



Vincent Arcuri, Jr.
Chairperson

Community Board No. 5

Borough of Queens
Ridgewood, Maspeth, Middle Village and Glendale
61-23 Myrtle Avenue • Glendale, NY 11385
(718) 366-1834
E-mail: qnscb5@nyc.rr.com



Gary Giordano
District Manager

Minutes of Community Board 5 Public Meeting December 14, 2016

Board Members Present

Vincent Arcuri, Jr; Tobias Sheppard Bloch; Robert Cermeli; Walter E. Clayton, Jr.; Peter Comber; Henry Cross; Patricia Crowley; Brian Dooley; Jerome Drake; Dmytro Fedkowskyj; Steven Fiedler; Angela Giovanniello; Patricia Grayson; Fred Hoefflerle; Robert Holden; Paul A. Kerzner; John J. Killcommons; Kathleen Knight; Michael LoCascio; John Maier; Lydia Martinez; Alexander Maureau; Eileen Moloney; Margaret O'Kane; Michael O'Kane; Donald Passantino; Michael Porcelli; Theodore M. Renz; Kelvin Rodriguez; Luis Rodriguez; Lee S. Rottenberg; Walter H. Sanchez; David Sands; Carmen Santana; Connie Santos; Lorraine Sculli; Jean Tanler; Barbara Toscano

Board Members Absent

Karamjit Dhaliwal; Thomas C. Dowd; Sarah Feldman; Caroline Fuchs; Fred T. Haller, III; Katherine Masi; Catherine Sumsky; Maryanna Zero

Elected Officials

NYS Senator Joseph P. Addabbo, Jr, 15th S.D. and Staff Neil Giannelli
NYS Assemblyman Andrew Hevesi, 28th AD, and Staff Alexa Arcchi
Dori Capace – NYS Comptroller Thomas DiNapoli
Jordan Goldes – US Representative Grace Meng, 6th C.D.
David Aglialoro – NYS Assemblywoman Catherine Nolan, 37th AD
Carmela Isabella - NYS Assemblyman Michael Miller, 38th AD
Maggie Hayes - NYC Council Member Elizabeth Crowley, 30th CD
Boris Santos – NYC Council Member Antonio Reynoso, 34th CD

Staff Present

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

GUESTS

Mario Matos, Assistant Principal, Maspeth High School, 74-08 57 Avenue, Queens, NY

Board Chairman Vincent Arcuri called the monthly Board Meeting to order at 7:10pm, following the Salute to the Flag. He introduced the first Item on the Agenda as:

**PRESENTATION Re: Work Planned for 60-47 68 Road, in Ridgewood to comply with
NYC Landmarks Preservation District Provisions**

By Agnes Muczinski of Ashraf Corp.

Agnes Muczinski, a representative of Ashraf Corporation, gave a power point presentation regarding the proposed renovations to the parapet wall of the two-car garage in the rear yard of the 3-family home located at 60-47 68 Road, in Ridgewood. She pointed out that the garage itself faces onto 60 Lane. The presentation included over a dozen slides, showing the existing condition of the garage and surrounding properties, as well as the architectural drawings of the existing garage as compared to the proposed alterations to the garage. Ms. Muczinski explained that the property owner is required to obtain permission from the Landmarks Preservation Commission prior to completing this work, because the property is located in the Central Ridgewood Historic District and it involves changing the exterior building envelope of the garage. She said that in all other respects, the Alteration Plans are in compliance with the City's Building Codes and R5B Zoning district restrictions. She explained that the plans for the proposed two-car garage have been revised, in keeping with suggestions from representatives of the Landmarks Preservation Commission. For example, she said that the reddish brickwork on the perimeter wall is required to be in keeping with the color of the bricks on the façade of the adjoining two-car garage on 60 Lane.

Ms. Muczinski said that while the footprint of the two-car garage will remain the same, the width of the garage door openings is wider to make it easier to drive into and out of the garage. She pointed out that the brickwork along the top of the perimeter wall of the new structure is stepped up in the middle, in keeping with the adjacent two-car garage, as shown on an accompanying slide. She also pointed out that the new garage doors to be installed will be painted in a deeper shade of red, in keeping with the character of the surrounding structures. Ms. Muczinski said that the plans for the proposed garage include a door on the rear wall that opens into the rear yard of this corner house.

In response to questions from the floor, Ms. Muczinski said that the owner plans to occupy the garage for his own use.

As there were no further questions or comments, the Board Chairman thanked Ms. Muczinski for her presentation and referred the matter to the Zoning and Land Use Review Committee for further consideration and recommendation.

PUBLIC FORUM

Aldo Prezhda, a resident of Grandview Avenue in Ridgewood, requested enforcement of the city's law regarding dog waste in Ridgewood. He asked that Clean Up After Your Dog signs be posted on local side streets in his area to advise dog owners that the law requires that dog owners pick up their dog's waste when they take them out for a walk each day. He also said that drivers do not obey Stop signs on corners. He asked that Stop signs be posted at every corner, along with Stop messages on the pavement. The Board Chairman referred the matter to the Transportation Committee.

Crystal Wolfe, a Maspeth resident and founder of Catering for the Homeless (CFTH), said that this month, she created a new webpage for this start-up, with a mission to redistribute food that would otherwise go to waste. She explained that through this website, catering companies can log in under "Catering Co" where they are prompted to enter their contact information, dates and locations of events and when the excess food will be available for pickup. And, shelters, ministries, food pantries, or any homeless program can log into this website by clicking on "Organization" to enter their name and contact information. For more information, she welcomed everyone to contact her at cateringforthehomeless@gmail.com. In closing, she urged Board members to support a new initiative, known as the Home Stability Support Program, which would help to reduce homelessness in the city.

Minutes of CB5Q Board Meeting on December 14, 2016

Justin Carter, owner of Nowadays, at 56-06 Cooper Avenue in Ridgewood, said that his beer garden, bar and restaurant have been operating very successfully at this location for the past year. He said that their business has been expanding from a seasonal business to a year-round operation, in response to requests from the surrounding community. He said that now, they're planning to host a series of classes that will be offered by a professor on Tuesday nights on a year-round basis. He thanked the Board for their show of support in the past, and asked if anyone had any questions about their establishment.

David Sands, a Board member, complained about loud music that he has heard coming from their beer garden on Sunday afternoons during the Summer months. He said that he lives in Liberty Park, and many local residents share his complaint about Mr. Sunday, the DJ who works in the beer garden on Sunday afternoons during the Summer. Mr. Carter replied that Sundays are his day off and he was not aware of this complaint. He said that he'd like to figure out what works for everybody, and asked David to call him on his cell phone to let him know right away, if it ever happens again.

CHAIRMAN'S REPORT

Vincent Arcuri, Jr.

Board Chairman Arcuri thanked Board members for all of their efforts in working together to improve the community. He wished everyone a Merry Christmas, Happy New Year, Happy Chanukah, and Happy Kwanzaa, and welcomed everyone to celebrate the holidays by remaining after tonight's Board Meeting to enjoy some light refreshments, music and conversation with fellow Board members and local residents. He also thanked everyone who brought a gift for an infant or pre-school aged child to tonight's meeting. He said that staff will bring the gifts to the Women and Infant Children (WIC) Food Assistance Program in Ridgewood tomorrow.

MINUTES

The Board Chairman asked Board members to review the minutes of the November 14th, 2016 Board Meeting. Walter Sanchez made a motion to approve the Minutes, seconded by Jerry Drake. The minutes were accepted by voice vote.

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

On behalf of Queens Borough President Melinda Katz, Joe Nocerino extended best wishes for a Happy Holiday season and New Year. He welcomed everyone to attend the State of the Borough address at 10AM on Friday, January 27th, 2017 in York College, located at 94-20 Guy Brewer Boulevard, in Jamaica, Queens. He advised Board members to RSVP either by calling their office at (718) 286-2661 or via email at: www.queensbp.org/rsvp. Invitations were distributed.

NY State Senator Joseph P. Addabbo wished everyone a Happy Holiday and Happy New Year. And, he thanked Board members for their efforts on behalf of the community and for their support on his re-election to another term in the State Senate. He reminded everyone that his staff is collecting food staples and donations for a Food Drive for Sacred Heart Church's Food Pantry, gently used coats for NY Cares, and gifts for the Queens Chronicle's annual Toy Drive. He encouraged everyone to shop local to support local businesses in the community.

On behalf of NYC Council Member Antonio Reynoso, Boris Santos thanked Board members for their support for the new pedestrian plaza on Wyckoff Avenue between Gates Avenue and Palmetto Street, as well as other traffic calming measures in the vicinity of the Myrtle/Wyckoff Transit Hub in Ridgewood. He said that last year, the intersection of Myrtle Avenue, Wyckoff Avenue and Palmetto Street was listed as one of the top ten intersections in the city that had the most traffic accidents, involving cars, trucks, buses and pedestrians.

Minutes of CB5Q Board Meeting on December 14, 2016

Mr. Santos also informed everyone that he has replaced Kevin Worthington on staff, and will be working with a coalition of local community groups to ensure that unscrupulous landlords cannot force any existing legal tenants out of their apartments in Ridgewood. He said that 100 community residents attended the Tenant Workshop Forum, which was held on Thursday, December 1st, in the Greater Ridgewood Youth Council, located at 59-03 Summerfield Street. He said that staff members from several local non-profits, as well as several city and state agencies, were on hand to offer legal advice and assistance to local residents. He wished everyone Happy Holidays.

On behalf of NYC Council Member Elizabeth Crowley, Maggie Hayes wished everyone a Happy Holiday and Happy New Year. She informed everyone that beginning this month, trash will be collected additional days a week on commercial strips along Myrtle Avenue, Fresh Pond Road, Metropolitan Avenue and Grand Avenue in the Board 5 area, under the NYC Dept. of Sanitation's Clean Initiative Program, with funds secured by Council Member Crowley and Council Member Reynoso.

In addition, she welcomed everyone to attend the ribbon-cutting ceremony for the pre-school children's playground in Evergreen Park on St. Felix Avenue, located adjacent to P.S. 68, at 11am on Monday, December 19th. Flyers were distributed.

On behalf of Assemblywoman Catherine Nolan, David Agliodoro wished everyone Happy Holidays and all the best in the New Year.

On behalf of Congresswoman Grace Meng, Jordan Goldes said that the House of Representatives passed H.R. Bill 6303 to create a unique zip code for Glendale, which was sponsored by the Congresswoman. He also announced that beginning on December 2nd, a representative from the Department of Veterans Affairs will be available once a month in their main district office at 40-13 159th Street, on the corner of Northern Boulevard, in Flushing, to meet with local veterans and/or their beneficiaries to address any issues or concerns that they may have such as questions about VA benefits and services, information on pending claims, and assistance with filing claims. He advised that appointments to meet with a VA representative in their office must be made at least four days ahead of time, and the office phone number is 718-358-6364. He wished everyone Happy Holidays and a Happy New Year.

On behalf of State Comptroller Thomas DiNapoli, Dori Capace informed everyone that last year, there was \$14 Billion in the State's Lost Money account and their office was successful in returning more than \$400 Million to claimants. She explained that under New York State's Abandoned Property Law, all banks, insurance companies, corporations and state agencies are required to transfer abandoned money or securities to the New York State Comptroller's Office of Unclaimed Funds on an annual basis. She said that the Comptroller serves as the custodian of unclaimed funds until they are claimed by the rightful owners. Unclaimed funds may come from inactive bank accounts, uncollected insurance policies or refunds, amounts due for undelivered goods or services, abandoned stocks, uncashed checks and more. In addition, Ms. Capace pointed out that over \$11 Million in unused gift cards was turned over to the State Comptroller's office after five years of dormancy. In closing, she welcomed anyone interested in recovering abandoned property or getting lost money back to visit their website at: www.osc.state.ny.us. She wished everyone a Happy Holiday Season and Happy New Year.

On behalf of State Assemblyman Mike Miller, Carmela Isabella wished everyone Happy Holidays and a Healthy and Happy New Year. She welcomed calls from constituents to their district office at (718) 805-0950.

On behalf of Assemblyman Andrew Hevesi, Alexa Arrechi announced that the Assemblyman met recently with the Commissioner of the Dept. of Homeless Services to discuss the initial draft of his proposal, known as the Home Stability Support Program, to address the continuing crisis in homelessness throughout the State.

Minutes of CB5Q Board Meeting on December 14, 2016

She wished everyone Happy Holidays, and welcomed calls from constituents to their district office at (718) 263-5595. She said that the Assemblyman is expected to arrive shortly.

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 the last monthly Board Meeting on November 9, 2016. Each Board member received a copy of the list.

New Liquor Licenses

- 1) **60-59 Myrtle Ave Inc.** 60-59 Myrtle Avenue, Ridgewood, NY 11385

Liquor License Renewals

- 1) Juventus Sport Café Inc. d/b/a **Amici Café** 73-11 88 Street, Glendale, NY 11385
- 2) **Frank Kowalinski Post #4 Polish Legion of American Veterans** 61-57 Maspeth Ave, Maspeth, NY 11378
- 3) Mickey's Little Garden Inc. 61-21 Fresh Pond Road, Maspeth, NY 11378

New Wine and/or Beer Licenses

- 1) Real Spice Kitchen Inc. d/b/a **Spice Kitchen** 71-04 Grand Avenue, Maspeth, NY 11378
- 2) **Prestige Maya Corp.** 69-01 Fresh Pond Road, Ridgewood, NY 11385

Wine and/or Beer License Renewals

- 1) CBC Pizza Corp. d/b/a **Glendale Pizza** 68-27 Myrtle Avenue, Glendale, NY 11385

Corporate Changes

The Ceili House Inc. d/b/a **The Ceili House** 69-58 Grand Avenue in Maspeth, has notified us that Heidi Klie will be removed from their liquor license # 1027282 and Rachel Bender will become a partner and will be listed on their liquor license # 1027282.

Demolition and Construction Notices

The Board Chairman reported that the Board received the following building demolition notices since last month's Board Meeting, including: **176 Woodward Avenue**, demolition of vacant 1-story commercial structure and proposed construction of a 5-story mixed use building, with 114 residential units and commercial stores on 1st floor at new address known as **1881 Starr Street**; **475 Woodward Avenue**, demolition of residential garage; **1904 Harman Street** (formerly known as 475 Woodward Avenue) proposed construction of a 4-story and cellar residential building; and **1732 Hancock Street**, demolition of existing shed using hand held tools, and proposed construction of a 5-story mixed use building with 9 residential units and community facility on basement and 1st floor.

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.

District Manager's Report

Gary Giordano

The District Manager said that he was happy to report that very many local streets and thoroughfares in the Board 5 area were resurfaced this year by the Department of Transportation.

Regarding that major water and sewer main reconstruction project in the vicinity of Penelope Avenue in Middle Village, the District Manager said that the contractor completed the 8" and 12" water main installations in

Minutes of CB5Q Board Meeting on December 14, 2016

October. He said that the contractor plans to begin Phase 2 of this project next month, which will include the installation of catch basins and combined sewers, as well as installation of manholes/chambers.

Regarding the 69 Street/Calamus Avenue water and sewer reconstruction project, the District Manager reported that work has been stalled on this \$29 Million project since the end of September, due to some unanticipated design issues. The contractor is expected to resume work on this project early next year, which is expected to be completed in 2017.

Regarding the water main replacement project on Cypress Avenue between Cypress Hills Street and Cooper Avenue, the District Manager said that work was halted on this project once again this Summer, because a large underground gas main had to be relocated to an adjacent sidewalk before they could safely proceed. He said that the contractor is expected to resume work on the water main replacement project on Cypress Avenue after the Holidays.

Regarding the Emergency Bridge Deck Replacement project at Fresh Pond Road and Metropolitan Avenue, he said that this project is slated to cost \$14 Million and was originally scheduled to begin in July. He said that he expects the contractor to proceed with this job early in 2017.

Regarding the emergency replacement of the M train bridge that is located between Fresh Pond Road and Metropolitan Avenue, he said that the project is slated to begin in July, 2017.

The District Manager wished everyone a Merry Christmas, Happy Holidays, and a Healthy and Happy New Year.

COMMITTEE REPORTS

Special Committee on Homeless Issues

Dmytro Fedkowskyj

Dmytro Fedkowskyj reported that the committee met recently to discuss a proposal by State Assemblyman Andrew Hevesi to create a more efficient and effective social safety net that would provide rental assistance to low-income New Yorkers to avoid evictions for non-payment of rent. He said that the members of the committee who were present at the meeting all agreed to support this initiative. However, the committee did not have a quorum present to vote on the matter. He asked that the Board act as a committee of the whole in order to consider the proposed resolution, and take action on it at tonight's Board Meeting. As there were no objections, Mr. Fedkowskyj read aloud the following resolution:

“WHEREAS, as a local Community Board we are alarmed by the magnitude of homelessness in New York City, and the attendant human and financial costs to our city and its neighborhoods; and,

WHEREAS, the problem of homelessness has reached a critical juncture with more than 60,000 homeless people in New York City, and another 80,000 families on the brink of homelessness in New York State; and,

WHEREAS, the costs to our communities are unsustainable and we need a fiscally-responsible approach that reduces the overall cost of housing the homeless while keeping more families in their homes; and,

WHEREAS, Assemblyman Andrew Hevesi has proposed a new program, called the Home Stability Support (HSS) Program, which could stem the tide of displacement that is driving large numbers of families and individuals into homelessness each and every day; and

WHEREAS, the Home Stability Support Program is a strategic proposal that will address New York's growing crisis in homelessness by creating a new statewide rental supplement for public assistance- eligible families and individuals who are:

Minutes of CB5Q Board Meeting on December 14, 2016

Facing a loss of housing due to formal or informal eviction, domestic violence, or hazardous conditions; or Already homeless and living doubled-up, in shelters, or outside in places not meant for human habitation;; and,

WHEREAS, under the State and City's current programs, we are paying three times the proposed cost of the Home Stability Support Program, while at the same time, we continue to see homelessness rates grow. (Since the 2011-2012 State Budget lowered the State's share of public assistance costs, this burden has fallen largely on New York City, which likely necessitated increases in property taxes, impacting homeowners and small businesses in the process);

WHEREAS, estimates indicate that the Home Stability Support Program would cost \$11,224 per year for a household of three in New York City, while temporary housing (shelter) costs \$38,460 for a family with children in New York City, yielding an estimated net savings of \$27,236 per household annually; and,

WHEREAS, estimates also indicate that the Home Stability Support Program would cost \$9,865 per year for an individual in NYC, while temporary housing (shelter) costs \$25,925 for an individual in NYC, yielding a net savings of \$16,060 per person per year; and,

WHEREAS, the Home Stability Support Program is proposed to be 100% federally and state funded, and will provide additional local mandate relief by replacing all existing optional rent supplements;

THEREFORE, BE IT RESOLVED, Community Board 5, Queens support Assemblyman Hevesi's Home Stability Support Initiative as a cost-effective approach that can help prevent homelessness and we demand our Governor and State Legislators incorporate this program into the 2017-2018 New York State budget and enact legislation for its successful implementation."

The Board Chairman opened the floor to questions and comments on the proposed resolution. Mr. Fedkowskyj explained that while Assemblyman Hevesi is expected to arrive shortly, he agreed to respond to questions from the floor in the interim, as follows:

In response to a question from the floor about how this proposal would prevent people from having to go to a shelter would be paid for, Mr. Fedkowskyj said that federal and state funds and a local match of 15% at local option would be allocated in order to bring the subsidy up to fair market levels.

Regarding a question about what legal services would be available to prevent people from being forced out of their apartments/homes, or evicted, Mr. Fedkowskyj said that people would be able to get rental supplements, without being forced into housing court. Instead, they would have to provide proper documentation about the amount of their rent arrears and ongoing rent.

Regarding a question about who would implement the Home Stability Support program, Mr. Fedkowskyj said that NYC Department of Social Services will be reimbursed by the NY State Office of Temporary Disability Assistance.

John Maier offered a friendly amendment to the resolution on the floor, to omit the projected cost estimates as well as estimated savings of this initiative, which was not accepted.

After considerable discussion on the floor, the Board Chairman requested a Roll Call vote on the committee recommendation to support the Home Stability Support Initiative as presented, which carried by a vote of - 32 - in favor; - 2 - opposed; - 3 - abstentions; and - 0 - not voting.

The Board Chairman recognized State Assemblyman Andrew Hevesi and congratulated him for his efforts in drafting the proposed Home Stability Support Program initiative. Assemblyman Hevesi thanked Board members for their support and wished everyone a Happy Holiday Season and Happy New Year.

Health and Human Services Committee

Robert Cermeli

Robert Cermeli reported that the committee met in the Board 5 office on November 16th, to discuss several issues, including the possible causes of homelessness.

He reported that according to the U.S. Dept. of Housing and Urban Development statistics, 1.5 million U.S. Veterans are paying more than half of their monthly income for rent or housing in this country. He said that a lot of U.S. Veterans are working, but are not earning that much money each week. He reported that according to their study of this issue, U.S. Veterans represent 11% of the homeless population in America, and that there is a growing percentage of female Veterans who are being counted among the homeless population.

Mr. Cermeli cited the top ten reasons why people lose their homes as: poverty; divorce; mental illness; drug addiction; Veterans' disabilities; domestic violence; health complications of dependent children; tragedies, such as a fire in their home; and natural disasters. He welcomed anyone interested in this issue to participate along with committee members in their efforts to find reasonable solutions to the growing crisis in homelessness. He pointed out that over the past ten years, the committee has reviewed a wide range of issues, including: expansion of hospital ambulance services; voluntary hospital financing issues and closings; advocating for nursing home reforms and patient concerns, and legislation, such as the 3-Day Rule for hospital admissions; conducting tours of local hospitals, senior centers and facilities for youth with special needs; and discussion of health-related topics, such as, pandemic health threats, including the West Nile virus.

Transportation and Public Transit Services Committee

Tobias Sheppard-Bloch

Toby Bloch said that committee members met in the Board 5 office on Tuesday, November 29th to discuss the Emergency Bridge Deck Replacement project at Fresh Pond Road and Metropolitan Avenue. He said that so far, all of the detour route signs are posted, utilities have been relocated, and the construction area is fenced off with some of the contractor's heavy construction equipment already stationed in the corner lot. Work on this project has been stalled indefinitely since this Summer, he said.

Katy Knight asked whether work on this project would be coordinated with the MTA's plans to replace the trestle bridge on the M train line, between the Fresh Pond Road and Metropolitan Avenue train stations. Board Chairman Arcuri replied that the contractor may agree to work at night during July and August, when the trestle bridge is being replaced, so there won't be a conflict in their work schedules. He pointed out that most of the construction work on the emergency bridge deck replacement project will be completed underneath the intersection.

Regarding the 71st Avenue Pedestrian Plaza on Myrtle Avenue at Stephen Street, Mr. Bloch said that the contractor will proceed with the replacement of the temporary plaza, after the holiday embargo is lifted in January, 2017.

Regarding the temporary plaza on Wyckoff Avenue between Gates Avenue and Palmetto Street, Mr. Bloch said that it appears to be very successful at calming pedestrian traffic and relieving congestion in that area of Ridgewood. The Board Chairman said that at last week's ribbon-cutting ceremony at this plaza, Queens Borough Commissioner Nicole Garcia was happy to report that there has been a recent reduction in the number of accidents reported in this vicinity, as compared to the previous 3 years, when it was designated one of the most dangerous traffic intersections in the city.

Mr. Bloch reported that the committee continues to review dozens of traffic safety requests, as well as the Federal Railroad Administration's safety study of the railroad crossing on Maspeth Avenue at Rust Street, where a major collision between a tractor trailer and locomotive occurred last year.

Zoning and Land Use Review Committee

Walter Sanchez

Walter Sanchez reported that there is a package of ten bills, including Intro 418, which is currently under consideration by the Committee on Government Operations in the NYC Council. He said that all ten bills deal with some aspect of the NYC Board of Standards and Appeals not being responsive to community input and concerns. He informed the Board that Council Member Karen Koslowitz believes that the NYC Board of Standard and Appeals needs to be more transparent in their communications with Community Boards and the Borough Presidents, if and when they do not follow the advice of those bodies. He said that he believes the Board should support this series of bills, through resolution by our Community Board at tonight's meeting. He said that the Council Member's bill would require that ***“any action of the Board of Standards and Appeals made with respect to an application for a special permit that is contrary to the recommendation filed by a community board or borough board shall be accompanied by a written explanation of its reason for such action.”***

Mr. Sanchez asked the pleasure of the Board regarding the proposed legislation. Paul Kerzner made a motion in support of Intro 418, by stating that any action taken by the Board of Standards and Appeals that is contrary to the recommendations of a Community Board or Borough President should require that they prepare a written explanation as to why they are rejecting their recommendations. Margaret O’Kane seconded the motion on the floor.

As there were no further questions or comments on the matter, the Board Chairman requested a Roll Call vote which carried unanimously by a vote of - 36 – in favor; - 0 – opposed; - 1 – abstention; and – 0 - not voting.

Housing Committee Report

Henry Cross

Henry Cross reported that the committee met on Tuesday, December 6th in the Board 5 office to discuss proposed housing legislation, referred to as the Landlord Accountability Act, that would provide protections for tenants who are currently residing in rent regulated apartments from being forced to move out of their apartments due to the landlord’s harassment. He said that the proposed legislation is still under review by committee members.

He also reported that committee members have been closely working with a coalition of local community groups and Council Member Reynoso’s staff to provide information and assistance to tenants who live in rent-stabilized apartments in Ridgewood. He said that committee members attended the Tenant Workshop Forum that was held from 6pm to 8pm on Thursday, December 1st, in the Greater Ridgewood Youth Council which was very informative and helpful to the large crowd of people in attendance.

New Business

Robert Cermeli read a statement from today’s press release issued by the Office of NYC Comptroller Scott Stringer indicating that the City puts up homeless families for \$600 per night at Times Square hotels. He said that as the Mayor’s administration struggles to stem the rising tide of homelessness, his team has increasingly relied on commercial hotels to keep people off the streets, which is now averaging a total of \$400,000 per night citywide, according to a report issued today by NYC Comptroller Scott Stringer. He said that this rate of spending taxpayer dollars for temporary housing accommodations for the homeless population is clearly unsustainable. He thanked Board members for supporting the Home Stability Support Initiative as a possible solution to the current crisis in homelessness in the city.

Carmen Santana expressed concern that currently, funding for housing advocacy programs designed to assist the homeless, or families who are facing eviction, is very inadequate. For example, she said that there is a

Minutes of CB5Q Board Meeting on December 14, 2016

continuing shortage of legal representation for indigent tenants who face eviction, while almost all of their landlords have a lawyer representing them in court.

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 9:15pm. He welcomed everyone to celebrate the holidays by joining the festivities immediately following the meeting.