



Vincent Arcuri, Jr.  
Chairperson

## Community Board No. 5

Borough of Queens  
Ridgewood, Maspeth, Middle Village and Glendale  
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Gary Giordano  
District Manager

### Minutes of Community Board 5 Public Meeting

November 14, 2018

#### Board Members Present

Vincent Arcuri, Jr; Antonetta Binanti; Tobias Sheppard Bloch; Robert Cermeli; Walter E. Clayton, Jr.; Peter Comber; Deborah Cox; Patricia Crowley; Brian Dooley; Jerome Drake; Dmytro Fedkowskyj; Sarah Feldman; Patricia Grayson; Richard Huber; Paul A. Kerzner; Maryann Lattanzio; John Maier; Edgar Mantel; Katherine Masi; Eileen Moloney; Margaret O’Kane; Donald Passantino; Michael Porcelli; Theodore M. Renz; Kelvin Rodriguez; Luis Rodriguez; Lee S. Rottenberg; Walter H. Sanchez; Carmen Santana; Connie Santos; Christopher Sperrazza; Dennis Stephan; Maryanna Zero

#### Board Members Absent

Steven Fiedler; Mohan Gyawali-Chhetri; Fred T. Haller, III; Fred Hoefflerle; John J. Killcommons; Edward Lettau; Michael LoCascio; Michael O’Kane; Catherine Sumsky; Barbara Toscano; Patrick J. Trinchese

#### Elected Officials

NYS Assemblyman Brian Barnwell, 35<sup>th</sup> AD and Staff Mark Papish  
NYC Council Member Antonio Reynoso, 34<sup>th</sup> CD  
Sarah Spellman - NYS Senator Joseph P. Addabbo, Jr, 15<sup>th</sup> SD  
Alison Cummings – NYS Assemblywoman Catherine Nolan, 37<sup>th</sup> AD  
Samantha Kung - NYS Assemblyman Michael Miller, 38<sup>th</sup> AD  
Greg Mitchell - NYC Council Member Robert Holden, 30<sup>th</sup> 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

Nancy Lee Paul of Nasir J. Khanzada, LLC, 181-24 Hillside Ave, Jamaica, NY 11432  
Sherry Tucker, CEO of WellLife Network, Inc. 142-02 20<sup>th</sup> Avenue, Flushing, NY 11351  
Ann Marie Barbarotta, COO of WellLife Network “ “  
Alen Moghaddam, Architect, Urban Architectural Initiatives, 233 Broadway, NY, NY 10279  
Richard Lobel of Sheldon Lobel, P.C. 18 East 41st Street, NY, NY 10017  
P.O. Edyta Bielicka, 104<sup>th</sup> Pct. Community Affairs Unit, 64-02 Catalpa Avenue, Ridgewood, NY  
P.O. Eugene Lee, 104<sup>th</sup> Pct. Middle Village NCO  
P.O. Harjinder Singh, 104<sup>th</sup> Pct Auxiliary Coordinator  
P.O. Jeremy M. Davis, Community Affairs, NYPD School Safety Division  
John Diamantis, Community Support Specialist, OUTREACH, 16-14 Weirfield St, Ridgewood, NY 11385  
Crystal Wolfe, founder of Catering for the Homeless, Maspeth, NY 11378

Minutes of CB5Q Board Meeting on November 14, 2018

Board Chairperson Vincent Arcuri called the monthly Board Meeting to order at 7:30pm, following the Salute to the Flag. He announced the first item on the Board Agenda as:

**PUBLIC HEARING Re: BSA Cal. No. 58-30-BZ**

IN THE MATTER OF an application to the NYC Board of Standards and Appeals by Nasir J. Kanzada, PE, on behalf of Manny Kumar, owner of record, to allow the alteration of an existing gas station for the installation of a new canopy, legalization of a convenience store, legalization of a new dispenser arrangement, and to waive the rules of practice and procedure for the gas station at **73-13 Cooper Avenue in Glendale**, Queens, N.Y. (Block: 3691, Lot 19), in an R4 Zoning District. This site was first granted a variance in 1930, on Cooper Avenue at the northwest corner of 73 Place.

Nancy Lee Paul, of Nasir J. Khanzada, PE, introduced herself as representing Manny Kumar, the owner of record, who seeks to amend the existing variance in order to legalize: 1) the installation of a new canopy with 3 gas dispensers; 2) removal of 2 of the 4 auto repair bays; 3) enlargement and conversion of the office/sales area to accommodate a new convenience store; and 4) to waive BSA rules of practice and procedure for the Sunoco gas station at 73-13 Cooper Avenue, in Glendale. She gave a power point presentation, showing the 1947 BSA approved conditions of this property, as well as a schematic of the existing enlargement and conversion. She pointed out that most of the work in connection with this application has already been completed. However, the owner is required to obtain an amended zoning variance from the Board of Standards and Appeals before the Dept. of Buildings would issue a new certificate of occupancy for this property.

Brian Dooley, a Board member and president of the Glendale Property Owners Association, said that many of the neighboring residents have complained about the glare from the new exterior lighting fixtures that are installed at the gas station.

Board Chairperson Arcuri pointed out that the illuminated commercial sign shines on both sides, which annoys the residents who live just east of the gas station on 73 Place.

Richard Huber, a Board member, said that he lives within a block of this gas station and objects to all of the bright LED lights that were installed on the exterior of this gas station this past year. He said that they shine directly into his bedroom window, as well as into his neighbors' homes on his block.

Ms. Lee Paul said that when she drove past the gas station prior to tonight's meeting, the lights were not on. She said that she would inform the owner that no commercial lighting is permitted to shine onto any surrounding residential properties, pursuant to NYC Zoning regulations.

Mr. Huber asked that the applicant remove all of the exterior LED lighting fixtures and relocate the illuminated signs, as needed, prior to the Board's consideration of this application.

The District Manager Gary Giordano said that a local resident told him that when he was driving north on 73 Place and planned to turn right onto Cooper Avenue, he mistook the overhead string of green LED lights at this gas station for a green traffic light on the corner and he had to stop short in order to avoid colliding with another vehicle at the intersection of Cooper Avenue and 73 Place.

Ms. Lee Paul said that she was not aware that any LED lighting had been installed around the gas dispensers, and she would have to re-inspect this location. The District Manager said that the overhead LED lighting, on the northwest corner of Cooper Avenue and 73 Place, is a traffic safety hazard which should be removed immediately. Ms. Lee Paul said that she would relay the information to the owner of the gas station. She agreed that the illuminated commercial sign at the pump island should be relocated to the south side of the property adjacent to the sidewalk, and that the back side of the sign, facing onto residential properties, should be blacked out.

Mike Porcelli said that given the amount of illumination that surrounds this corner gas station, there is absolutely no need for the exterior lighting that has been strung up around this property. Ms. Lee Paul agreed and apologized for the fact that she was not aware that additional LED lighting had been installed over the dispensers and above the convenience store. She said that the proposed plans will be revised, in compliance with NYC codes and the excessive LED lighting will be removed.

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As there were no further questions or comments on this matter, the Board Chairman referred the matter to the Zoning and Land Use Review Committee for further consideration at their next committee meeting which is scheduled for Monday, December 10<sup>th</sup> in the Board 5 office.

The Board Chairman announced the next item on the Board agenda as follows:

### **PUBLIC HEARING Re: BSA Cal. No. 2018-156-BZ**

IN THE MATTER OF an application to the NYC Board of Standards and Appeals by Sheldon Lobel, P.C., Attorneys At Law, on behalf of PSCH Cypress Ave. Housing Development Fund Corp., d/b/a WellLife Network, Inc., for a variance, under Sections 72-21, 24-111, 24-31/23-45, 24-521, 24-551 and 25-31/25-253 of the Zoning Resolution to permit the development of a 6-story, plus cellar, 100% permanently affordable UG 3 non-profit residence with sleeping accommodations (supportive and affordable housing), with 66 units, at **80-97 Cypress Avenue** (Block 3731/3732, Lot 65, and parts of lot 54 and lot 412), in Glendale, Queens, NY., in an R5 Zoning District. This is contrary to ZR Section 24-111 (floor area and FAR), 24-31/23-45 (front yard), 24-521/24-551 (height and setback) and 25-31/25-253 (parking).

This is currently the site of an abandoned multi-story, gray 3-story building. According to this application, WellLife Network proposes to develop a 66 unit Intergenerational Residence to:

- Provide supportive housing units for homeless or at-risk individuals, young adults or families with children, where one adult household member has serious mental illness or another disabling condition. (20 apartments)
- Provide supportive housing units for senior citizens who are homeless or at risk of homelessness, and also have a disabling condition. (20 apartments)
- The remaining affordable housing units would be designated for individuals from the community who meet low-income eligibility criteria. (26 apartments)

On behalf of WellLife Network, Richard Lobel explained that his client is seeking a zoning variance in this case because the size, dimensions and height of the proposed development do not meet the zoning requirements in the existing R-5 zoning district. He said that under the existing zoning regulations, his client would be permitted to construct a 37,000 square foot facility on this site as-of-right. However, he said that his client proposes to construct a residence that would include 45,000 square feet. He said that they plan to locate the proposed new residence closer to the adjacent cemetery than to the sidewalk on Cypress Avenue. He said that the current structure on this site is a 3-story dilapidated building. He pointed out that, as a not-for-profit organization, they are exempt from proving any financial hardship in this case, in order to obtain a zoning variance from the Board of Standards and Appeals.

Mr. Lobel set up a power point presentation while explaining the purpose of this application, and gave the floor to Sherry Tucker, the agency's Chief Executive Officer, to explain the agency's background and history. Ms. Tucker explained that their agency is a Queens-based not for profit human services organization, with a goal of providing an environment that supports individuals to further their recovery and live independently within local communities. She said that since their inception 36 years ago, they have been providing housing and support services throughout New York City and Long Island to more than 2,000 people with mental illness and formerly homeless individuals. Currently, she said that they provide more than 1,000 beds along with related support services.

Ms. Tucker said that the units in the proposed development would offer permanent housing accommodations to their clients. She cited as an example of one of their residential buildings, a 58-unit, 8-story building on 165 Street in the Bronx, built in 2016, with a combination of supportive housing units and affordable housing units in the same building. As she spoke, she displayed a photo of a typical studio apartment and congregate dining room in that building which appears to be very similar to floor plan in the proposed construction. She said that this project will be funded by a combination of sources, including federal, state and local grants and loans, in addition to private financing.

She introduced the project architect, Alen Moghaddam, to describe the proposed project on Cypress Avenue.

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Mr. Moghaddam said that the site is comprised of 18,545 square feet on a triangular-shaped lot, located on the north side of Cypress Avenue, between Mt. Judah Cemetery on the east and residential homes on the west side of this lot. He said that their plans include demolition of the existing 3-story structure on this site and construction of a new 6-story building. The proposed 6-story development will have a 13-foot setback from the sidewalk, with another 10 foot setback from the perimeter wall above the 4<sup>th</sup> floor. He said that the exterior wall height of the building will be 43 feet along the front of the building. He displayed an architectural rendering of the proposed residential facility, with the main entrance to the proposed building facing toward the cemetery, rather than Cypress Avenue. He said that the proposed plans include parking accommodations for 19 parking spaces on this site. In response to questions from the floor about what type of support services would be provided in the proposed facility, he gave the floor to Anne Marie Barbarotta, the Chief Operating Officer of WellLife Network, Inc.

Ms. Barbarotta explained that the proposed development will include a mixture of 60% supportive housing units, and 40% affordable housing units. She said that the apartment size will range from studios, to one and two bedrooms at this site. She said that the proposed residential facility would provide permanent housing for a combination of at-risk populations, including frail elderly, people with mental or physical disabilities, as well as formerly homeless people.

Ms. Barbarotta said that all applicants will be required to complete a 3-step application process, including a personal interview. She said that the intake process is conducted by professional consultants who determine the applicant's eligibility for admission into this type of housing facility. She said that she expects that most of their residents will be employed in either full or part-time jobs. Staff will assist residents to find employment in the community, she said.

Ms. Barbarotta explained that each resident is responsible for paying 30% of their income toward the rent for their living quarters. She said that monthly rental is estimated to range from \$600 to \$800 per studio apartment. She said that there would be 40 studios, 12 one-bedroom units, and 14 two-bedroom units in the proposed development.

The Board Chairperson opened the floor to questions and comments.

Maryann Lattanzio, a Board member, asked how this facility would be staffed. Ms. Tucker replied that there will be 9 full-time staff employed to work at this site, with at least 2 full-time employees working on each shift around the clock. In addition, she said that through their home and community based service, volunteers offer peer support to their residents throughout the day.

Kathy Masi, a Board member, asked what they consider a "serious mental illness." Ms. Barbarotta replied that it usually applies to someone who has been hospitalized with a mental health problem. Sarah Feldman said that many people have some sort of mental health issues, and it's important that they get professional help in a supportive environment, as needed.

Dennis Stephan, a Board member, asked if local residents would be given preference in the application process.

Ms. Tucker said that there is no specific set aside for local residents to occupy any of the housing units in this facility, but the likelihood is that many of the affordable housing units will be occupied by residents from the surrounding neighborhood.

Peter Comber, a Board member, asked what guarantees are in place to ensure that the housing subsidies for this project won't disappear. Ms. Tucker replied that 64% of the funding for this project is private equity, in the form of housing tax credits which will be a guaranteed source of revenue for the next 40 years.

Robert Cermeli, a Board member, asked what happens if a resident does not pay their monthly rent. Ms. Tucker replied that prospective residents enter into an agreement with the agency, stating that they will agree to set aside 30% of their income to pay the rent. She said that the agency's case management staff will assist residents to apply for whatever additional services or resources are needed, if and when their income decreases. Ms. Tucker said that no residents would ever be evicted due to lack of resources, it's against agency policies.

Carmen Santana, a Board member, asked if all of the units would be fully handicapped accessible. Ms. Tucker replied that the entire housing development would be built in full compliance with the Americans with

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Disabilities Act. Ms. Santana asked what questions might be asked during the application process. Ms. Tucker replied that the application process is conducted in compliance with the Health Information Privacy Act (HIPA) and is not subject to review by the staff. She said that their application process is conducted by a property management company, instead of agency staff.

Mike Porcelli, a Board member, asked if any of the units would be set aside to house veterans. Ms. Sherry said that there are no specific set asides for veterans, but that they would certainly be welcome to apply for housing accommodations at this facility, if they fall into one of the categories that were identified earlier.

Eileen Moloney, a Board member, asked what security arrangements would be provided at the proposed facility. She pointed out that Cypress Avenue is a heavily trafficked thoroughfare and there's no traffic light within blocks of this site. Ms. Tucker said that security personnel will always be stationed at the main entrance 24 hours a day, 7 days a week. She also pointed out that the agency has two vans that will transport developmentally disabled and frail elderly residents to and from their destination on a regular schedule.

Kelvin Rodriguez, a Board member, asked if there would be a driveway entrance to this facility on Cypress Avenue. Ms. Tucker replied that the driveway entrance to the parking lot and main entrance to the building is located on Cypress Avenue.

On behalf of Assemblyman Mike Miller, Samantha Kung read aloud his statement regarding this application, as follows:

"It has come to my attention that WellLife Network is in the process of developing a 66 bed facility at 80-97 Cypress Avenue in my district. The housing will have 20 units for the mentally ill; 20 units for senior citizens with disabilities; and 26 units of affordable housing. While I am in favor of more affordable supporting housing, this is not a suitable location for it does not mention any supportive services in this facility that could provide a supportive environment to accommodate this type of population. While WellLife Network can provide housing for the mentally ill, they fall short on providing basic mental health services in this case. This is unacceptable and not the treatment the mentally ill should endure.

I also disagree with this type of housing placed at this location because Glendale already has housing amenities for people with disabilities, in addition to a residential facility for individuals with special needs. The Glendale community is at its capacity to serve this population and I hope that the Zoning and Land Use Committee of Community Board 5 will vote this housing proposal down. Furthermore, I hope that the Department of City Planning would also consider this type of housing at this location not suitable in Glendale." Ms. Tucker responded by referring to a letter written by Thomas Grech, President and Chief Executive Officer of the Queens Chamber of Commerce, in support of their agency's efforts to build supportive housing on this site. As there was no further discussion of this matter, the Board Chairperson thanked them for their presentation and referred the matter to the Zoning and Land Use Review Committee for further deliberation at their next committee meeting on Monday, December 10, 2018 in the Board 5 office.

### **PUBLIC FORUM**

Mary Parisen, co-founder of Civics United for Environmental Solutions (CURES), informed everyone that a new Tier 4 Switch Duty Cycle locomotive is now at the Fresh Pond Yard. She said that this state of the art locomotive was purchased by Waste Management, with a grant from the US EPA DERA that the NYC Economic Development Corporation had applied for. She said that this locomotive is US EPA certified and CARB verified, truly ultra-low emission locomotive engine, with \$1.5 Million provided by Waste Management in matching funds, and that the Knoxville Locomotive Works built this American made locomotive. She thanked Jim Van Woert of Waste Management and the US EPA Region 2 for pursuing this project, while EPA standards for Tier 4 emissions were finalized. She said that it took 7 years to finalize the terms of this purchase, with Congresswoman Meng's help by keeping this project on track during this competitive procurement process, which was conducted according to proper procurement rules.

She said that State Senator Addabbo, State Assemblyman Miller and State Assemblywoman Nolan and CURES have been protesting to LIRR president Phillip Eng about the fact that the 2018 Tier 4 Locomotive RFP, as written, could result in the procurement of Tier 4 Line Haul Locomotives that will never operate in compliance

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with Tier 4 emission standards when they work in our communities. She explained that using Line Haul locomotives as Switchers is a misapplication of their use. As such, they will never meet Tier 4 emission standards when they are used to haul freight cars back and forth in the Fresh Pond Yard. She said that at this month's MTA Board meeting, LIRR President Eng said that he hired a private consultant to investigate this situation, and Network Rail Consulting is currently investigating LIRR's current locomotive procurement process. She said that during a 70 minute teleconference this Monday, CURES members expressed their concerns about the fact that: 1) The current RFP appears to have been written toward a preferred vendor, just like the 2013 procurement was, which yielded inferior locomotives that were not the best available at that time; and 2) We do not want Line Haul locomotives because they won't meet Tier 4 emission standards when they would be used in the Fresh Pond Yard. She pointed out that neither LIRR, nor the NY Atlantic Railway, have ever used Line Haul locomotives, only Switch Duty Cycle Locomotives. The cleanest Switch Duty Cycle locomotive on the market today is what Waste Management purchased from Knoxville Locomotive Works, all American made, she said. In closing, she said that this is public money that is being spent by a public benefit corporation (MTA) and we demand that the cleanest locomotives be purchased in order to ensure that the locomotives that are used in the Fresh Pond rail yard won't continue polluting the air that we, the local residents, workers and commuters, breathe every day.

Deborah Cox, a Board member and Maspeth resident, said that contrary to what she had heard about PS 9 on 57 Street in Maspeth being a dilapidated structure, she found that it's a very well run school where 100 students with special needs are enrolled in grades K to 8. She said that when she visited the school last week, the school principal, Robert Wojnarowski, took her on a tour of the entire 3-story building. She said that there were no signs of deterioration at this school. Instead, she saw state of the art technology being used in every classroom; a gymnasium filled with state of the art exercise equipment; 2 new bathrooms; modern kitchen facilities and a large school playground. She said that there's a construction scaffold installed around the perimeter of the school in preparation for roof repairs that are due to be performed this year, as well as brick pointing. She commended the principal and staff in this school for running an excellent educational facility that serves children with special needs. In closing, she said that there's a great need for additional classrooms in District 75 schools throughout the city to educate children with special needs, and she would oppose any proposal to close this school in order to convert it into a homeless facility, or for any other purpose.

Lauren McMahon, a social worker, said that she supports the proposed development at 80-97 Cypress Avenue that will provide affordable housing, along with support services, for those in need. She said that the alternative is unaffordable, with the city paying almost \$150 a night for hotel rooms to house homeless people without providing any support services.

Richard Huber, a Board member, complained that while local businesses are being saddled with high taxes and being restricted by local laws and regulations, the Mayor and Governor have agreed to pay \$75,000 per job in tax subsidies in order to attract Amazon to locate a second headquarters in Long Island City. He reiterated his request to remove the excessive lighting at the gas station located at 73-13 Cooper Avenue, in Glendale, and wished everyone a Happy Thanksgiving.

### **CHAIRPERSON'S REPORT**

**Vincent Arcuri, Jr.**

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

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

NYC Council Member Antonio Reynoso wished everyone a Happy Thanksgiving, and said that he looked forward to working with local constituents to address the needs of the most vulnerable population in his district this

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year. He asked everyone to remain open-minded when considering possible sites for homeless shelters in his district.

Regarding the planned reconstruction of Starr Playground, in Ridgewood, he said that he's looking forward to the redesign of this entire playground in the coming year. He also expressed his support for the Board's request for a study of additional sections of Ridgewood to be landmarked this year. He said that he recently met with the Landmarks Preservation Commission to request that additional blocks in Ridgewood be included in the Landmark District.

The Council Member reported that in response to a request from Theodore Renz, the Executive Director of the Myrtle Avenue BID, both he and Council Member Bob Holden have jointly agreed to allocate additional resources to increase litter basket collections along the commercial corridors in the Board 5 area.

The Council Member also reported that the temporary pedestrian plaza on Wyckoff Avenue, between Palmetto Street and Gates Avenue, has proved successful in eliminating traffic fatalities in this vicinity. He said that he looks forward to the completion of the final design of the Wyckoff Avenue Pedestrian Plaza in the coming year. He welcomed everyone to see the new traffic safety mural that was painted on a brick wall on Palmetto Street, at Myrtle Avenue, in order to memorialize the lives of pedestrians who have been killed in traffic accidents at the intersection of Myrtle Avenue, Wyckoff Avenue and Palmetto Street, over the past 10 years.

He announced that during this year's Participatory Budgeting process, PS 239 on Weirfield Street in Ridgewood was awarded a new computer laboratory.

On behalf of Queens Borough President, Joe Nocerino wished everyone a Happy Thanksgiving.

P. O. Edyta Bielicka, in the 104<sup>th</sup> Precinct's Community Affairs Unit, introduced P.O. Lee as the Neighborhood Coordination Officer (NCO) who covers the Middle Village area. She also introduced P.O. Singh, who is the Auxiliary Police Coordinator in the 104<sup>th</sup> Precinct.

P. O. Bielicka warned everyone that thieves are still intercepting personal checks that are mailed by post, and then altering them by filling in a higher amount of money, as well as a writing in the name of a different payee. She encouraged everyone to enroll in a new service that is offered by the US Postal Service that allows you to track any mail that you've sent by post and/or packages that you're expecting to receive by mail. She also advised everyone to be aware of their surroundings in order to avoid purse snatchings and/or pick pockets at this time of year. She said that there's been a spike in aggravated assaults in the Maspeth area recently.

P.O. Eugene Lee said that there's been a spike in the incidence of car break-ins lately. He warned everyone not to leave anything of value inside their cars, and to make sure that all car doors are locked, while their cars are parked on the street. He handed out business cards to those present.

On behalf of State Senator Joseph Addabbo, Sarah Spellman wished everyone a Happy Thanksgiving.

NYS Assemblyman Brian Barnwell announced that their office is conducting a Turkey Drive this year, as well as a toy, clothing and socks drive. He welcomed everyone to bring their donations to his district office located at 55-19 69 Street in Maspeth between Monday and Friday, and he wished everyone a Happy Thanksgiving.

On behalf of Assembly Member Catherine Nolan, Alison Cummings wished everyone a Happy Thanksgiving.

On behalf of Assembly Member Michael Miller, Samantha Kung announced that they will sponsor a free CPR Awareness Class at 6pm on Monday, November 19<sup>th</sup> in the Richmond Hill Block Association's One Stop Center, at 110-08 Jamaica Avenue, in Richmond Hill. In addition, she said that the Assemblyman will sponsor a Small Business Town Hall from 6:30-8:30pm on Thursday, November 29<sup>th</sup> in the Ridgewood Older Adult Center, at 59-14 70 Avenue, in Ridgewood. For more information, contact their office at (718) 805-0950. Flyers were distributed.

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On behalf of Council Member Robert Holden, Greg Mitchell reported that everyone had a great time at the two Halloween Events that were sponsored by their office this year. Regarding the Toy and Coat Drives, he said that their office will be partnering with Assemblyman Barnwell's staff in collecting and distributing donations this year. He announced that from 5pm to 8pm on Wednesday, December 12<sup>th</sup>, they will host a Homeowner and Tenant Enrollment event in their office, located at 64-69 Dry Harbor Road in Middle Village, with representatives from the Dept. of Finance on hand to assist homeowners and tenants to apply for real estate tax exemptions and rent increase exemptions. He said that they plan to host a similar event in the Spring. He welcomed calls from constituents at (718) 366-3900, to report any derelict or abandoned vehicles on the streets in the district. In closing, he wished everyone a Happy Thanksgiving.

### MINUTES

The Board Chairperson asked Board members to review the minutes of last month's Board Meeting which was conducted on October 10, 2018. The minutes were adopted by acclamation on a motion by Walter Clayton, seconded by Kathy Masi.

### LIQUOR, WINE and BEER LICENSE APPLICATIONS and RENEWALS

The Board Chairperson 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 October 10, 2018. Each Board member received a copy of the list.

#### New Liquor Licenses

- 1) **Cantina 33 Inc.** 55-33 Myrtle Avenue, Ridgewood, NY 11385

#### Liquor License Renewals

- 1) **Time Tequila Bar Cafe Corp.** 675A Seneca Avenue, Ridgewood, NY 11385
- 2) MIFRA Corp. d/b/a **The Factor** 779 Wyckoff Avenue, Ridgewood, NY 11385
- 3) Juventus Sports Caffé Inc. d/b/a **Amici Caffé** 73-11 88 Street, Glendale, NY 11385

#### New Wine, Beer and Cider Licenses

- 1) **El Alto Deli & Mexican Food LLC** 60-01 Metropolitan Avenue, Ridgewood, NY 11385
- 2) \*Mama's Corner Pizzeria Corp. d/b/a **Mama's** 675 Onderdonk Avenue, Ridgewood, NY 11385

#### Wine, Beer and Cider License Renewals

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

#### Corporate Change

\*San Cecilio Restaurant Inc. d/b/a **Capybara, at 853 Wyckoff Avenue**, in Ridgewood, has notified us that as of May 1, 2018, Rodrigo F. Gonzalez replaced Marvin Carbajal as their Stockholder, Owner and President.

\* Indicates Outdoor Area.

### Demolition Notices

The Board Chairperson reported that the Board received 2 demolition notices since the last monthly Board Meeting on October 10, 2018: demolition of a residential garage in the rear yard of **75-41 61 Street, in Glendale**; Interior demolition of a 1-family home in connection with a rear enlargement at **74-11 Penelope Avenue, in Middle Village**.

The Board Chairperson 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 announced that last night, the Dept. of Sanitation began their winter schedule, known as "Night Plow," to allow for snow fighting preparedness. He said that regular trash and recycling collection times



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may change during the Winter Schedule. Residents should place their household garbage and recycling out for collection the night before your collection day, but refuse collection may be delayed due to “Night Plow” operations.

He reported that the contractor has resumed work on the Penelope Avenue/74 Street area sewer project. The contractor is now working to install new sewer chambers in the vicinity of 74 Street, south of Juniper Boulevard South, in Middle Village. He wished everyone a Happy Thanksgiving.

### **COMMITTEE REPORTS**

#### **Zoning and Land Use Review Committee**

##### **Walter Sanchez**

Walter Sanchez reported that the committee recently met with representatives of WellLife Network to review their BSA application for the construction of a 66-unit housing development at 80-97 Cypress Avenue. He said that committee members asked many of the same questions that were raised by Board members at tonight’s public hearing.

Mr. Sanchez also reported that the committee reviewed the applications of two separate homeowners who both received building violations for work done on their homes, due to the fact that their properties are located in the Ridgewood Landmarked District. He said that in the case of 60-38 70 Avenue, the homeowner replaced the front windows with one solid pane of glass instead of replacing the sash windows that were originally there. In the other case, involving 58-23 70 Avenue, he said that the homeowner hired a mason to replace the limestone stoop with a stoop made of brick. He said that in both cases, the homeowners said that they didn’t know about the NYC Landmark Preservation Commission’s regulations governing home repairs.

He said that, after reviewing both of these cases, the majority of committee members agreed that the work did not look offensive from the street. He said that, in any event, committee members do not want to object to the Landmark Preservation Commission’s standards in either one of these cases.

Peggy O’Kane commented on the committee report by reading aloud the following statement:

“I believe it is wrong for the Landmarks Preservation Commission to keep shifting these appeals to the Community Board. They should determine what their rules are and how they will enforce them. By shifting the responsibility to the Community Board, they leave us either looking like the bad guys by denying relief, or by accepting the violation, we essentially change the character of the architecture which result in landmarking in the first place. It is of no use to have a landmarked district if you constantly grant waivers and exemptions.

“I voted against one request because, one of the findings necessary in waiver requests is that the applicant did not cause his own handicap. I believe that if they had obtained the permit necessary for exterior construction, they would have likely been advised of the necessity for a permit.

“I would like to propose a couple of solutions for this problem:

1. Every property owner receives a notice of assessed valuation every year. I propose that the City add one more field. “This property is landmarked” with a yes or no box to check. If yes, a further statement “Please be advised that landmarked buildings require permission before exterior construction or alterations. Call or write for further information.” This should eliminate the “I didn’t know” defense.
2. The Community Board should host a presentation by the Landmarks Preservation Commission detailing the requirements for construction under landmark rules.
3. The Community Board should also host a presentation by New York State detailing the tax credits available to the owners of State and City landmarked properties for approved exterior and interior construction. The Ridgewood Property Owners and Civic Association hosted this presentation last spring. One of our members took advantage and received a 20% tax credit for approved exterior construction and expects more when he completes approved interior construction. Knowledge of the possible advantages available under landmarking should also help to resolve this problem.”

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Carmen Santana asked if the homeowners are informed that their homes have been designated as part of the Ridgewood Historic District. Peggy O’Kane replied that in addition to local press coverage of landmarking events, the Greater Ridgewood Restoration Corporation has mailed brochures about the Ridgewood Landmark Districts to all of the homeowners who live in the district.

### **Public Safety Services Committee**

#### **Maryann Lattanzio**

Maryann Lattanzio reported that the committee met with P.O. Edyta Bielicka, of the 104<sup>th</sup> Precinct Community Affairs Unit, in the Board 5 office on Wednesday, October 24<sup>th</sup>, to review current crime statistics for the precinct, as well as the response times to calls for assistance in the precinct. She said that the overall number of crimes that were reported during the last 28 days has increased to 115, from 93 crimes reported during the same month last year. She said that the number of grand larcenies reported during this period rose to 54, as opposed to 34 grand larcenies that were reported during the same period in 2017. She explained that 40% of these crimes involve mailbox fishing and forging fraudulent checks. She reported that there is a high incidence of domestic violence cases in this precinct, mostly in Ridgewood and Glendale. She also informed everyone that there were 38 incidents involving drug overdose in the precinct this year.

Ms. Lattanzio reported that the best response time in the precinct is during the overnight shift, when patrol cars arrive on the scene within 3 to 4 minutes. Response times on the morning shift, from 7am to 3pm, are between 10 and 11 minutes, she said. She reported that the average citywide response times fall between 8.12 and 8.26 minutes per call.

Regarding the 104<sup>th</sup> Precinct Police Auxiliary, she said that they are operating with only 5 radios now, down from 12 radios originally. And, more importantly, she said there’s only one vehicle that is operational for their unit which makes it difficult to transport the full complement of Auxiliary Police Officers who are assigned to the 104<sup>th</sup> Precinct.

She informed everyone that, pursuant to Right to Know legislation, Police Officers are now required to give their business card to anyone who they have arrested.

Carmen Santana commented that she has noticed that Postal Service drop boxes are not always locked, and they should be. The Board Chairperson asked her to report the locations where locks on the drop boxes are either broken or missing to the Board 5 office.

### **Transportation and Public Transit Services Committee**

#### **Tobias Sheppard Bloch**

Toby Bloch, co-chair of the Transportation Services Committee, reported that on Tuesday, October 23<sup>rd</sup>, the committee met with Carina Fortuna, a representative of the Car2Go rental car business, in the Board 5 office to discuss their operation. He said that she gave a power point presentation on their free-floating car share program which covers 44 square miles of Brooklyn and Queens. He said that you don’t have to return the rental car to their site, just make sure that you leave their car parked in a legal parking spot on the street when you’re done renting it.

Regarding the status of the Fresh Pond Road Emergency Bridge Deck Replacement project, over the LIRR at Metropolitan Avenue, he said that construction is nearing completion, and is expected to be finished by Thanksgiving.

He said that the committee reviewed the status of the Safe Routes to Schools Project in the vicinity of PS 239, located on Weirfield Street, in Ridgewood. He said that the contractor will install bump outs and widen the sidewalk at several intersections on Myrtle Avenue between Onderdonk Avenue and Cypress Avenue, as part of this project. He said that the project is expected to be complete by Summer, 2018.

He said that the committee continues to review a number of traffic safety requests at each meeting. Requests for traffic safety improvements can be called into the Board office at (718)366-1834. In closing, he announced that the next committee meeting is scheduled to begin at 7:30pm on Tuesday, November 27<sup>th</sup>, 2018.

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### **Library Services Committee**

**Sarah Feldman**

Sarah Feldman announced that the next committee meeting is scheduled for 7PM on Monday, November 26<sup>th</sup>, in the Board 5 office. She welcomed anyone interested in joining the committee to attend the meeting.

### **Old Business**

Theodore Renz said that several new mini-breweries have opened in Ridgewood in the past few years. He welcomed everyone to attend the grand opening of the world-renowned Evil Twin Brewery that is located at 1616 George Street in Ridgewood next week.

As there was no further business to come before the Board, the Board Chairperson adjourned the public meeting of Community Board 5, Queens on a motion from the floor at 9:45pm. He thanked Pastor Dan Klaus for providing the light refreshments for tonight's meeting.