



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 April 11, 2018

Board Members Present

Vincent Arcuri, Jr; Antonetta Binanti; Tobias Sheppard Bloch; Walter E. Clayton, Jr.; Peter Comber; Deborah Cox; Brian Dooley; Jerome Drake; Dmytro Fedkowskyj; Sarah Feldman; Mohan Gyawali-Chhetri; Patricia Grayson; Fred T. Haller, III; Richard Huber; Paul A. Kerzner; John J. Killcommons; Edward Lettau; Michael LoCascio; John Maier; Edgar Mantel; Katherine Masi; Eileen Moloney; Margaret O’Kane; Michael O’Kane; Donald Passantino; Michael Porcelli; Theodore M. Renz; Kelvin Rodriguez; Walter H. Sanchez; Connie Santos; Christopher Sperrazza; Dennis Stephan; Catherine Sumsky; Barbara Toscano; Patrick J. Trinchese; Maryanna Zero

Board Members Absent

Robert Cermeli; Patricia Crowley; Steven Fiedler; Fred Hoefflerle; Kathleen Knight; Maryann Lattanzio; Luis Rodriguez; Lee S. Rottenberg; David Sands; Carmen Santana

Elected Officials

NYS Senator Joseph P. Addabbo, Jr, 15th SD and Staff Neil Giannelli
NYS Assemblyman Brian Barnwell, 30th AD and Staff Steven Tacuri
Dom Capalbi – US Representative Grace Meng, 6th C.D.
Julio Salazar – US Representative Nydia Velazquez, 7th C.D.
Alexa Arecchi – NYS Assemblyman Andrew Hevesi, 28th AD
Alison Cummings – NYS Assemblywoman Catherine T. Nolan, 37th AD
Carmela Isabella - NYS Assemblyman Michael Miller, 38th AD
Greg Mitchell - Chief of Staff, NYC Council Member Robert Holden, 30th CD
Boris Santos – NYC Council Member Antonio Reynoso, 34th CD

Staff Present

Gary Giordano, District Manager, CB5 Queens
Laura Mulvihill and Catherine O’Leary, Community Associates - CB5Q Staff
Joseph Nocerino – Queens Borough President Melinda Katz

GUESTS

Jose Adames, Asst. Architect, NYC Dept. of Health and Mental Hygiene, 42-09 28 St, LIC, NY, 11101
Alexandra Silver & Aleah Simpson, Animal Care & Control of NYC, 22 Park Pl. – Suite 805, New York, NY 10007
Nora Martins, Associate & Steven Sinacori, Partner – Akerman LLP, 666 Fifth Avenue – 20th FL, NY, NY 10103

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

Minutes of CB5Q Board Meeting on April 11, 2018

The Board Chairman announced the first item on the Board Agenda as follows:

PUBLIC HEARING RE: Proposed Pet Admission Center at 66-78 69 Street, Middle Village Application #: C180280 PCQ

IN THE MATTER OF an Application submitted by the N.Y. City Dept. of Health and Mental Hygiene and the Dept. of Citywide Administrative Services to the Dept. of City Planning, pursuant to Section 197-c of the NYC Charter, for the site selection and acquisition of property located at **66-78 69 Street**, on the northwest corner of Metropolitan Avenue, (Block 2790; Lot 34 and part of Lot 32) for a **Queens Pet Admissions Center**.

Leah Simpson, the Manager of Admissions and Surrender Prevention Program for Animal Care Centers of NYC (ACC), gave a power point presentation that described the agency's mission, programs and services that are offered by their field services division. She said that they respond to calls from the public to help keep NYC communities safe and rescue animals in need. She pointed out that their staff and volunteers rescued over 30,000 animals in NYC last year. ACC is partially funded by the Dept. of Health and Mental Hygiene, she said. There are ACC facilities in all five boroughs, including three Animal Care Centers, one each in Manhattan, Brooklyn and Staten Island, and two Admission Centers for lost and surrendered animals, one of which is located at 92-29 Queens Blvd. in Rego Park, and the other one is located on East Fordam Road in the Bronx. She said that ACC has been actively searching for an appropriate site in Queens to relocate their existing facility in Rego Park, because the site will be closing soon.

Ms. Simpson introduced Alexandra Silver, the Community Advocacy and Outreach Manager of ACC, who said that their staff works to find loving homes for homeless and abandoned cats, dogs, and rabbits, both by offering animals up for adoption directly to the public and by partnering with more than 200 dedicated animal placement organizations, known as New Hope partners, throughout the city.

Ms. Silver described the services that they provide to current and prospective pet owners, including animal behavior training, temporary pet care solutions during crises, tenant advocacy for pet related housing issues, reduced-cost veterinary care and spay/neuter services, and food pantry programs for pets of low-income residents. She said that individuals from all over New York City come to Animal Care Centers every day of the week for reasons as diverse as reclaiming lost pets, adopting new furry family members and getting resources to help them keep their pets with them at home.

Ms. Silver said that with the acquisition of their Mobile Adoption Center vans, their agency has been able to reduce the rate of euthanasia to below 10% of the animals that they rescue annually. She said that their live release and placement rate for dogs was above 90% last year, and 100% for rescued cats. Since the beginning of this year, she said that 1,659 animals were adopted at Care Centers and Mobile Events, and another 739 pets were prevented from being surrendered through their Food Pantry and support services for low-income residents. In addition, 2,054 animals have been placed with New Hope partners for potential adoptions this year, and another 398 rescue animals are being cared for through 219 foster home placements. She closed by saying that she looked forward to partnering with the community in order to continue their mission of providing safe, clean and loving homes for rescue animals throughout the city.

Jose Adames, Assistant Architect of the NYC Dept. of Health and Mental Hygiene, described the site for the proposed Pet Admission Center at 66-78 69 Street in Middle Village as almost twice the size of the existing facility in Rego Park. He said that the proposed site is a vacant storefront on the northwest corner of 69 Street and Metropolitan Avenue and is located in a C2-2 commercial zoning district, which is appropriate for this type of usage. The storefront is bordered by the cemetery on the east, and by industrial uses both across the street and adjacent to the parking lot on the north side of this lot. He pointed out on the map behind him that the proposed site is close to public transportation, with several local bus routes and the M train station nearby.

Minutes of CB5Q Board Meeting on April 11, 2018

Mr. Adames displayed a copy of the proposed floor plans for this facility that includes a waiting room area, an examination room, a food pantry, and a holding area. He said that none of the animals will remain in the facility overnight. Instead, the animals will either be transported in vans to an Animal Care Center, or to New Hope partners and foster homes in the community, he said.

The Board Chairman thanked everyone for their presentation and opened the floor to questions and comments.

Phyllis Taino, the founder and president of Four Paws Sake, an all-volunteer animal rescue organization, and resident of Middle Village, said that for the past 18 years, she has been advocating for a full service animal shelter in Queens that would provide more comprehensive medical care for pets.

Mary Tschinkel, the founder and president of Friendly Ferals Rescue, an all-volunteer organization, said that the City Charter mandates that every borough should have a full-service animal shelter, but Queens does not have one. She said that the proposed Pet Admission Center is not a full-service animal shelter.

Janet Denaro, a volunteer with Cats in the Cradle Rescue, an all-volunteer organization, and life-long resident of Glendale, said that she receives calls from local residents every day, asking where they can bring their pet because they cannot keep them in their home anymore. She said that a full-service animal shelter is needed in Queens.

Mallisa Sklarz, a Woodside resident, said that the Pet Admission Center is a good first step, but it is not a substitute for an animal shelter, which is very much needed in Queens.

Helena Vasicek, a Glendale resident, said that of 6.5 million animals rescued and brought to animal shelters, 1.5 million of them were euthanized. She said that more full-service animal shelters are needed throughout the city, particularly in Queens, in order to reduce the number of animals that are euthanized in shelters. She said that the proposed site is not large enough to accommodate a full-service animal shelter.

Elen Marr, a Middle Village resident, said that she is looking forward to the opening of the new Pet Admission Center.

Jodie Hirsch, a Middle Village resident, objected to the use of the proposed site for a Pet Admissions Center because the location is in a largely residential area where there is limited availability of on-street parking. She said that the majority of their clients will be driving to and from this proposed facility, as is the case with the ACC Queens Admissions Center that is located at 92-29 Queens Blvd, in Rego Park. She pointed out that the intersection of 69 Street and Metropolitan Avenue is heavily trafficked, and the Q-67 and Q-38 buses both pick up and deliver passengers in the Bus Stop that is directly in front of this site. She said that traffic will be snarled at this intersection while their visitors pull up there to pick up and/or deliver stray animals or food. In addition, she said that this type of facility is likely to generate animal odors when it is fully operational, which she personally, the potential residential tenants who live above this facility, and local commuters would find objectionable. In closing, she said that this site is inappropriate for this type of facility for all of the above-mentioned reasons.

As there were no more speakers, the Board Chairman referred the matter to the Zoning and Land Use Review Committee for further consideration and recommendation to the full Board at next month's Board Meeting.

PUBLIC HEARING RE: O'Neill's Rezoning - Application #: 180138 ZMQ

IN THE MATTER OF an Application submitted by Akerman LLP, on behalf of **O'Neill's Restaurant** of Maspeth, Inc., for a Zoning Map Amendment to Zoning Sectional Map 13c that would include: **Lots: 101, 106, 197, 198, and 199 on Block: 2374;** and **Lots: 1, 2 and 3 on Block: 2381,** in Queens Community District 5. The proposed zoning map amendment would:

- Rezone part of the Project Area from an R4 Zoning District to an R5D Zoning District, with a C2-2 commercial overlay (**Block: 2374; Lot: 101, and a portion of Lot 199**); and,

Minutes of CB5Q Board Meeting on April 11, 2018

- Rezone part of the Project Area from an R4 Zoning District to an R5D Zoning District (**Block: 2374; Lot: 106**); and,
- Rezone part of the Project Area from an R4 Zoning District to an R4/C2-2 Zoning District (**Block: 2374; Lots: 197, 198, and part of 199; and Block: 2381; Lots: 1, 2 and 3**).

The proposed zoning map amendment would bring the existing non-conforming Use Group 6 commercial use (eating and drinking establishment) located at **Block: 2374; Lot: 101** into conformance and facilitate the development of a partial 2nd Floor addition to the existing 1-story building of **O'Neill's Restaurant**, which is located at **64-21 53 Drive, in Maspeth**, under application # C180138 ZMQ.

On behalf of their client, O'Neill's Restaurant, Nora Martins and Steven Sinacori, of the law firm of Akerman, LLP, explained that they are seeking a zoning change in the project area outlined above. She said that the applicant proposes a zoning map amendment to establish a new R5D district and C2-2 commercial overlay to replace portions of an existing R4 district to bring the existing non-conforming use on the Development Site into conformance and permit an enlargement of the existing non-conforming Use Group 6 eating and drinking establishment. She said that the addition of the C2-2 commercial overlay would permit Use Group 5-9, which consists of commercial retail, eating and drinking establishments and office uses.

Ms. Martins said that the proposed project plans, at 64-21 53 Drive, would facilitate the enlargement of the existing one-story building, along with a partial second story eating and drinking establishment, and a retail space. She said that the lot coverage is a total of 8,000 square feet.

Mr. Sinacori displayed an architectural rendering of the proposed addition to 64-21 53 Drive, as Ms. Martins described the proposed addition to the existing structure. She said that the proposed 2-story structure would rise to a height of 24' 1", plus a 3' 6" parapet wall. Under the proposed plans, she said that the structure would contain 20,650 square feet of floor area, including a partial addition on the second floor, as compared to the existing 15,252 gross square feet of floor area and 808 gross square feet of retail space, as-built today.

Ms. Martins pointed out that the adjoining buildings are a 4-story apartment building on the west side of the restaurant, and a row of 2-story mixed use buildings to the north. She said that the proposed addition would not affect the light and air to any of the surrounding properties, because the plans call for the new second story addition to be built on the 53 Drive side of the structure, overlooking the corner of 69 Street.

Ms. Martins said that the expansion of the eating and drinking area would accommodate an additional 140 patrons.

Maryanna Zero asked if any parking accommodations would be provided, as part of this expansion. Ms. Martins replied that she does not anticipate the need for additional parking in this case because the proposed expansion would not substantially affect the parking issues in the area.

Paul Kerzner said that the R5D zoning designation would permit the construction of a 4-story building at this location. Ms. Martins replied that the existing zoning restricts new construction to the 1.0 Floor Area Ratio; the proposed zoning would allow a 2.0 Floor Area Ratio on this site.

The Board Chairman thanked them for their informative presentation and opened the floor to questions and comments.

Tom Brady, a lifelong Maspeth resident, said that he fully supports the proposed rezoning and planned addition to O'Neill's Restaurant, by saying that the owners of this establishment always hold fundraisers to benefit the community, and St. Jude's Children's Hospital.

Adriana Carrasco, a resident of 65 Place in Maspeth, who lives opposite O'Neill's Restaurant, said that O'Neill's Restaurant is a family restaurant where many charities hold fundraisers. She said that she believes that their plans for expansion will conform to the needs of the community.

Minutes of CB5Q Board Meeting on April 11, 2018

Marianne Sladowski, a Woodside resident, said that her family has always patronized O'Neill's Restaurant, holding their family celebrations there. She said that their staff has always been very respectful and welcoming, and she welcomes their plans to expand their business now.

Richard Yu, a resident of Middle Village, spoke in favor of the planned expansion of O'Neill's Restaurant, by saying that he has personally attended many of the holiday fundraisers for the widows and orphans of Police Officers and Firefighters that have been held in the restaurant, and the community needs more people like George O'Neill to expand their businesses.

James McNamary, a resident of Glendale, spoke in favor the proposed expansion of O'Neill's Restaurant by building a second floor on the existing establishment, by saying that his family has always celebrated their family occasions at their restaurant and look forward to the new addition.

Lance Lovejoy, a resident of 53 Avenue in Maspeth, said that he lives down the block and has always enjoyed celebrating their family occasions there. He said that he fully supports their request to expand their restaurant at this location.

Daniel Abranko, a resident of 65 Place in Maspeth, said that the zoning in the surrounding area is either R-4, or R4-1, where many one-family homes are located. He said that an R5D zone, with a commercial overlay, is typically reserved for commercial strips that are densely populated. He objected to the proposed zoning change because it is out of keeping with the surrounding community.

Deirdre O'Neill spoke on behalf of her father, George O'Neill, the owner of O'Neill's Restaurant, who has operated the restaurant as a family business for decades. She said that there are no plans to sell this property to a developer. They would never do anything to harm the community, she said.

As there were no further questions or comments, the Board Chairman referred the matter to the Zoning and Land Use Review Committee for further deliberation and recommendation at next month's Board Meeting.

PUBLIC FORUM

Daniel Klaus, Pastor of Calvary Bible Church located at 74-15 Myrtle Avenue, in Glendale, invited everyone to attend their upcoming Open House on Sunday, April 30th, Monday, May 1st, and Tuesday, May 2nd, 2018. He also welcomed everyone to enjoy the light refreshments that he provides at monthly Board Meetings.

Mark Pearson, president of the 104th Civilian Observation Patrol/G-COP, gave a brief history of their organization which began in 1976 with 4 local residents who patrolled their neighborhood, working with the NYPD, and then doubled and tripled in size. He said that over time, crime in the 104th Precinct has decreased steadily, and graffiti is being removed on a year-round basis. He welcomed anyone over the age of 18 who lives within the confines of the 104th Precinct to attend tomorrow night's meeting at 8pm in St. Pancras School, 68-20 Myrtle Avenue, in Glendale. He said that anyone interested in joining their organization can email them at info@104cop.org, or call their landline at (718) 497-1500.

Ben Geremia, a resident of Calamus Avenue in Woodside, said that he is opposed to One-Way conversions of local streets in the Maspeth/Woodside area, and he submitted a petition with 175 signatures of local residents who are opposed to the proposed One-Way street conversions in the area. He said that some studies indicate that drivers speed more often when they are driving down One-Way streets. He pointed out that one corner house on 70 Street in Maspeth has been hit several times as a result of traffic accidents ever since the One-Way street direction was implemented. He said that a public hearing should be held before any decision is made to

Minutes of CB5Q Board Meeting on April 11, 2018

convert local side streets into One-Way streets. The Board Chairman replied that this proposal is currently under consideration by the Transportation Services Committee.

Marcin Laskowski, a Maspeth resident, submitted photos of dozens of derelict or abandoned vehicles with one out-of-state plate on the rear bumper that are parked on 62 Avenue in Maspeth for the past few months. He said that he called 3-1-1 to report it, and was told to contact the Community Board. The Board Chairman directed staff to follow up with the 104th Precinct to resolve this problem.

Ernie Searle, President of the Friends of the Ridgewood Library, announced that they plan to hold their first Annual Arts and Crafts Fair on Saturday, May 12th from 10am to 4pm at the Ridgewood Public Library, located at 20-12 Madison Street. He said that more than 30 vendors plan to set up tables at this free event, which is being co-sponsored by the Friends of Rosemary's Playground. In the event of rain, their rain date will be Saturday, May 26th, 2018, he said.

He also welcomed anyone interested to attend their first Open Mic Night at the Ridgewood Public Library on Friday, April 20th. He said that his goal is to create a Friends group in each local branch library in the Board 5 area.

Deborah Cox, a Board member and Maspeth resident, said that DOT's proposed One-Way conversion of local side streets in Maspeth does not appear to be very well thought out. She said that before the Community Board proceeds, she requests further study by DOT and the Community Board to conduct a public hearing on their proposal, in order to receive input from local residents. She cautioned that the One-Way street conversions could increase the likelihood of speeding, particularly on 74 Street, and Calamus Avenue. She pointed out that there are lots of hills in this area of Maspeth, which limit line-of-sight visibility.

Michael Papa, a Maspeth resident for the past 51 years, said that he supports the rezoning application in the vicinity of O'Neill's Restaurant. He said that George O'Neill, the owner, has been very community-minded over the years, holding local fundraisers for charities, as well as for St. Jude's Children's Hospital. He pointed out that the restaurant provides valet parking service for their patrons, and there is an excess of available on-street parking on Maurice Avenue in Maspeth. He said that he doesn't think that the proposed addition to their restaurant will negatively impact the surrounding residential community in any way.

Crystal Wolfe, a Maspeth resident and founder of Catering for the Homeless, said that she recently contacted the management of Lincoln Center, who agreed to allow City Harvest to pick up excess catered meals and distribute them to local food pantries and soup kitchens in the city. She said that so far, the combined total of food donations, including meals from the Jacob Javits Center in Manhattan, she's been able to distribute 9,000 meals to the homeless and poor families working with volunteers in church-sponsored lunch and dinner ministries. She welcomed everyone to attend a book signing event at the Middle Village Public Library, at 72-31 Metropolitan Avenue, from 2:30pm to 4pm, on Saturday, April 21st, 2018, for her book about homelessness, called "Our Invisible Neighbors." In closing, she thanked Community Board members, Council Member Bob Holden, and Assemblyman Andrew Hevesi for their continued support for her work.

CHAIRMAN'S REPORT

Vincent Arcuri, Jr.

The Board Chairman recognized four newly-appointed Board members present, and invited them to introduce themselves to the full Board.

Antonetta Binanti, the owner of Rudy's Bake Shop on Seneca Avenue in Ridgewood, said that she looked forward to working with fellow Board members for the benefit of the entire community.

Minutes of CB5Q Board Meeting on April 11, 2018

Richard Huber, a former Board member and Glendale resident, said that he was happy to be re-appointed to the Board this year, and plans to continue serving as a member of the Transportation and Public Transit Services Committee, Environmental Services Committee, and Public Safety Committee.

Edgar Mantel, a lifelong Middle Village resident, said that he has a background in accounting and is very active in the Parent Association of St. Margaret's School, where his son is enrolled.

Dennis Stephan, a Middle Village resident, said that he has lived in the Board 5 area for the past 40 years and has been an active member of the Juniper Park Civic Association.

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

On behalf of Queens Borough President Melinda Katz, Joseph Nocerino welcomed the newly appointed Board members to serve as the "eyes and ears of the Board, and to keep an open mind while listening to your fellow Board members." He said that the Orientation and Swearing In Ceremony for newly-appointed and reappointed Board members is scheduled to begin at 5:30pm on Thursday, April 26th, in Queens Borough Hall, 120-55 Queens Blvd, in Kew Gardens. Food and refreshments will be provided. Attendance is mandatory for newly-appointed Board members, he said.

Mr. Nocerino encouraged volunteers to join in a Clean-Up of Frank Principe Park from 10 am to 12 Noon this coming Saturday, April 14th when Board member Mohan Chhetri will be sweeping up litter and leaves, along with members of the Himalayan Rotary Club of NY.

On behalf of Congresswoman Nydia Velazquez, Julio Salazar said that the Omnibus Spending Bill that was just passed by the House of Representatives includes an increase of \$480 Million in the Social Security Administration's budget, and an allocation of \$52.7 Billion for the Dept. of Housing and Urban Development, which includes funding for Section 8 and Section 202 housing accommodations.

On behalf of Congresswoman Grace Meng, Dom Capalbi said that their office is continuing to meet with representatives from the US Post Office to improve mail delivery services in her district. He welcomed constituents to call their office for information or assistance at (718) 358-6364.

Mr. Capalbi said that representatives of the Veterans Administration continue to visit their office to assist local veterans to apply for benefits on a monthly basis, by appointment only. He welcomed constituents to call their office for information or assistance at (718) 358-6364.

Commenting on the proposed amendment to the 2020 US Census, by adding a question about a person's country of origin, he said that the Congresswoman will vote against the amendment.

On behalf of NYC Council Member Robert Holden, his Chief of Staff Greg Mitchell welcomed everyone to attend their ribbon-cutting ceremony for the new district office, from 11am to 2pm, on Saturday, April 21st, at 64-69 Dry Harbor Road, in Middle Village. He said that their office phone number remains the same: (718) 366-3900.

On behalf of Council Member Antonio Reynoso, Boris Santos congratulated the new Board members who were appointed to the Board this year. He welcomed anyone interested to attend an on-site meeting in Starr Playground to review the proposed plans for the rehabilitation of the playground, located on Onderdonk Avenue in Ridgewood, at 6PM on Tuesday, April 17th, which is estimated to cost \$3 Million. He said that, beginning this Spring, they are planning to offer new programming in Grover Cleveland Park, including Family Movie Nights, and Yoga classes on Saturday afternoons. For more information, he welcomed constituents to call their office at (718) 963-3141.

Minutes of CB5Q Board Meeting on April 11, 2018

State Senator Joseph Addabbo welcomed the new Board members who were appointed to the Board this month, and thanked reappointed Board members for all their efforts to improve their neighborhoods. He distributed an information sheet with highlights of this year's State budget negotiations, and welcomed calls from constituents about the State budget to his office at (718) 738-1111. In addition, he invited constituents to meet with him during his mobile office hours, from 5:30pm to 7pm at the Maspeth Public Library on Grand Avenue, tomorrow night, Thursday, April 12th, and at the Ridgewood Public Library on Madison Street at Forest Avenue, from 5:30pm to 7pm on Thursday, May 3rd, 2018.

The State Senator also welcomed everyone to participate in this Spring's Electronic Recycling Event that is scheduled to take place on Sunday, April 29th, from 10 am and 2pm, in the Band Shell parking lot in Forest Park. He said that this event will be co-sponsored by Assembly Members Mike Miller and Andrew Hevesi. He pointed out that so far, 167 tons of recyclables, and 58 tons of paper have been collected at this event over the past 6 years.

State Assemblyman Brian Barnwell announced that this Friday, April 13, he is sponsoring a Free Mammogram Mobile Unit in the parking lot of the Maspeth Federal Savings Bank on 69 Street at Grand Avenue, from 9am to 4:30pm. He said that pre-registration is required by calling their office for an appointment at (718) 651-3185. He said that he is also sponsoring the Animal Care Center's Mobile Pet Adoption Event from 12 Noon to 4pm in Maspeth Federal Savings Bank parking lot this coming Saturday, April 14, 2018. He said that Police Officers from the 104th Precinct will also be on hand to provide vin-etching of personal computers, bicycles and automobiles at this event. Flyers were distributed.

On behalf of State Assemblywoman Catherine Nolan, Alison Cummings welcomed everyone to attend the State Fair that is scheduled to take place from 9:30am to 11:30am on Thursday, April 26th in the Peter Cardella Senior Center, located at 68-52 Fresh Pond Road in Ridgewood. She said that this event is being co-sponsored along with State Senator Joe Addabbo and Assemblyman Mike Miller.

Ms. Cummings also invited everyone to attend tomorrow night's Public Meeting, hosted by representatives of the MTA-NYC Transit, regarding plans to close the L Train Canarsie Tunnel under the East River for 15 months, beginning in 2019, for repairs. She said that the meeting will be held from 6pm to 8pm, at the Greater Ridgewood Youth Council, at 59-03 Summerfield Street, in Ridgewood.

On behalf of Assemblyman Mike Miller, Carmela Isabella announced that the Assemblyman will host the Mammogram Mobile Unit in front of their office at 83-91 Woodhaven Blvd on Wednesday, May 30th. She said that pre-registration is required, by calling their office for an appointment at (718) 805-0950. She also welcomed volunteers to join in the Earth Day Park Clean-Up that is planned for Sunday, April 22nd. She congratulated the newly-appointed Board member Toni Binanti on her Woman of Distinction Award at this year's ceremony.

On behalf of State Assemblyman Andrew Hevesi, Alexa Arrechi announced that both the State Assembly and Senate have passed one-house budgets that include \$15 Million in funding to pay rental subsidies to qualified families in order to avert homelessness. She said that originally, the Assemblyman was seeking to secure \$450 Million in funding for the Home Stability Initiative. She said that this is the first step in the pilot program that is being established. She welcomed calls from constituents at their district office at 70-50 Austin Street, in Forest Hills, at (718) 263-5595.

MINUTES

The Board Chairman introduced staff members present at the meeting: District Manager Gary Giordano, and Community Associates Laura Mulvihill and Catherine O'Leary. He recognized the press corps in attendance at the meeting, and thanked them for reporting on Community Board matters and events.

Minutes of CB5Q Board Meeting on April 11, 2018

He requested a Moment of Silence in honor of George Miller, the author of the Old Timer column in the Ridgewood Times, and local historian for the Ridgewood Historical Society, who passed away at home recently.

The Board Chairman asked Board members to review the minutes of the March 14, 2018 Board Meeting. John Maier requested that Robert Holden's name be removed from the list of Board members, and that Boris Santos name be added to the attendance list on page 1. The minutes were approved as corrected, on a motion by John Maier and seconded by Kathy Masi.

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 March 14, 2018. Each Board member received a copy of the list.

New Liquor Licenses

- 1) * Corp. to be formed by **Michael Swier** d/b/a TBD 16-47 Weirfield Street, Ridgewood, NY 11385
- 2) **Cozy Corner Corp.** d/b/a TBD 60-01 70 Avenue, Ridgewood, NY 11385

Liquor License Renewals

- 1) * DMI Inc. d/b/a **Knockdown Center** 52-19 Flushing Avenue, Maspeth, NY 11378
- 2) * Grand Jammer LLC d/b/a **Windjammer** 552 Grandview Avenue, Ridgewood, NY 11385
- 3) * Grove Productions LLC d/b/a **Nowadays** 56-06 Cooper Avenue, Ridgewood, NY 11385
- 4) B J Maspeth Restaurant Inc. d/b/a **Peggy Dempsey's** 64-14 Flushing Avenue, Maspeth, NY 11378
- 5) * 6961 Juniper Blvd South Corp. d/b/a **Villa Erasmo** 69-61 Juniper Blvd South, Middle Village, NY 11379

Wine and/or Beer License Renewals

- 1) **Victor Bar & Restaurant** 67-01 Forest Avenue, Ridgewood, NY 11385

Alteration

- 1) * San Cecilio Restaurant Inc. d/b/a **Capybara** at 853 Wyckoff Avenue, Ridgewood, NY 11385
Submitted notification that they will be changing their DBA to **Capybara**, and changing the shape of the front window from square to round, removing a pool table and creating a more healthy restaurant serving organic and vegan food.
* Outdoor Area

Demolition and Construction Notices

The Board Chairman reported that the Board received several demolition notices since last month's Board Meeting: demolition of a 1-fmly house, garage and shed at **66-73 79 Place, in Middle Village**; and demolition of a 1-story commercial building at **55-01 Myrtle Avenue**, and a two-story 1-family house at **62-47 60 Street, in Ridgewood**.

The Board 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.

The Board Chairman announced that nominations from the floor for the election of Board Officers (Executive Committee) will be accepted at next month's Board Meeting and at the June Board Meeting. He said that the annual election of Board Officers will be conducted at the monthly Board Meeting on Wednesday, June 13th, 2018.

District Manager's Report

Gary Giordano

The District Manager Gary Giordano reported that work on a new water main replacement project is scheduled to begin soon in Ridgewood, between Cypress Avenue and Fairview Avenue, and from Stanhope Street to Bleecker Street. Notices have been distributed to local residents, he said.

Regarding the Emergency Bridge Deck Replacement project on Metropolitan Avenue at Fresh Pond Road, over the LIRR tracks, a new contractor has been selected to complete this project, and work is expected to resume this week. Edward Lettau reported that he saw a 4-man crew working on-site there today.

Regarding the water and sewer main installation project in the vicinity of 74 Street and Penelope Avenue in Middle Village, the District Manager said that the contractor who is working on this project, CAC Industries, has halted work on this job due to the composition of the soil that is underlying the roadway. He said that it is unlikely that this project will be completed by the end of June, due to the unforeseen circumstances.

The District Manager also announced that the Glendale Branch Library will be closed for renovations this Saturday, April 14th.

He informed everyone that the Transportation Committee will consider street resurfacing requests at their next committee meeting on Tuesday, April 24th, in the Board office.

Kathy Masi asked about the status of requests for curb repairs in the Board 5 area. She said that the Parks Department has been installing new curbs around tree pits, under the Tree and Sidewalk Repair Program. The District Manager said that he'd contact the Dept. of Transportation about plans to repair damaged curbs.

Peggy O'Kane said that the contractor is digging up the street again, on the west side of Catalpa Avenue at Fresh Pond Road. Barbara Toscano replied that another water main was broken there.

COMMITTEE REPORTS

Zoning and Land Use Review Committee

Walter Sanchez

Walter Sanchez announced that the committee plans to meet with the applicant to discuss their plans to establish a Pet Admission Center at 66-78 69 Street, at their next meeting at 7:30pm on Monday, May 7th, in the Board office.

He reported that Queens Borough President Melinda Katz concurred with three of our Board's recent recommendations: to approve both physical culture establishments that are planned for 55-27 Myrtle Avenue, and 66-26 Metropolitan Avenue, and to deny the application for a special permit to construct a 2-story medical facility on Central Avenue at 64 Street, in Glendale.

Regarding the application to the NY City Board of Standards and Appeals (BSA Application No. 867-55 BZ) by Nasir J. Khanzada LLC, Structural Engineer, on behalf of Manny Kumar, the owner of record, requesting a waiver of the Rules of Practice and Procedure for an extension of time to obtain a Certificate of Occupancy, to extend the term of variance for 10 years, for the gas station located at **66-15 Borden Avenue** (Block 2394, Lot 8), at the corner of Clinton Avenue and Perry Avenue in Maspeth, Queens, NY, in an R4-1 Zoning District, he reported that the committee's recommendation is to have no objection to this application. He said that the owner proposes to enlarge the existing building at this site, and convert the auto repair shop to a convenience store.

As there was no further discussion on the matter, the Board Chairman requested a Roll Call vote, which carried unanimously, by a vote of – 36 – in favor; - 0 – opposed; - 0 – abstentions; and – 0 – not voting.

Regarding the Zoning and Land Use Review Committee's original recommendation, to create a Myrtle Avenue Special Purpose District on the commercial corridor in the Myrtle Avenue Business Improvement District (BID), Mr. Sanchez reported that the committee recommends an amendment to their original submission. He said that the committee recommends in favor of extending the Special Purpose District on Myrtle Avenue, from Wyckoff

Minutes of CB5Q Board Meeting on April 11, 2018

Avenue to Fresh Pond Road, to ensure that the maximum development height along this corridor cannot exceed 35 feet – roughly 3.5 stories.

As there was no further discussion on the matter, the Board Chairman requested a Roll Call vote, which carried by a vote of – 35 – in favor; - 1 – opposed; - 0 – abstentions; and – 0 – not voting.

Regarding the Zoning and Land Use Review Committee’s original recommendation to create an MX designation in the area south of Myrtle Avenue in Ridgewood, he said that the committee recommends adopting an amendment to reduce the number of stories, from 5 stories down to 3 stories, in new developments, with the first two floors dedicated to manufacturing uses and one floor of affordable, residential housing.

He said that this amendment would still permit the creation of 1,000+ additional units of affordable housing to be constructed in the proposed MX zoning district.

After a general discussion of the recommendation, the Board Chairman requested a Roll Call vote on the committee recommendation, which carried by a vote of – 22 – in favor; - 13 – opposed; -0 – abstentions; and -0 - not voting.

Transportation Services Committee

John Maier

John Maier informed everyone that the committee will not hold a public hearing on the proposed One-Way conversions of local streets in Maspeth, until a more comprehensive traffic study is completed by the Dept. of Transportation.

Mr. Maier reported that the MTA/NYC Transit Authority plans to restore service on the M train line by the end of April, 2018. Regarding the construction of station platforms and rail lines on the “M” Train line between the Myrtle and Wyckoff train station and the Myrtle and Broadway elevated station in Brooklyn, he reported that all of the track work and station improvements are slated for completion in May, 2018.

Mr. Maier said that the committee continues to review and recommend numerous requests for additional traffic safety controls, including Stop Signs and Speed Bumps, in the Board 5 area.

Mr. Maier reminded everyone that MTA/NYC Transit Authority representatives will hold a public meeting tomorrow night, from 6pm to 8pm, at the Greater Ridgewood Youth Council at 59-03 Summerfield Street, on the corner of Forest Avenue, regarding their plans to close the “L” Train Canarsie Tunnel for repairs, beginning in 2019.

Regarding the Emergency Bridge Deck Replacement project on Fresh Pond Road at Metropolitan Avenue, over the LIRR, he said that no new signs have been posted above ground yet , indicating that construction is underway.

Kathy Masi asked if the committee has any update on the status of the synchronization of signal timing that is needed on Woodhaven Boulevard, in conjunction with the Select Bus Service. The Board Chairman said that the Dept. of Transportation is still working to optimize the timing of traffic signals on Woodhaven Boulevard, in order to improve the flow of traffic.

Fred Haller asked the Transportation Committee members to find out who installed the No Turn signs at the intersection of Myrtle and Cooper Avenues in Glendale. The Board Chairman said that the contractor working for the Dept. of Design and Construction installed the new signs. However, the new signage was never approved for installation by the Dept. of Transportation, so some of them will be removed shortly.

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 10pm. He thanked Pastor Dan Klaus for providing the light refreshments for the meeting.

