntary Inclusionary Housing areas and Senior Housing sites to build somewhat higher in contextual zoning districts, up to 40 feet higher, depending on the zoning.
- Incentivize commercial use on the ground floor, and allow for greater flexibility in building design.

Mr. Smith also explained that in Non-Contextual Zoning Districts:

- The above-mentioned changes, with some modifications, apply to contextual developments in non-contextual areas as well.
- The overall effect in non-contextual districts is to further incentivize senior housing, long-term care facilities, Inclusionary Housing, and commercial ground floors in developments.

Mr. Smith said that the new parking guidelines would be applicable everywhere inside the “transit radius” which translates to within a half-mile of mass transit. He explained that parking requirements are eliminated for affordable housing, senior housing, and voluntary Inclusionary Housing developments.

The Board Chairman opened the floor to questions and comments.

Board Chairman Arcuri said that the Queens Borough Board challenges the basic assumption that senior citizens do not drive their own cars, by and large. He also asked how they arrived at the reduced minimum size of housing units, at less than 300 square feet. Mr. Smith replied that is the minimum standard adopted under the NYS Multiple Dwelling Law. The Board Chairman also questioned the reduction in the setback requirement from 15 feet down to 5 feet in this zoning text amendment. Mr. Smith said that the 5 foot setback allows for a small planting strip, or seating area, along the front façade of the building.

Sarah Feldman asked whether there is any provision to retain existing retail shops along commercial strips. Mr. Smith said that the administration is looking into what could be done to retain affordable commercial space on the ground floor of large-scale developments.

Bob Holden objected to the proposed change in zoning, particularly as it applies to R4 Residential Zoning Districts as it allows an increase from 45 feet currently to 65 feet in the wall height of the proposed housing development. He said that would overwhelm the adjoining one and two family homes on the block.

As there were no further questions or comments, the Board Chairman closed the public hearing and thanked Tom Smith for his informative presentations. He referred the matter to the Zoning and Land Use Review Committee for further review and recommendation at their next meeting.

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PUBLIC FORUM

Gabriella Ijaji, a Student Government member of Maspeth High School, said they are planning a school trip to Washington, D.C. this year. Ryan Chang, another member of the Student Government, said that this year, their school's newly-formed String Ensemble plans to perform in a concert in Florida. They asked the Board's help and suggestions with securing funds to cover the cost of transportation for these school trips.

Willis Elkins, program manager of the Newtown Creek Alliance, welcomed everyone to attend this Saturday's tour of Plank Road, aka 58th Road at 47 Street, in Maspeth, Queens, from 12 Noon to 5pm. He explained that Plank Road is a revitalized Dead-end street of historic and ecological significance on Newtown Creek. He said that with support from the New York-New Jersey Harbor & Estuary Program and New England Interstate Water Pollution Control Commission, the Newtown Creek Alliance helped to transform Plank Road from an overgrown, muddy and littered Dead-end street to a cleaner and more inviting public space providing access as well as ecological and historical information about the area. He said that NCA historian Mitch Waxman will host walking tours of the Creek, and visitors can also help lend a hand with tasks like weeding, trash pickup, and plantings along the walkway. Flyers were distributed.

Gabriella Carmona, a Glendale resident, said that she is opposed to granting a variance for the proposed expansion of the Yeshiva, and that to-date, she has collected 500 signatures from neighbors on a petition in opposition to the proposed expansion. The District Manager Gary Giordano informed everyone that subsequent to the Board's inquiry on this matter, the Queens Commissioner of the Department of Buildings ordered an Audit of the building plans for this site, going back to 2003. He said that the results of the Audit are expected to be completed soon.

Justin Carter, Eammon Harkin, and Matt Driscoll, partners of Nowadays Beer and Wine Garden, reported that their business has been operating very successfully in the parking lot area of 56-06 Cooper Avenue in Ridgewood since their grand opening this Summer. He said that as many as 500 patrons have enjoyed their food, drink and entertainment on Saturdays.

Eammon Harkin said that there's always at least one security guard per hundred patrons on-site when they're open. Their latest closing time was 2AM this year, he said.

Mr. Carter said that they plan to apply for a liquor license in the next few months, and will be utilizing a portion of the interior space in the warehouse on this property. He also pointed out that, contrary to erroneous reports that were posted on-line this Summer, this site is not contaminated in any way. He welcomed everyone to visit their beer garden on the weekend, weather permitting.

David Sands said that he had visited their beer garden and complimented them on a well-maintained, and well-lit site. He appreciated that the sound system is lowered at 11pm every night.

Shawn Slevin, founder of the Swim Strong Foundation, encouraged everyone to register their children for swimming lessons this year. She said that drowning is the major cause of death in children between the ages of 1 and 5 years old, and the second most common cause of death in children 14 and younger. She said that this year, they've begun giving swimming lessons in Richmond Hill High School and Bushwick High School. She said that the cost of a half-hour lesson is \$15 for children under 8 years old. For more information, she welcomed everyone to visit their website at www.swimstrongfoundation.org. Flyers were distributed.

Neil Myers, a Ridgewood resident, spoke on behalf of the Friends of Rosemary's Playground. He said that their volunteer park clean-up was very successful on Saturday, September 26th. He said that park benches were painted and flowers were planted inside the playground. He said that they're planning to hold a

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Visioning Session with the Parks Department to come up with ideas on how to redevelop the playground. He also announced that the Ridgewood Market will host a Night Market at Gottscheer Hall, located at 657 Fairview Avenue in Ridgewood on Saturday, November 7th from 5pm to 11pm. He welcomed everyone to attend.

Ashley Delgado and Gabriella Gonzalez, members of the NYPD Explorer Program in Grover Cleveland High School, informed everyone about their community service program that is designed for 14 to 21 year olds to learn about law enforcement careers, and participate in local competitions. They said that the counselors and adult supervisors are all volunteers. They said they are in need of funds to cover the costs of travelling to and from training programs and competitive events in law enforcement. The Board Chairman said that the Explorer Program is an excellent, educational program.

CHAIRMAN'S REPORT

Vincent Arcuri, Jr.

The Board Chairman requested a Moment of Silence in memory of the late City Councilman Thomas Ognibene, who represented the 30th Council District during the 1990's.

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

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

On behalf of Queens Borough President Melinda Katz, Catherine Moore presented two Board members with citations in grateful recognition of their outstanding and dedicated service to the Board: Lorraine Sciulli for 20 years of service as a member of Community Board 5, and Dorie Figliola for 15 years of service as a member of Community Board 5. There was a general round of applause.

MINUTES

Board Chairman Arcuri asked Board members to review the minutes of the September 9, 2015 Board Meeting. Peter Comber made a motion to approve the Minutes, seconded by Daniel Creighton. The minutes were accepted by voice vote.

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.

New Liquor Licenses

- 1) Outerborough Arts LLC d/b/a **The Footlight** 465 Seneca Avenue, Ridgewood, NY 11385
(2nd Notification)
- 2) **Taqueria Kermes Inc.** 66-36 Fresh Pond Road, Ridgewood, NY 11385

Liquor License Renewals

- 1) Inbing Inc. d/b/a **Chasers** 60-63/65 Flushing Avenue, Maspeth, NY 11378
- 2) **Tee Dee's Tavern** 64-31 Cooper Avenue, Glendale, NY 11385
- 3) The Corner Venture Ltd. d/b/a **The Live Oak** 59-93 Fresh Pond Road, Maspeth, NY 11378
- 4) **Sabores Restaurant & Bar Inc.** 392 Woodward Avenue, Ridgewood, NY 11385
- 5) Bozena Olcan d/b/a **I.O. Café** 793 Fairview Avenue, Ridgewood, NY 11385

New Wine and/or Beer Licenses

- 1) **MACA Restaurant Inc.** 62-12 Woodhaven Blvd, Rego Park, NY 11374

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Wine and/or Beer License Renewals

- 1) Pollos a la Brasa Pio Inc. d/b/a **Pio Pio 62-30 Woodhaven Blvd**, Rego Park, NY 11374
- 2) ***Leone's Pizzeria & Restaurant** 84-04 Cooper Avenue, Glendale, NY 11385
- 3) ***Phillies Pizzeria II Inc.** 74-02 Eliot Avenue, Middle Village, NY 11379
- 4) E Chiban Asian Inc. d/b/a **E Chiban Sushi Japanese Rest.** 66-67 Fresh Pond Rd, Ridgewood, NY

*Indicates Outdoor Seating Area

Demolition Notices

The Board Chairman reported that the Board was notified about several building demolitions over the past month, including: **59-27 55 Street**, a house and garage, in Maspeth; **69-18 60 Drive**, a garage, in Maspeth; **60-11 82 Street**, a garage in Middle Village; and **61-20 and 61-22 Bleecker Street**, a house and garage, in Ridgewood; and **78-44 79 Place**, 2-story house, in Glendale.

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.

Regarding the Capital and Expense Budget Priorities of Community Board 5, Queens for Fiscal Year 2017, the Board Chairman reported that the Executive Committee met this month, to review the budget survey results and recommend budget priorities for the coming fiscal year. He gave the floor to District Manager Gary Giordano to read the list of the proposed FY 2017 Capital Budget Priorities of Community Board 5, Queens, as follows:

1. Redesign and Reconstruct Sewer System in Portions of CB5Q Area Having Worst Flooding
2. Reconstruction of Metropolitan Avenue Bridge Over LIRR Montauk Line at Fresh Pond Road
3. Provide New Catch Basins and Reconstruct Deteriorated basins in CB5Q Area
4. Construct New School Space, Where Needed, including a new high school at 78-16 Cooper Avenue, in the CB5Q Area
5. Make Capital Improvements to Improve Pedestrian and Vehicle Safety on Grand Avenue at 69th Street, at Grand Avenue/LIE Eastbound Service Road, and at the 69 Street/LIE Service Road Intersections in Maspeth
6. Evaluate the Structural Condition of the Elevated "M" Train Line in the CB5Q Area, Perform Repairs and Paint the Structure
7. Rehabilitate Glendale Branch Library
8. Rehabilitate Ridgewood Reservoir – Phase 2 and the Surrounding Area, including Portions of Highland Park
9. Repower Polluting Stage Zero Freight Engines Hauling NYC Municipal Waste Through CB5Q
10. Provide Replacement of the Synthetic Turf Ballfield and the Running Track at the West End of Juniper Valley Park
11. Reconstruct South Middle Village Streets
12. Reconstruct Edsall Avenue from 71st Place to 73rd Place in Glendale
13. Provide New Street Tree Plantings, and Provide Funding for Street Tree Removals, Stump Removals, Planting of Replacement Street Trees and Increased Pruning, Especially Considering the September 2010 Macrobust, 2011 Hurricane Irene and 2012 Hurricane Sandy
14. Extend Street/Roadway Widening along the south side of Metropolitan Avenue, from Woodhaven Blvd to Aubrey Avenue in Glendale
15. Continue Comprehensive Study of the Sewer System, in CB5Q and Throughout Queens County, Considering Flooding Problems and Anticipated Future Growth
16. Reconstruct Soft Surface Ball Fields, Jogging Path and Add Security Lighting at Francis J. Principe Park (formerly Maurice Park)
17. Reconstruct Dry Harbor Playground - Phase II to Also Include Nearby Tunnel and Pathways
18. Reconstruct Sidewalks, Curbs and Pedestrian Ramps along Myrtle Avenue, from Fresh Pond Road to Wyckoff Avenue, in Ridgewood

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19. Reconstruct Softball Field Area and Upgrade Children's Playground at Rosemary's Playground
20. Reconstruct Wyckoff Avenue from Flushing Avenue to Cooper Avenue in Ridgewood
21. Replace Existing Bridge at Grand Avenue, over Newtown Creek in Maspeth
22. Reconstruct DeKalb Avenue, Halsey Street & Jefferson Street BMT-L Train Stations
23. Establish a Community/Recreational Center at a Site in Maspeth
24. Provide Traffic Facilitation Improvements & Rehabilitation of Fresh Pond Rd - Metropolitan Avenue to Myrtle Avenue in Ridgewood
25. Construct an Athletic Field at the DEP Newtown Creek Aeration Facility Property
26. Reconstruct LIRR and 71st Avenue Bridge Abutments above Cooper Avenue Underpass; Paint the Bridge; and Construct a New Pedestrian Crosswalk Bridge at the Cooper Avenue Underpass Location
27. Improve Myrtle Ave Commercial Strip from Fresh Pond Road to 82nd Street in Glendale
28. Provide a New Elevator for the I.S. 93 Main School Building
29. Reconstruct Palmetto Street between St. Nicholas Ave and Seneca Ave, and between Onderdonk Avenue and Forest Avenue, in Ridgewood
30. Reconstruct 75th Street from Eliot Avenue to Juniper Boulevard North in Middle Village
31. Rehabilitate Evergreen Park Playground
32. Reconstruct and Widen the East Sidewalk along the 80th Street Bridge, over the LIRR
33. Rehabilitate 104th Police Precinct Interior
34. Provide Funding for the Establishment of a Dog Run in CB5Q
35. Provide Decorative Lighting and Restore Deteriorated Curbing Along Fred Haller's Union Turnpike Mall between Myrtle Avenue and Woodhaven Boulevard in Glendale
36. Provide funding for Historic Restoration of St. Saviour's Church

Copies of the list of the proposed FY 2017 Capital Budget Priorities were distributed to all Board members. District Manager Giordano explained that the highest priority on the budget survey results is the budget item with the lowest number in the left hand column, and so on.

As there were no questions or comments on the matter, the Board Chairman requested a Roll Call vote on the Committee's recommendation which then carried unanimously by a vote of – 33 - in favor ; - 0 – opposed; - 0 – abstentions; and – 0 – not voting.

Regarding the Executive Committee's recommendations for Community Board 5 Queens' FY 2017 Expense Budget Priorities, the District Manager said that the Board's top priorities include: services for the elderly, building inspection, child protective services, police protection, emergency medical services, fire protection, garbage collection, public school building construction and maintenance, school safety, sewer and water pollution control, parks maintenance, and after-school and evening programs for youth. Copies of the Executive Committee's Service Program Priority recommendations for FY 2017 were distributed to Board members.

As there were no questions or comments on the matter, the Board Chairman requested a Roll Call vote on the Committee's recommendation which then carried unanimously by a vote of – 32 - in favor ; - 0 – opposed; - 0 – abstentions; and – 0 – not voting.

Regarding the notification of an application for liquor license submitted to the Board by Jungo Road, LLC, located at 1080 Wyckoff Avenue in Ridgewood, Board Chairman Arcuri reported that while their application was originally filed on September 23rd, 2015, they are still operating under the Certificate of Occupancy of a lumber yard, which vacated the premises years ago.

He pointed out that on their current filing for a building alteration with the Department of Buildings, there is no indication of a change in use at this location. He explained that it has always been the policy of this Community Board to take no action on these matters, unless there's an objection to granting their license. He said that in this case, the former lumber yard property could potentially accommodate 1,000 people.

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He asked the pleasure of the Board regarding this matter.

Paul Kerzner made a motion to oppose granting a liquor license at this location, which was seconded by Dmytro Fedkowskyj. As there was no further discussion on the matter, Chairman Arcuri requested a Roll Call vote on the motion on the floor which carried unanimously by a vote of - 32 – in favor; - 0 – opposed; - 0 – a abstentions; and – 0 - not voting.

The Board Chairman announced that the Glendale Halloween Day Parade will begin at 12 Noon in the Stop and Shop Parking Lot on Myrtle Avenue at Cypress Hills Street and proceed eastward on Myrtle Avenue to St. Pancras School at 68 Street and Myrtle Avenue.

DISTRICT MANAGER’S REPORT

Gary Giordano

The District Manager announced that the next monthly Board Meeting is scheduled to take place at 7:30pm on Wednesday, November 4th, 2015 in the Cafeteria of Christ the King High School.

The District Manager also reported that the Board received a notification from 138 LLC, doing business as Sweet Jane’s, at 64-02 68 Avenue, in Glendale. He said that this location had been occupied as a bar originally. After it closed some years ago, it was operation as a coffee bar, he said. Now, there’s new management who are applying for a new liquor license, with outdoor seating. He said that the Board sent a questionnaire to the new management to request more information about their plans.

COMMITTEE REPORTS

Zoning and Land Use Review Committee

Walter Sanchez

Walter Sanchez reported that the committee toured the YGS Yeshiva school building last month and met subsequently to discuss their recommendation regarding BSA Cal No. 137-15 BZ - IN THE MATTER OF an Application to the NYC Board of Standards and Appeals by the Law Office of Jay Goldstein, on behalf of Congregation YGS, the owner of record, for a variance, under Sections 72-21 and 42-00 of the NYC Zoning Resolution for a proposed change in use and building enlargement, from the existing Use Group 9 Trade School to a Use Group 3 Religious School with additional classrooms and dormitories, in an M1-1 Zoning District, at **74-10 88 Street** (Block: 3810; Lot: 93) in Glendale, Queens, NY. The application information states that: the site in question has a total lot area of 135,587 square feet; the existing building measures approximately 60,366 square feet of floor area; and the proposal is for an expansion of the existing building from 60,366 square feet of floor area to 138,182 square feet of floor area, to accommodate 28 classrooms, 710 dormitory beds and bathrooms.

Mr. Sanchez said that the committee recommends denial of this zoning variance for several reasons, including:

- the proposed expansion of the yeshiva is out-of-character with the surrounding residential area;
- the committee is extremely concerned that the existing structure has sleeping accommodations for hundreds of school-aged children in a former industrial factory, and questions the validity of their existing Certificate of Occupancy; and
- the committee finds that the applicant’s claim of hardship is self-imposed.

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For all of the reasons outlined above, the committee recommends denial of the application for a zoning variance at 74-10 88 Street, Glendale, Queens, NY.

As there was no further discussion on the matter, the Board Chairman requested a Roll Call vote on the committee recommendation which carried by a vote of - 29 – in favor; - 3 – opposed; - 0 – abstentions; and – 0 – not voting.

Transportation Services and Public Transit Services Combined Committee

John Maier

John Maier reported that the committee recently met with Council Member Elizabeth Crowley in the Board 5 office to discuss the Council Member's proposal for Light Rail Service, along the LIRR Montalk Line, to provide passenger rail service between Glendale and Long Island City. He said that the proposal is only preliminary at this point, with four stations planned along the route. He said that the Council Member promised to provide greater details about this proposal shortly.

Mr. Maier also reported that on September 26th, the Port Authority of New York and New Jersey released their Final Tier 1 Environmental Impact Statement regarding the Cross Harbor Freight Program, outlining 10 potential Freight Rail transportation alternatives. He said that the public is invited to comment on the proposed alternatives for a 30-day period, ending October 26th. He said that the committee has not changed its position regarding the expansion of freight rail traffic through the Fresh Pond Yard in Glendale. Mr. Maier also reported that funding has been allocated for the Reconstruction of Wyckoff Avenue from Myrtle Avenue to Cooper Avenue in Ridgewood.

The Board Chairman announced that the south tower of the Kosciuszko Bridge is now in position. He said the new bridge span will be 150 feet lower than the existing bridge deck.

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 9:50pm.