



Community Board No. 5

Borough of Queens
Ridgewood, Maspeth, Middle Village and Glendale
61-23 Myrtle Avenue • Glendale, NY 11385
Tel (718) 366-1834 Fax (718) 417-5799
E-mail: qn05@cb.nyc.gov
www.NYC.gov/qnscb5



Vincent Arcuri, Jr.
Chairperson

Gary Giordano
District Manager

Minutes of Remote Community Board 5 Public Meeting June 9, 2021

Board Members Present

Bhubaneshor Adhikari; Vincent Arcuri, Jr; Antonetta Binanti; Tobias Sheppard Bloch; Jessica Boiardi; Alyssa Bonilla; Eric Butkiewicz; Rachel Caracci; Robert Cermeli; Walter E. Clayton, Jr.; Patricia Crowley; Brian Dooley; Dmytro Fedkowskyj; Steven Fiedler; Dr. Sukh Gurung; Fred T. Haller; Fred Hoefflerle; Richard Huber; Paul A. Kerzner; Kinga Kurzyna; Maryann Lattanzio; Diego Leclery; John Maier; Patricia Maltezos; Edgar Mantel; Katherine Masi; Eileen Moloney; April Narsasian; Margaret O’Kane; Michael O’Kane; Donald Passantino; Michael Porcelli; Kenneth Rehberger; Theodore Renz; Walter H. Sanchez; Dennis Stephan; Catherine Sumsky; Katarzyna Syta; Gyanal Thapa; Barbara Toscano; Patrick J. Trinchese; Michaeline Von Drathen; Maryanna Zero

Board Members Absent

Maria de la Cruz; Derek Evers; Edward Lettau; Marcin Nadgorski; Kelvin Rodriguez; Luis Rodriguez; Lee S. Rottenberg

STAFF

Gary Giordano, District Manager-CB5Q
Laura Mulvihill, Community Associate-CB5Q

GUESTS

Joseph Nocerino – Office of the Queens Borough President Donovan Richards
Joy Chen, Borough Planner, and Sarit Platkin, Associate Planner, Dept. of City Planning
Queens Borough Hall, 120-55 Queens Blvd, Kew Gardens, NY 11424

Before proceeding, the Board Chairperson stated that due to the COVID19 pandemic, our Monthly Board Meetings are being conducted remotely and livestreamed on the Zoom platform. Board members, staff and guests were provided a link to participate. Members of the public are welcome to view the livestream of this Board Meeting on YouTube, which will be posted on our CB5Q Website Homepage at www.nyc.gov/qnscb5 tomorrow.

Following the Salute to the Flag led by Donald Passantino, the Board Chairperson announced the first item on the Board Agenda as:

PUBLIC HEARING RE: Citywide Health and Fitness Zoning Text Amendment (aka Physical Culture Establishments) – ULURP #: N 210382 ZRY

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Currently gyms, martial arts studios, spas, licensed massage therapists and many other health-related businesses require a Special Permit from the NY City Board of Standards and Appeals to open in most parts of New York City. The Department of City Planning is proposing new rules to ease these restrictions. Under this proposed zoning text amendment, the special permit requirements would be removed. The BSA process for obtaining a permit can be extremely costly, often adding 6 months and as much as \$50,000. in startup costs to open a gym or other physical culture establishment.

Joy Chen gave a power point presentation on the Dept. of City Planning's proposal to reduce zoning barriers to the opening of local gyms or other physical culture establishments throughout the City.

She explained that the Health and Fitness Text Amendment will modify regulations relating to gyms, spas, licensed massage therapy, and other health and fitness facilities defined as Physical Culture or Health Establishments (PCEs). The proposed text amendment will remove the requirement for such facilities to receive a special permit by the Board of Standards and Appeals.

Ms. Chen gave a brief explanation of the origin of zoning restrictions imposed on Adult Physical Culture Establishments throughout New York City in the late 70s. She said that concerns about the proliferation of prostitution and illicit sexual activity in New York City grew out of the fact that many establishments engaging in such activities were masquerading as health clubs and massage parlors. In 1976, to provide time to study and manage the issue, a city moratorium was established for all PCEs.

She said that at the time of the moratorium, New York City did not yet have the vast array of commercial gyms and fitness facilities that exist today. While large nonprofit organizations—such as the YMCA—provided fitness facilities and classes, commercial gyms and other types of private fitness facilities—such as yoga studios, martial arts, and indoor cycling—did not yet exist or were uncommon. The moratorium and subsequent zoning changes to regulate PCEs were intended as a novel approach to use land use regulations to suppress the commercial sex industry in New York City.

By contrast, she said that the definition of PCEs has included other health-related establishments that were not considered to be Adult PCEs, including gymnasiums, steam baths, and membership organizations offering classes or instruction in exercise or martial arts. These uses were permitted only by special permit from the Board of Standards and Appeals in C2, C4, C5, C6, and C8 commercial districts, as well as in M1, M2, and M3 manufacturing districts. Subsequent text amendments added C1-8X and C1-9 districts to the list of applicable geographies for the special permit.

Ms. Chen explained over the past few years, City officials have acknowledged that special permit requirements for gyms, spas, and massage studios are onerous for small businesses and may reduce the availability of health-related amenities in local communities.

Ms. Chen also pointed out that the COVID-19 pandemic has resulted in major disruptions to gyms and fitness facilities. Across the country, mandated business closures in the Spring of 2020 and the continued challenges of operating safely during the pandemic have caused many gyms to reduce their staff and/or close, either temporarily or permanently. Employment in this sector in New York City declined by more than 60% during the pandemic. Removing the PCE special permit is intended to help businesses in this sector recover and provide needed health-related amenities to communities across the city.

Ms. Chen explained that the proposed action would categorize all facilities dedicated to physical fitness and health, limited to 10,000 square feet in floor area per establishment, as Use Group 6 and Use Group 14. This includes gyms, spas, and other facilities with activities designed to promote physical fitness. She said that under the proposed amendments to zoning regulations, these uses will be permitted as-of-right in all commercial and manufacturing districts, and categorize all facilities dedicated to physical

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fitness and health, with no limitation in floor area per establishment, as Use Group 9. These uses will be permitted as-of-right in C2, C4, C5, C6, and C8 districts; M1, M2, and M3 districts; and high-density C1 districts (C1-8, C1-9, and C1 overlays mapped with R9 or R10 districts), she said.

Ms. Chen that distinguishing between facilities that are limited in floor area to 10,000 square feet and those that are unlimited in size is consistent with existing regulations in the New York City ZR for other retail and service establishments. In closing, she said that under this proposed Zoning Text Amendment, unlicensed massage therapy would not be listed in any Use Group and would continue to not be permitted in any zoning district.

The Board Chairperson opened the floor to questions and comments.

Walter Sanchez asked how long ago was the Special Permit provision adopted as part of the application process for licensing massage parlors. Ms. Chen replied that this provision was initially adopted in the 1970s. She said that massage parlors must be licensed by the Dept. of Education. Mr. Sanchez questioned whether there is enough enforcement available.

Patrick Trinchese said that currently, massage parlors can only operate in commercial zones. He asked if they would be allowed in residential zones now. Sarit Platkin, from the Dept. of City Planning, said that they will now be viewed as a commercial facility, like doctor's offices and would be permitted in residential areas. Mr. Trinchese pointed out that there have been problems with illegal massage parlors at numerous locations in our Board area. He questioned whether enough enforcement would be available.

Paul Kerzner said that massage parlors are commercial operations and asked if there would be any requirements for on-site parking accommodations. He also asked if there would be a renewal application process. Ms. Chen replied that the massage parlor owners would not have to go back to the City for a permit.

Richard Huber said that there is legislation pending in California to legalize prostitution and then asked how that would affect conditions in our City if this is permitted in New York City.

Dennis Stephan expressed his concerns about illegal massage parlors and the difficulty of getting the Dept. of Buildings to enforce existing regulations that prohibit illegal uses.

Derek Butkiewicz expressed concerns about density issues in residential areas. Sarit Platkin, from the Dept. of City Planning, replied that, according to an Environmental Review that was completed for this application, there's no expectation of increased density in residential areas due to the proposed change in the Zoning Resolution. He disagreed with their finding, and asked if their studies took into consideration the increase in the number of people frequenting these businesses if more businesses were to open in residential areas. Ms. Platkin said that no zoning districts will be changed.

Fred Haller commented that more community involvement would be required in order to protect the quality of life in residential areas and curb the proliferation of illegal massage parlors.

Kinga Kurzyna said that she is opposed to the proposed Zoning Text Amendment because, after having worked in several different spas herself, she doesn't agree with relaxing or eliminating the existing requirements.

Ken Rehberger asked if there would be, at least, a requirement that would allow someone to see into the business.

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

The Board Chairperson announced that the next item on the Board Agenda is being re-scheduled to a later date, due to unforeseen circumstances in certifying the application:

PUBLIC HEARING RE: Citywide Open Restaurants Zoning Text Amendment ULURP # N210424ZRY

He announced the next item on the Board Agenda as:

PUBLIC FORUM

The District Manager Gary Giordano read aloud the following statements from members of the public:

1) Nicole Ranger, Crisis Counselor for Project Hope, OHEL Children's Family Services

"I would like to extend to the residents of Queens Community Board 5 the opportunity to partake in the resources available to the public. As we all are aware, COVID-19 has been an unprecedented event in our community that has shaped our lives in the past year. Within that time, many have dug deep within themselves to find the strength from within to deal with the many outcomes of COVID-19. Many have also had to rely on those closest to them and even on total strangers. Unfortunately, some are still struggling to manage and that is where community resources and constructs come in.

OHEL, a social service agency under the umbrella of New York Project Hope, has been granted the opportunity to provide the public with short term crisis counseling for those affected by COVID-19. We are a group dedicated to listening to the concerns of the individual and helping the individual to understand what they are feeling. Project Hope at OHEL provides emotional support to individuals to understand their own responses to trauma, manage stress, identify and develop healthy coping strategies, and link with other individuals and services to promote recovery if needed. Project Hope at OHEL also offers support groups to family members and friends affected by the disaster, youth groups, senior citizens, teachers, administrators, and others in the community. If you or someone you know is interested in finding out more information or have questions about our services, please contact Crisis Counselor Nicole Ranger at (347) 675 - 1189 or by email at Nicole_Ranger@ohelfamily.org.

Thank you for your time."

2) Len Santoro, 104th Precinct Community Council President

"Greetings to all from the 104th Precinct Community Council.

We are pleased to announce that we are hosting National Night Out Against Crime on Tuesday, August 3rd, 5:30PM - 8:30PM at Juniper Valley Park.

This event is a great opportunity for the community to come out and have some fun and get to know the officers of the 104th Precinct, bring your concerns too.

There will be a lot of giveaways, free hot dogs cooked by volunteers from Glendale Kiwanis, dance expos, a live concert sponsored by the Juniper Park Civic Association, free baked goods from Northside Bakery and more!

If there are any community business members that would like to market their business via a table at this event please contact Len Santoro at lsantoro@104pcc.org or call Officer Berish at (718)386-2446 or 386-2431. Thank you, Len Santoro, 104th Precinct Community Council President"

<https://www.facebook.com/104thPrecinctCommunityCouncil>

CHAIRPERSON'S REPORT

Vincent Arcuri

Staff member Laura Mulvihill took attendance of Board members and staff who were present at the meeting.

On behalf of Queens Borough President Donovan Richards, Joe Nocerino said that the Borough President sends his regards. He announced that the IDNYC program has been extended until the end of August in Queens Borough Hall. He advised that anyone interested in obtaining an ID card to call Borough Hall at (718) 286-3000 to make an appointment.

He also announced that for the second consecutive year, the Queens Borough President is sponsoring Free Movie Nights in the NY Hall of Science parking lot in Flushing Meadows-Corona Park that has a

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capacity of 200 cars. He said that pre-registration is required for each screening and opens up two weeks prior to each show: www.queensdrivein.com.

Mr. Nocerino reported that the Queens Borough President has allocated \$11 Million in funding for cultural institutions in and around Queens.

He said that on June 14th, the Borough President will host a ceremony while hoisting up a Pride Flag in front of Queens Borough Hall.

He also announced that beginning on July 1st this year, a Farmers Market will be stationed in front of Queens Borough Hall from 10am to 3 pm every Thursday until November 4th, 2021.

Laura Mulvihill read the following statements from several local Elected Officials:

Statement from Congresswoman Nydia Velazquez, 7th C.D.

"Good evening Queens Community Board 5 and attendees.

Congresswoman Velazquez's Office hopes everyone is doing well. We would like to inform Congressional District NY-7 constituents that the Congresswoman's staff is in the office Monday-Friday during the hours of 9:30AM-5:30PM. So, if anyone would like to schedule a consultation with our casework staff on any federal matters please reach out. Please find the office details below.

Additionally, I would like to share information regarding the Emergency Rental Assistance Program (ERAP) which is being administered by the state with Federal funds from the American Rescue Plan. The New York State Emergency Rental Assistance Program (ERAP) will provide significant economic relief to help low and moderate-income households at risk of experiencing homelessness or housing instability by providing rental arrears, temporary rental assistance and utility arrears assistance.

This program comes at a time of great housing instability for many working families and can make the difference between staying in your home and homelessness. So, if this program can be of any assistance to you, I've attached a link below. If you have any concerns about your eligibility or questions on how to submit the application our office is ready to assist.

The ERAP Program: <https://otda.ny.gov/programs/emergency-rental-assistance/#overview>

Thank you, Mr. Chair, District Manager, and Board Members for your work and the opportunity to share this information tonight.

All the best, Julio Salazar, Community Liaison"

Office of Congresswoman Nydia Velazquez, 266 Broadway, Suite 201, Brooklyn, NY

Phone: (718)-599-3658

Statement from Assembly Member Brian Barnwell, 35th AD

"Hello, I hope everybody is doing well. I just wanted to mention two important time sensitive applications. One deals with rent, and the other deals with small business assistance. Currently the State is taking applications for those behind/in need of assistance with rent and possible utilities arrears. Landlords/Tenants should immediately apply for this program. They need to visit the application portal at the link below to apply. For any questions with the rent program they should call 844-691-7368, or call my office at 718-651-3185.

<https://otda.ny.gov/programs/Emergency-Rental-Assistance/>

The second program is the Pandemic Small Business Recovery Grant Program. This portal opens on June 10th. Please visit the second link for the application and eligibility requirements.

<https://esd.ny.gov/pandemic-small-business-recovery-grant-program>

Thanks. Sincerely, Brian Barnwell"

Statement from Assembly Member Andrew Hevesi, 28th AD

"Good evening. Hope everyone is staying well. Assemblyman Hevesi is currently in Albany for the end of this year's legislative session. We are working to pass a number of last bills, including a package to make

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childcare more affordable and accessible, as well as legislation to raise the age at which children may enter the juvenile justice system, from 7 to 12 years old, with those under 12 instead being referred to trauma-informed services as 90% of those in the juvenile justice system have experienced childhood trauma. Over the past year, we have distributed more than 100,000 masks to constituents and service providers throughout the community, and we are currently conducting graffiti cleanups throughout the district. If you know of any location where a cleanup may help, we ask that you contact us at (718) 263-5595. Again, hope everyone is staying safe and has a good start to the summer. Thank you."

Kevin G. Wisniewski, Senior Advisor, NYS Assemblyman Andrew Hevesi

Statement from NYC Council Member Robert Holden, 30th CD

"Hello neighbors, Community Board 5 members, and fellow elected officials. As a civic president and former Community Board 5 member for over three decades, serving on nearly seven committees at some point, I sincerely appreciate the service you all do for the residents of CB5. My office continues to work hard serving the constituents of the 30th District and can be reached via telephone, at 718-366-3900 and via email, at District30@council.nyc.gov. No task is too big or too small for us to handle, and we welcome all inquiries. My office continues to be inundated with phone calls, emails, and social media inquiries, on several quality-of-life issues. We heard from constituents about increased drag racing, speeding, and reckless driving. We have also received complaints of illegal car meet up's, including in portions of the 104 Pct, where folks drink and play loud music at all hours of the night. Not to mention the fact that these cars are illegally altered with noisy exhaust pipes and tinted windows. My staff literally goes out there at 2am in the morning to help pinpoint the location of the music and coordinates with the relevant precincts to put an end to it. With some sense of normalcy coming back to our city, we will be hosting several events, including pet food giveaways, concerts, animal vaccine, spay/neuter clinics, thyroid scans, self-defense classes, and community clean-ups. Please follow me on Facebook, Twitter and Instagram, and you can join our mailing list where we share these events, by reaching out to my office. I hope to see you all at these events! As always, feel free to contact my office with any of your questions or concerns. Thank you again for your continued dedication to our communities, and I hope to see all of you soon."

Statement from State Assemblywoman Jenifer Rajkumar, 38th AD

"I am in Albany wrapping up the last few days of session for this year! Despite the challenges we met this year with the COVID-19 pandemic, I advocated and voted on bills that will improve and benefit our day to day life. A few weeks ago, I passed my very first bill. The next few days I am certain that more of my bills will come to the floor to be voted on.

Last week in partnership with Senator Addabbo and Assemblywoman Pheffer Amato, at the Regal Cinema in the Atlas Mall, we called on Governor Cuomo to pass Fred's Law. Fred was one of my constituents from Glendale. When he contracted COVID he was isolated in the hospital without access to his caregivers, his parents. Fred was autistic. If this law is signed by the Governor it would ensure that people like Fred have at least one family member taking care of them.

As the world is slowly returning to normal, I have some exciting news for the next couple of weeks:

On June 26th at 11am, I am hosting the traditional Annual Veteran's Breakfast. This year, it will be at the beautiful Villa Russo. All Veterans are invited! I look forward to seeing everyone in person.

Also, on June 26, from 10 am to 8 pm, the Queens Rock Fest returns to the Forest Park Bandshell! Rock Bands across Queens will come together and provide live music for all.

On June 27th from 11am to 5pm, I am sponsoring the Pizza Dance Foundation Festival. This is a new tradition coming to Forest Park with activities for all and live entertainment. There is no entrance fee. If you have any questions regarding these events, please contact my office at (718) 805-0950.

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Thank you to the entire Community Board 5, for your dedication and work for our community. I am always a phone call away, and please remember that, in addition to being open all week, my office has expanded weekend hours and is open Saturdays from 11am to 2pm. Thank you."

MINUTES

The Board Chairperson asked Board members to review the minutes of last month's remote Board Meeting which was conducted on May 12, 2021. The minutes were adopted by acclamation on a motion by Eileen Moloney, that was seconded by Maryann Lattanzio.

Laura Mulvihill, CB5Q staff member, read aloud the following Liquor License notifications that were received at the Board office since last month's Board Meeting:

Liquor, Wine & Beer License Applications and Renewals

New Liquor Licenses

- 1) *Peruvian Knife Inc. d/b/a **Don Pollo** 64-19 Fresh Pond Road, Ridgewood, NY 11385
- 2) **El Rekreo Bar and Restaurant Inc.** 465 Seneca Avenue, Ridgewood, NY 11385
- 3) **Paraguayan Steakhouse Corp.** 53-76 65th Place, Maspeth, NY 11378
- 4) **Thai Mission Inc.** 70-11 Grand Avenue, Maspeth, NY 11378

Liquor License Renewals

- 1) **Pat's Sports Bar Inc.** 73-13 Metropolitan Avenue, Middle Village, NY 11379
- 2) Mt. Everest Indian Restaurant Inc. d/b/a **Nepalese Indian Restaurant** 907 Seneca Avenue, Ridgewood, NY
- 3) **San Cecilio Restaurant Inc.** 853 Wyckoff Avenue, Ridgewood, NY 11385
- 4) Myrtle Dorado Restaurant Corp. d/b/a **El Dorado Restaurant** 54-55 Myrtle Avenue, Ridgewood, NY 11385
- 5) Coche Payaso LLC d/b/a **Planet X** 801 Seneca Avenue, Ridgewood, NY 11385
- 6) **Pollos Mario Woodhaven Blvd Corp.** 63-20 Woodhaven Boulevard, Rego Park, NY 11374
- 7) **Fresh Pond Tavern Inc.** 68-69 Fresh Pond Road, Ridgewood, NY 11385

Wine and/or Beer License Renewals

- 1) **7306 Toyo Japanese Cuisine Inc.** 73-06 Metropolitan Avenue, Middle Village, NY 11379
- 2) A&J Juniors Pizza Corp. d/b/a **Maspeth Pizza** 71-09 Grand Avenue, Maspeth, NY 11378
- 3) **Sakura 7 Queens Inc.** 65-54 Grand Avenue, Maspeth, NY 11378
- 4) *JCM Pizza Ltd. d/b/a **Corato II Pizza** 60-91 Myrtle Avenue, Ridgewood, NY 11385

Other Notifications

- 1) **Mary Restaurant Corp. d/b/a Estrella del Mar, 552 Seneca Avenue, Ridgewood** will be submitting an application to Change the Class of their existing Restaurant Wine License to an On-Premises Liquor, Wine, Beer & Cider License.
- 2) **California Pizza Kitchen Inc. 71-03 80th Street, Suite 7101, Glendale** removed the following officers: *Gerald Hart, President, Joshua Olshansky, Vice-President, and Clinton Coleman, Secretary; and replaced them with James Hyatt, CEO and President, Judd Tirnauer, CFO, Kendall Jones, Secretary; and added 4 Directors: Daniel Kokini, Jeff Warne, Michael O'Donnell, and Robert Webster.*
- 3) **C&C Italian Deli II Inc. 80-19 Myrtle Avenue, Glendale** will be renewing their Grocery Store License #1309635.

*Indicates Outdoor Area

Laura Mulvihill reported that only one demolition notice was received by the Board since last month's Board Meeting, for the demolition of a residential garage at **62-49 83 Place in Middle Village.**

The Board Chairperson announced that Laura Mulvihill on the Board staff will be retiring at the end of this month and thanked her for the many years of service she provided to the Board.

District Manager's Report

Gary Giordano

The District Manager reported that work is underway on several major capital improvements in our Board area. He said that the contractor recently began work on the Reconstruction of the Turf Soccer/

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Football Field and Running Track in Juniper Valley Park. He said this project is slated for completion next year, on or before April 19th, 2022.

Regarding the water and sewer main replacement project on 70 Street between Calamus Avenue to the Long Island Expressway and on several adjacent blocks along Grand Avenue in Maspeth, the District Manager reported that work is proceeding on schedule now. He said the contractor has begun micro-tunnelling underground on 70 Street, down as far as 60 feet deep in certain locations, to install new sewer mains as part of this project. Project completion is expected within 2 years, he said.

Regarding the Water and Sewer Main Reconstruction Project in Ridgewood, he said that the contractor is currently working on Himrod Street between Cypress Avenue and Grandview Avenue, where a new trunk water main and sewer main, catch basins and connections are being installed. This project is slated for completion in 2022, he said.

The District Manager also announced that the Dept. of Sanitation plans to restore collection of Organic Recycling material in the Fall.

Gary thanked Laura for her 17 years of wonderful work at Community Board 5.

COMMITTEE REPORTS

Zoning and Land Use Review Committee

Walter Sanchez

Walter Sanchez reported that on Monday, June 7th, 2021, the Committee met remotely with Joy Chen from the Dept. of City Planning to review and discuss two proposed Zoning Text Amendments:

- 1) the proposed Zoning for Accessibility (ZFA) – Subway Station Elevators - # N210270-ZRY, and
- 2) the Citywide Hotels Zoning Text Amendment - # N210406-ZRY.

He said that, according to the Dept. of City Planning, this proposed Zoning Text Change is intended to allow the Metropolitan Transportation Authority to leverage private developments to help create more accessible subway stations, to help expedite a fully accessible transit system. Today, only about 30% of the subway stations in New York City are fully accessible.

Mr. Sanchez reminded everyone that Ms. Chen, from the Dept. of City Planning, and Ms. Songhai, from the NYC Transit Government Affairs Office, gave an excellent power point presentation during last month's Public Hearing regarding this proposed citywide zoning text amendment.

He explained that the goal of the proposed text amendment is to achieve more systemwide accessibility on public train stations by allowing the Metropolitan Transportation Authority (MTA) to collaborate more efficiently with the Department of City Planning and private developers. In addition, he said that this proposal includes a system-wide transit easement requirement, such as, elevators, stairs, and passageways; and an expanded transit improvement bonus in high density areas, such as, Long Island City and Jamaica, in Queens. He said that while, under this proposal, Community District 5, Queens does not qualify as a high-density area, the system-wide transit easement requirements would be applicable to any new large scale developments that are located in close proximity to local train stations.

He reported that after a thorough discussion of this matter, the Committee has no objection to the proposed Citywide Zoning Text Amendment re: Zoning for Accessibility.

As there was no further discussion on the matter, the Board Chairperson requested a Roll Call vote on the Committee recommendation which carried unanimously by a vote of – 41 - in favor; - 0 – opposed; -0 – abstentions; and – 2 – not voting.

Regarding the proposed Citywide Hotels Zoning Text Amendment - # N210406-ZRY, Mr. Sanchez explained that, according to the NYC Dept. of City Planning, this proposed Zoning Text Amendment would require City Planning Commission approval for new and enlarged hotels and motels, tourist

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cabins and boatels in commercial, mixed-use and paired M1/R Zoning Districts. He said that this proposed Special Permit Requirement would override the existing hotel Special Permit Requirements. After a general discussion of the matter, Mr. Sanchez reported that the Committee unanimously recommends in favor of adopting the proposed text amendment, on condition that the clause granting exemptions, under Section 32-02, for developments for a public purpose, be eliminated from the proposed text amendment.

As there was no further discussion of the matter, the Board Chairperson requested a Roll Call vote on the Committee recommendation, which carried unanimously by a -42- in favor; -0- opposed; -0- abstentions; and -0- not voting.

HEALTH and HUMAN SERVICES COMMITTEE

Robert Cermeli

Robert Cermeli reported that the Committee met remotely at 7:45pm, on Tuesday, June 1, 2021 to discuss NY State Legislation to address inequities in how NYS finances Safety Net Hospitals that provide services to people who are either uninsured, under-insured or covered by Medicaid.

He explained that funds are allocated to in need hospitals by the Federal Government and by the State Government through the Indigent Care Pool (ICP) that is apportioned through earmarks for Disproportionate Share Hospitals (DHS).

He reviewed the existing set of criteria for being considered a Safety Net Hospital:

- 1) The hospital must be either a public hospital, critical access hospital, or sole community hospital; or
- 2) The hospital must meet two tests: a) At least 35% of all Medicaid, Uninsured and Dual Eligible individuals; and b) At least 30% of all inpatient care must be associated with Medicaid, Uninsured, and/or Dual Eligible individuals; or
- 3) The hospital must serve at least 30% of all Medicaid, Uninsured and Dual Eligible members in the proposed county or multi-county community.

He pointed out that the definition of Safety Net Hospitals may change under the proposed new legislation in the State Senate, S-5954, and State Assembly, A-6883, and the Federal portion of the Disproportionate Share Funding may have been reduced.

Mr. Cermeli reminded everyone about the fact that many local area hospitals in the New York area have closed due to bankruptcy proceedings. He asked everyone to be mindful of the impact that funding cuts might have on local area hospitals and to advocate for their financial survival.

Mr. Cermeli also reported on the possibility that as retirees, New York City employees may see their health insurance coverage change to a Medicare Advantage plan as soon as July 1, 2021, which would result in savings of \$600 Million to the City of New York. He said that he's wondering how these savings would come about, and what retirees would have to give up when and if this happens.

He said that there was a general discussion of these issues by Committee members.

In closing, Mr. Cermeli read aloud the following statement that was submitted by Kevin T. Smyley, General Counsel and Director of Patient Experience, at Wyckoff Heights Medical Center:

"I am submitting the latest update regarding the state of Wyckoff's efforts in the ongoing COVID-19 crisis:

- Wyckoff Heights Medical Center has less than 10% of its in-patient population who are COVID-19 positive, and the hospital vaccination team has administered more than 50,000 COVID-19 vaccines. Our testing center has conducted more than 22, 000 COVID-19 diagnostic tests, and the hospital has provided more than 250 monoclonal antibody treatments to patients that were seriously ill with COVID-19 manifestations and the vast majority of those patients were able to avoid hospitalization.

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- Wyckoff Heights Medical Center is running fully operational and welcomes all those in need of first-class health care services. We continue to receive strong patient satisfaction survey responses as we constantly work to improve quality and satisfaction: we can always be better.
- After years of extended clinical effort and regulatory responsiveness and compliance. Wyckoff Heights Medical Center has launched its long-awaited percutaneous coronary intervention (PCI) program. This program will enable the hospital to offer to any patient experiencing a heart attack, full treatment complement of clinical services. As we are not a tertiary care facility (a hospital that can offer highly specialized patient services), the PCI approval process was arduous and took several years. At this early stage, there are approximately 30 patients who would not have received treatment at Wyckoff Hospital and/or would have had to wait until they were transferred to receive treatment at another hospital."

Transportation Services Committee

Theodore M. Renz

Theodore Renz, Co-Chair of the Public Transit Services Committee, reported that the Committee met remotely via Webex, on Tuesday, May 25th, 2021. He said that the committee reviewed the status of several current and planned major capital improvement projects in our Board area, as well as traffic safety requests.

Mr. Renz reported that MTA crews are still working on the M-Train BMT-Line structure in Ridgewood, scraping away old paint from the steel structure, making repairs to it, and re-painting the entire structure in Queens and Brooklyn. He said that, according to Lucille Songhai, a representative from MTA-NYCT Office of Community Relations, the Queens portion of this project is expected to be complete by year-end.

Regarding the Reconstruction of Wyckoff Avenue from Flushing Avenue to Cooper Avenue, Mr. Renz reported that this project is slated to begin in FY 2025 and is estimated to cost \$75.5 Million. He pointed out that the projected start date for this project is contingent upon completion of the cleanup of toxic underground contamination in the vicinity of the Wolff-Alport site at 1127 Irving Avenue. He said that the Dept. of Design and Construction has submitted its Pre-Design Investigation Plan for cleanup of contamination near the Wolff Alport site to the Environmental Protection Agency.

Regarding the Grand Street Bridge Project, he said that preliminary engineering surveys are underway now, in preparation for this bridge replacement project. In the meantime, he said that the bridge is often closed for structural repairs, with weekend closures expected during the Summer. He said that the Dept. of Transportation's Division of Bridges plans to hold introductory meetings with the local business community in the vicinity of the bridge, and members of both Community Board 1 in Brooklyn and Community Board 5 in Queens, as part of the initial design process for replacing this bridge.

Regarding public transit operations, Mr. Renz reported that overnight service has been restored in the train system and the subway system is getting a little more crowded now.

Under the Open Restaurants Program, Mr. Renz said that restaurants will continue to be allowed to operate in the parking lanes and on public sidewalks throughout the city until the end of this year.

Mr. Renz also reported that Citi-Bike and Lyft are planning to expand further into Ridgewood and Maspeth this year. He said that over the Summer, they'll conduct opinion surveys that ask people if and where they'd like to see additional bike stations. They'll present their findings to the Community Board this Fall, and plan to install new bike stations in our area in early 2022.

Mr. Renz said that the Committee received requests from Council Member Holden regarding the co-naming of 3 local streets in the Community Board 5 area, including: Phil Rizzuto Corner (78 Avenue at 64 Street); Maureen Walthers Way (Woodbine Street at Fresh Pond Road); and Joseph Magnus Way (75 Street at 58 Avenue).

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Mr. Renz said that the Committee is in favor of the co-namings in honor of Maureen Walthers and Joseph Magnus, however, he said that the consensus of Committee members was not in favor of supporting the proposed renaming for Phil Rizzuto.

In closing, Mr. Renz reported that the majority of Committee members present at their meeting voted in favor of adopting new legislation mandating that emerging micro-mobility vehicles be registered and the operators licensed by the Dept. of Motor Vehicles. Several Board members requested further clarification of this recommendation.

Toby Bloch made a tabling motion regarding this recommendation, and as there were no objections, the motion was tabled.

By-Laws Committee

Margaret O’Kane

Margaret O’Kane reported that Committee members have been conducting their meetings remotely over the past couple of months. She said that more input is needed from Committee members regarding any proposed changes to the Board’s By-Laws before she considers bringing the Committee’s recommendations before the Executive Committee, and for further consideration and vote by the full Board.

Parks Services Committee

Steven Fiedler

Steven Fiedler reported that work has begun on the Reconstruction of the Turf Soccer/Football Field and Running Track in Juniper Valley Park. He said this project is slated for completion next year, on or before April 19th, 2022.

Mr. Fiedler also announced that the Parks Department has hired a contractor to begin work on creating a new Park Entrance, Pedestrian Walkway and Bike Path leading into Forest Park, from the sidewalk on Myrtle Avenue at Union Turnpike in Glendale.

NOMINATIONS and ELECTION of CB5Q EXECUTIVE COMMITTEE MEMBERS

The Board Chairperson gave the floor to the District Manager to conduct the nominations and election of officers to serve as Executive Committee members.

Prior to opening the floor to nominations, the District Manager pointed out that a list of all the people who were nominated for positions on the Executive Committee was distributed to every Board member, together with brief personal resumes.

He opened the floor to nominations by asking if there were any other nominations in addition to the nomination made at last month’s Board Meeting for Vincent Arcuri to serve in the position of Chairperson for another year, which he accepted. There being none, the District Manager closed nominations for this position and asked the Secretary Margaret O’Kane to cast one ballot to elect Vincent Arcuri as Chairperson of Community Board 5, Queens. The Secretary then cast one ballot to elect Vincent Arcuri as Chairperson.

The District Manager proceeded to ask if there were any other nominations for the position of First Vice-Chairperson, other than for Walter Sanchez, who he asked to confirm his acceptance of the nomination since he wasn’t present at last month’s Board Meeting when he was nominated. Mr. Sanchez accepted his nomination. As there were no other nominations from the floor, the District Manager closed nominations for this position and asked the Secretary Margaret O’Kane to cast one ballot to elect Walter Sanchez to serve for another year as First Vice-Chairperson of Community Board 5, Queens. The Secretary then cast one ballot to elect Walter Sanchez as First Vice-Chairperson.

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The District Manager then asked if there were any other nominations for the position of Second Vice Chairperson, besides Dmytro Fedkowskyj, who was nominated for this position at last month's Board Meeting and who accepted his nomination. There being none, the District Manager closed nominations for this position and asked the Secretary Margaret O'Kane to cast one ballot to elect Dmytro Fedkowskyj to serve for one more year as Second Vice-Chairperson of Community Board 5, Queens. The Secretary then cast one ballot to elect Dmytro Fedkowskyj Second Vice-Chairperson.

The District Manager then asked if there were any more nominations for the position of Treasurer, besides Katherine Masi, who accepted her nomination at last month's Board Meeting. There being none, he closed nominations for this position and asked the Secretary cast one ballot to elect Katherine Masi to serve for another year as Treasurer of Community Board 5, Queens. The Secretary then cast one ballot to elect Katherine Masi Treasurer.

The District Manager asked if there were any additional nominations for the position of Secretary, besides Margaret O'Kane, who accepted her nomination at last month's Board Meeting. There being none, he closed nominations for this position and asked the Secretary cast one ballot to elect Margaret O'Kane to serve for another year as Secretary of Community Board 5, Queens. The Secretary then cast one ballot to elect Margaret O'Kane Secretary.

Regarding nominations for the four At-Large Members of the Executive Committee, the District Manager pointed out that there were 6 candidates who were nominated and accepted their nominations at last month's Board Meeting, as follows: Walter Clayton of Middle Village; Fred Haller of Glendale; Paul Kerzner of Ridgewood; John Maier of Ridgewood; Edgar Mantel of Middle Village; and Theodore Renz of Middle Village.

The District Manager asked if there were any more nominations for At-Large Members of the Executive Committee. As there were no further nominations from the floor, the District Manager closed nominations.

Due to the fact that this Board Meeting is being held remotely, he informed Board members that their Election Ballots would be distributed via email, and instructed them to print the names of the candidates of their choice on their ballot, print their own name, sign and date their ballot, and return it to the office of Community Board 5, by next Tuesday.

He congratulated everyone who was elected at tonight's Board Meeting.

New Business

Walter Clayton asked why the Transportation Committee members were opposed to the street renaming in honor of Phil Rizzuto. Theodore Renz replied that the reasoning was that once Phil Rizzuto grew up and moved away, he did not make any further contribution to support the community that he had left behind.

Fred Haller announced that the Relay for Life, that is sponsored by the American Cancer Society and Glendale Kiwanis Club, will be held in Juniper Valley Park this coming September.

Barbara Toscano, Executive Director of the Peter Cardella Senior Center on Fresh Pond Road in Ridgewood, said that they will reopen their doors at 25% capacity next week, on June 14th.

Rich Huber asked the Board Chairperson for the date of the next Board Meeting.

Mr. Arcuri announced that the next monthly Community Board Meeting will most likely be conducted remotely, starting at 7:30pm on Wednesday, July 14th, 2021.

As there was no further business to come before the Board, the Board Chairperson entertained a motion to adjourn, and the meeting was adjourned at 10:03pm.