



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 September 14, 2016

#### Board Members Present

Vincent Arcuri, Jr.; Tobias Sheppard Bloch; Robert Cermeli; Walter E. Clayton, Jr.; Peter Comber; Henry Cross; Brian Dooley; Jerome Drake; Dmytro Fedkowskyj; Sarah Feldman; Steven Fiedler; Patricia Grayson; Fred T. Haller, III; Robert Holden; Paul A. Kerzner; John J. Killcommons; Kathleen Knight; Michael LoCascio; John Maier; Katherine Masi; Alexander Maureau; Margaret O'Kane; Michael O'Kane; Donald Passantino; Michael Porcelli; Theodore M. Renz; Kelvin Rodriguez; Luis Rodriguez; Lee S. Rottenberg; Walter H. Sanchez; David Sands; Carmen Santana; Connie Santos; Lorraine Sciulli; Catherine Sumsky; Jean Tanler;; Maryanna Zero

#### Board Members Absent

Patricia Crowley; Karamjit Dhaliwal; Thomas C. Dowd; Caroline Fuchs; Angela Giovannello; Fred Hoefflerle; Lydia Martinez; Eileen Moloney; Barbara Toscano

#### Elected Officials

NYS Senator Joseph P. Addabbo, Jr., 15<sup>th</sup> S.D. and Staff Neil Giannelli  
NYC Council Member Elizabeth Crowley, 30<sup>th</sup> CD and Staff Maggie Hayes  
Don Capalbi – US Representative Grace Meng, 6<sup>th</sup> C.D.  
Evelyn Cruz – US Representative Nydia Velazquez, 7<sup>th</sup> C.D.  
Alexis Arcchi – NYS Assemblyman Andrew Hevesi, 28<sup>th</sup> AD  
Ira Greenberg - NYS Assemblywoman Catherine T. Nolan, 37<sup>th</sup> AD  
Diana Santana - NYS Assemblyman Michael Miller, 38<sup>th</sup> AD

#### Staff Present

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

#### GUESTS

Andrew Hoyles, Director, NYC Dept. of Sanitation - Residential Organic Waste Collection  
Serphin Maltese, President of the Board of Directors, Christ the King High School Campus

Board Chairman Vincent Arcuri called the monthly Board Meeting to order at 7:32pm, following the Salute to the Flag. He introduced the first Item on the Agenda as:

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**PUBLIC HEARING Re: The Fiscal Year 2018 Capital and Expense Budget Needs of the City of New York, as they relate primarily to the Ridgewood, Maspeth, Middle Village and Glendale Communities**

The Board Chairman announced that anyone who registered to speak during this public hearing would be limited to 3 minutes speaking time each. He gave the floor to the District Manager Gary Giordano to explain the NYC Capital and Expense Budget process.

The District Manager said that every year, Community Boards throughout the City hold an annual budget hearing in order to give local residents and businesses an opportunity to request funding for major capital improvements or services in their neighborhoods. He informed everyone that the City's Fiscal Year 2018 begins on July 1, 2017 and ends on June 30, 2018, and pointed out that the Board's Capital and Expense Budget Priority Recommendations must be submitted to the Mayor's Office of Management and Budget on or before October 31st, each year. He explained that Capital Budget items include projects that cost millions of dollars and are expected to last at least 5 years, while Expense Budget items generally include services, personnel costs, etc.

For example, the District Manager said that sewer construction projects have been among the Board's top budget priorities since 2007. He said that two major capital projects are currently underway in the Board 5 area: one in the area of 69 Steet and Calamus Avenue; and the other, in the Penelope Avenue/74 Street area in Middle Village, are designed to increase the capacity of the sewer system in those neighborhoods and help to alleviate severe local street flooding conditions, as had occurred in 2007, 2008, and 2012. He said that both of these projects were undertaken by the City, subsequent to the Community Board's vote to recommend these local sewer reconstruction projects in the Board's Top 10 Capital Budget Priorities, as part of this annual budget process. In addition, the City has begun to award ongoing contracts to replace catch basins and/or install new bioswales at hundreds of locations in our Board area, he said.

Regarding the Emergency Bridge Deck Replacement project at Fresh Pond Road and Metropolitan Avenue, he said that this project is slated to cost \$14 Million and is scheduled to begin at the end of September, this year. The District Manager also pointed out that additional capital improvements are currently underway in Highland Park, in the vicinity of the Ridgewood Reservoir, where the reconstruction of the old stone bridge adjacent to the parking lot in Upper Highland Park is currently underway.

Regarding the replacement of the running track and athletic field in Juniper Valley Park, he said that it has remained one the Board's top budget priorities for years but it is only partially funded at present.

Dmytro Fedkowskyj, a Board member and resident of Middle Village, spoke about the need to reconstruct the Turf Soccer Field and Running Track in Juniper Valley Park, in Middle Village. He said that this project has been recommended as one of the Board's top ten budget priorities every year recently. He said that now, it is dangerous for children to practice playing soccer there, due to the deteriorated condition of the athletic field and running track. He urged Board members to rate this project as one of their top priorities this year. The Board Chairman thanked him for his input, and gave the floor to the District Manager to explain the next step in the budget process.

The District Manager explained that at their next meeting on Monday, September 19, the Executive Committee will formulate the FY 2018 Capital and Expense Budget surveys to be distributed to Board members for their input. The surveys will be sent to each Board member next week, and should be filled out and returned to the Board office as soon as possible. Once the surveys are completed and returned to the Board office for tabulation, he said that the Executive Committee will meet to review the survey results, and formulate the budget recommendations that will be presented to the full Board for a vote at next month's Board Meeting. He said that, in observance of the high holy day of Yom Kippur on October 12th, the next CB5Q Board Meeting will

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be re-scheduled to 7:30pm on Wednesday, October 19th. He said the meeting will be conducted in the Cafeteria of Christ the King High School, located at 68-02 Metropolitan Avenue, in Middle Village.

Peter Comber asked a question about the status of the reconstruction of the soccer field and running track in Juniper Valley Park. The District Manager replied that the Department of Parks will not proceed with the design of a capital project in local parks unless the project is fully funded. He said that \$1 Million has been allocated for this project, however the cost of reconstructing the running track alone is estimated at \$2 Million.

### **PRESENTATION Re: Expansion of Residential Organics Waste Collection into Ridgewood, Queens**

By Andrew Hoyles, Director of Residential Organic Waste Collection  
NYC Dept. of Sanitation's Bureau of Recycling and Sustainability

Andrew Hoyles announced that the Department of Sanitation plans to expand the collection of organic waste in the Community Board 5, Queens area by mid-October, this year. He said that they plan to collect organic waste from residential homes in every sector in the Board 5 area next month, including Ridgewood. During the week of October 17th, he said that the Department of Sanitation will begin distributing new tamper-proof brown pails and smaller-sized white counter buckets to all residential buildings in the expanded collection area. At the end of October, the Department of Sanitation plans to begin twice-a-week collections of organic waste, on the same schedule as household garbage, instead of the current once-a-week schedule, he said.

Mr. Hoyle explained that all food scraps, spoiled food, food-soiled paper, leaves, yard trimmings and plants are collectively known as organics or organic waste, and may be placed out at the curb, after 4pm or dusk on the day before your collection. He said that preferably, brown pails should be lined with thin, clear plastic or compostable bags and/or paper bags to dispose of organic waste. In response to a question from the floor, he said that instead of throwing away organics as garbage, the Department of Sanitation picks it up separately from household garbage, and then hauls it off to a composting facility. He said that the Department of Parks and Recreation uses tons of this compost material to restore the soil in local parks throughout the City.

Mr. Hoyle said that organic waste currently comprises almost one-third of the waste that the Department of Sanitation collects on a daily basis. He said that one of the goals of the City's Zero Waste program is to see that New York City is no longer hauling any waste to landfills by the year 2030. He said that the best way to keep garbage from landfills is by limiting the materials you use, and reusing and recycling the rest. For example, he said, you can opt out from receiving [junk mail](#), and [donate or sell items](#) you no longer need.

Katy Knight commented that her family lives in Middle Village and really appreciate this service. She asked if larger residential buildings are eligible to participate in this program. Mr. Hoyle replied that initially, the Department targeted low-rise residential buildings with 9 units or less. However, if the owner or building manager of a larger building would like to participate in this program, they have to apply for it and complete a number of training sessions for this program, prior to being added to the organic waste collection route. In response to questions from the floor, Mr. Hoyle said that dual-bin Sanitation trucks are being used to collect organic waste. And, he said that animal waste is not considered organic waste; it should be disposed of in black plastic garbage bags. He said that everyone will receive a mailer from the Department of Sanitation, with information about the organic waste collection service, along with discount coupons to purchase bio-degradable plastic bags. In closing, he said that this program is a voluntary one. He said residents may call 3-1-1 for more information about the program, or to report a brown pail that was never delivered, lost or stolen.

### **PUBLIC FORUM**

Dawn Scala, a Glendale resident, said that while homelessness has been on the decline nationally, between 2007 and this year, the rate of homelessness has risen by 41% in NY State. She pointed out that there is no residency requirement for shelter in NY State now. She urged local elected officials to draft new legislation which would require that all applicants for shelter prove that they are NY state residents for the past six months.

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Paul Devitt and Todd Abramson, prospective business partners in a vacant warehouse located at 1658 Summerfield Street in Ridgewood, spoke about their plans to open a restaurant and entertainment venue at this location. Mr. Abrahamson said that he has been working in this field for the past 30 years, in Hoboken, New Jersey. He said that they have submitted an application to the State Liquor Authority for a permit to operate a cabaret license to serve alcohol at 20 tables with 100 seats indoors, and another 2 tables with 12 seats outside. He said that this site would accommodate 350 patrons at live music events. He said their hours of operation would be from 4pm to 2am daily, except for Friday and Saturday nights, when they plan to operate from 4pm to 4am, and on Sunday, when they plan to open at 12 Noon and close at 2am.

Mr. Devitt said that he and his partner have many years of experience in the entertainment business, and that they plan to hire professional sound engineers, bartenders and security personnel to work at this site, for a total of 12 employees. He requested the Board's support for their application for a new on-premises cabaret and liquor license at this location.

Daniel Perez, the Ridgewood Room, 59-15 Catalpa Avenue, in Ridgewood, said that he is currently in the process of applying for a new Wine, Beer and Cider license to serve a total capacity of 230 patrons in this catering hall. He said that he currently hosts parties at this location, and employs bartenders and security staff. He asked for the Board's support.

John Hickey, a resident of 85 Street in Glendale, said that he has been advocating for a sewer reconstruction project in Eastern Glendale since 2007, when almost all of the homes in his area were flooded during heavy rain storms. He said that the current sewer replacement project on his block is a waste of taxpayer dollars, because all of the new sewer mains are the same size as the existing mains.

He also said that the 88 Street grade crossing for LIRR tracks in Glendale is dangerous. He said that he is very concerned for the safety of pedestrians and local traffic at that crossing, and worried that establishing passenger rail service on these tracks would increase the safety hazards at this location.

Mr. Hickey said that new LED streetlights have been installed on certain blocks in Glendale. He asked when the City plans to upgrade the street lighting on his block.

The Board Chairman informed Mr. Hickey that there were several blocks in Eastern Glendale where the existing sewer mains had collapsed. He said that this contract is an emergency sewer replacement contract, which was undertaken in response to all of the complaints to the 3-1-1 call system. He said that the Department of Environmental Protection is currently working to complete a comprehensive study of the sewer system in our catchment area, including the Flushing Bay, Newtown Creek and East River basins.

Regarding his concerns about the safety of the railroad crossing at 88 Street, he said that this matter is under discussion with the Federal Railroad Administration and the NY and Atlantic Railway. He expects to receive a full report about planned safety improvements at local grade crossings within the next few months.

Regarding his request to upgrade the street lighting on his block, the Department of Transportation would have to inspect the location in order to assess the need to upgrade lighting there.

Pam Fabrilli, a Middle Village resident, said that she has heard about 4 recent robberies in Middle Village recently. She asked that the 104<sup>th</sup> Police Precinct assign additional night patrols of the area, because her neighbors were home at night when these incidents occurred.

Sarah Feldman, a Board member, said that when she was growing up, her family was flooded out of their home in Houston, Texas, and they were virtually homeless for a while. She said that it was a very traumatic event in her family's life to lose everything due to an unexpected storm, and warned that it could happen to anyone. She asked everyone to show compassion for those who are homeless and grant them some dignity.

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Dinorah Colon, Marilena Popa and Dorina Anton, Ridgewood residents, spoke in opposition to granting a liquor license to the Ridgewood Room, located 59-15 Catalpa Avenue, in Ridgewood. They said that they live on the same residential block as this establishment, and that the owner of this bar has shown complete disregard for the surrounding community. Over the past year, they said that they witnessed fights that broke out among the patrons, as well as public drunkenness of patrons exiting this bar. They filed police reports for the damage to parked cars on this block, after patrons drove away from this bar. In addition, they said that there's music blaring from this bar every weekend until 4am or 5am in the morning. There is always a heavy accumulation of trash that's left in front of the building for days after one of their parties, they said. In closing, they said that this establishment is a public nuisance and it should be closed down.

The Board Chairman said that these complaints would be taken under advisement.

### **CHAIRMAN'S REPORT**

**Vincent Arcuri, Jr.**

#### **MINUTES**

The Board Chairman asked Board members to review the minutes of the September 14<sup>th</sup>, 2016 Board Meeting. John Maier made a motion to approve the Minutes, seconded by Michael O'Kane. The minutes were accepted by voice vote.

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

NYC Council Member Elizabeth Crowley said that the Mayor has already opened 17 homeless shelters in Queens, without any public notification process. She said that the proposed shelter in Glendale is still under consideration by Mayor deBlasio's administration. She said that there has been a 50% increase in the number of homeless people currently being housed in hotels during this Mayor's administration, while the number of homeless families housed in cluster site apartments keeps diminishing. For this reason, she said that she and other local elected officials plan to file a lawsuit tomorrow to sue the administration for placing homeless families into substandard living quarters, without kitchen facilities. She said that housing the homeless population in cluster site apartments would cost a lot less than housing them in hotel rooms, and would be a more humane way to accommodate their needs.

In addition, the Council Member reported that the reconstruction project for Frank Principe Park is expected to go out to bid soon. She said that the reconstruction of Juniper Valley Park's running track and athletic field will be considered by the Department of Parks, once the project in Frank Principe Park is completed in 2018. Regarding sanitation improvements in District 5 Queens, she said that she had secured funding for additional collections along commercial corridors, where the Doe Fund workers are bagging litter and trash that is left in collection baskets at the intersections.

In closing, she asked everyone to cast a vote in this year's round of Participatory Budget sessions. Flyers and informational literature was distributed to those present.

On behalf of Queens Borough President Melinda Katz, Catherine Moore reported that the Borough President recently expressed her strong objections to the policy of housing the homeless population by renting hotel rooms in the Holiday Inn Express in Maspeth, in a letter addressed to the Mayor. Copies of the letter were distributed.

On behalf of Congresswoman Grace Meng, Don Capalbi said that the Congresswoman has been working with her colleagues to pass legislation that would fund efforts to combat the recent outbreaks of the Zika Virus in our country this year. He said that the Congresswoman is calling for an investigation into the steep rise in the price of Epipens, which are used to combat severe allergic reactions, from \$57 to \$600 per dosage this year. He said that the Congresswoman continues to advocate for a new zip code for Glendale.

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On behalf of Congresswoman Nydia Velazquez, Evelyn Cruz said that New York City now faces a housing crisis. She said that the Congresswoman is currently working to expand housing opportunities for low and moderate income families in New York. She welcomed everyone to attend the Homeownership and Foreclosure Prevention Resource Fair Workshop that they will sponsor from 10am to 2pm on Saturday, September 24th, 2016 in St. Matthias School Auditorium, located at 58-25 Catalpa Avenue, in Ridgewood.

State Senator Joseph Addabbo spoke about the need to address the growing epidemic of heroin and opiate addiction throughout local communities in Queens. In addition, he plans to work with local community residents to identify and address the problem of zombie homes in his district. During the summer session, both houses of the State legislature passed legislation opposed to the proposed 5 cents charge per plastic bag for shoppers in New York.

The Senator also informed everyone that from now on, State legislators will lose their pensions when they are convicted of felonies. Regarding the Holiday Inn Express in Maspeth, he said that he is and always will be strongly opposed to warehousing the homeless population in hotel rooms, instead of finding permanent housing solutions for them.

In closing, he invited everyone to participate in this Fall's Electronic Recycling Event in the Forest Park Bandshell Parking lot area, on Sunday, September 25th, from 10am to 3pm.

On behalf of State Assemblyman Mike Miller, Diana Santana welcomed constituents to attend the upcoming Safety Event this Saturday, from 11AM to 1PM, in their district office located at 83-91 Woodhaven Blvd. For more information, please call (718) 805-0950. Flyers were distributed. In closing, Diana said that she will be leaving the staff soon, and wished everyone all the best.

On behalf of Assemblywoman Catherine Nolan, Ira Greenberg welcomed everyone to attend tomorrow night's Public Meeting at 7PM in the Greater Ridgewood Youth Council at 59-03 Summerfield Street, in Ridgewood, regarding the MTA's plans to perform major capital improvements along the L and M train lines, starting next year. He said that representatives from the MTA will give a presentation to answer questions from the public.

On behalf of Assemblyman Andrew Hevesi, Alexis Arrechi welcomed everyone to attend their Fall Electronic Recycling Event that will be held from 10AM to 4pm at the Queens Community House, located at 108-25 62nd Road in Forest Hills.

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

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

The Board Chairman read aloud the list of establishments in the Community Board 5 area that are in the process of applying for liquor, wine and beer licenses since the last monthly Board Meeting on July 13, 2016. Each Board member received a copy of the list.

#### **New Liquor Licenses**

- 1) **The Maspeth Pizza House, Inc.** 55-60 60 Street, Maspeth, NY 11378
- 2) \* **1658 Summerfield Street Restaurant Group, LLP** 1658 Summerfield St, Ridgewood, NY 11385
- 3) Metro Deli 56 Corp. d/b/a **Don Marco's Tex-Mex Restaurant** 79-28 Metropolitan Ave, MV, NY 11379

#### **Liquor License Renewals**

- 1) Ard Group, LLC d/b/a **Slide Bar-B-Q** 52-75 65 Place, Maspeth, NY 11378
- 2) Cooper 8000 LLC d/b/a **Shiro's at Atlas Park** 8000 Cooper Avenue, Glendale, NY 11385

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- 3) **Krowlewskie Jadlo of Ridgewood Inc.** 66-21 Fresh Pond Road, Ridgewood, NY 11385
- 4) **Sherwood Keeps Inc.** 203/205 Cypress Avenue, Ridgewood, NY 11385

**New Wine and/or Beer Licenses**

- 1) **Drunken Fish Ct, Inc.** 52-35 Metropolitan Avenue, Ridgewood, NY 11385
- 2) **Milk & Pull 2 Inc. d/b/a Milk & Pull Café** 778 Seneca Avenue, NY 11385
- 3) **Janus New York Inc. d/b/a Billy's Marketplace** 870 Cypress Avenue, Ridgewood, NY 11385
- 4) **\*Taqueria Kermes Inc.** 66-36 Fresh Pond Road, Ridgewood, NY 11385
- 5) **East Coast Burgers Inc.** 53-21 Metropolitan Avenue, 1<sup>st</sup> Floor, Ridgewood, NY 11385

**Wine and/or Beer License Renewals**

- 1) **\*Olde Boys Enterprises Inc. d/b/a The Monk** 68-67 Fresh Pond Road, Ridgewood, NY 11385
- 2) **United Seneca Corp. d/b/a New Mexico Place II** 778 Seneca Avenue, Ridgewood, NY 11385
- 3) **Bella Caracas Café, Inc.** 74-17 Metropolitan Avenue, Middle Village, NY 11379
- 4) **Francisco Deli Grocery** 1711 Bleecker Street, Store #2, Ridgewood, NY 11385
- 5) **Alan Dumain d/b/a 7-Eleven** 72-01 Eliot Avenue, Middle Village, NY 11379

\*Indicates outdoor seating

Katy Knight asked for more information about the **Milk & Pull Café** application. The Board Chairman directed the Board staff to provide her with additional information about this new location.

**Demolition and Construction Notices**

The Board Chairman reported that the Board received several building construction notices, as well as demolition notices since the last monthly Board Meeting, including: **74-02 Grand Avenue**, demolition of garage/gas station, in Maspeth; **65-11 Metropolitan Avenue**, interior renovations to create new laundromat, with 2 apartments above, in Middle Village; **1734 Hancock Street**, demolition of a shed on commercial property; **60-01 Putnam Avenue**, interior renovations of existing 3-story residential building, in Ridgewood; **656 Woodward Avenue**, interior renovations and addition of penthouse apartment on roof, in Ridgewood; **475 Woodward Avenue**, demolition of house and garage, in Ridgewood; **976 Cypress Avenue**, demolition of vacant warehouse, in Ridgewood; and, **62-76, 62-90 and 62-96/98 Woodhaven Blvd**, a/k/a 84-47 63 Avenue, demolition of entire row of 1-story commercial stores, in Rego Park.

The Chairman asked Board members to remain vigilant and to advise the Board 5 staff about any questionable construction work in the Board area, so they can investigate further.

The Board Chairman announced that the Myrtle Avenue Business Improvement District is sponsoring the Myrtle Avenue Fall Street Festival from 12 Noon to 6pm on Sunday, September 18, 2016. He said that Myrtle Avenue will be closed to traffic between Forest Avenue and Wyckoff Avenue during the day. He welcomed everyone to attend.

The Board Chairman reported that in response to the proposed conversion of the Holiday Inn Express, located at 59-40 55 Road in Maspeth, the Community Board conducted at public hearing on Wednesday, August 31<sup>st</sup> in the Knockdown Center, located at 52-19 Flushing Avenue in Maspeth. He informed everyone that the Community Board had not received any formal notification regarding plans to convert this hotel into a homeless shelter. He said that, based on community input from the public hearing, the District Manager prepared a draft of the Executive Committee's report and recommendations for the Board members' consideration. He gave the floor to the District Manager to deliver the report and recommendations, as follows:

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WHEREAS, one of the goals of a just society should be that all people have a home where they are safe, where they are in a clean environment and where they have adequate space for themselves and their family, and,

WHEREAS, in New York City, there are currently almost 60,000 people living in city shelter system locations, and the number of people in the city homeless system is at an all time high. The number of people struggling to that extent is more than 20 times greater than when, in the early 1980s, the Koch administration signed a consent agreement stating that the city be mandated to house homeless individuals seeking shelter, and,

WHEREAS, the trend is that the number of families and individuals seeking shelter through the city system is growing quickly, and,

WHEREAS, some homeless people are employed, but don't earn enough to pay the often very high price of rent for an apartment in one of the 5 boroughs of New York City. Many others that are in the New York City homeless shelter system have mental health problems and/or substance abuse issues to overcome, and,

WHEREAS, the cost of housing homeless individuals and families, when they do not have a subsidized apartment, can be more than \$4,000.00 per month in the New York City Shelter System, and,

WHEREAS, for more than a decade, the number of people moving to our safer city from other parts of the USA and from other countries caused rents, the price of houses and land to become beyond the reach of many working class people. These housing and land costs have caused tens of thousands of people to have to move out of our city, to where the cost of living indoors can be much less than half of what a home costs to rent or buy in New York City, and,

WHEREAS, the fact that more and more people from other states and localities have been coming to NY City, and quickly applying for shelter has increased the pressure on responsible city agencies to provide shelter. N.Y.C. Dept. of Homeless Services statistics for Fiscal Years 2015 and 2016 clearly indicate that 17% of adult homeless families registering for shelter in New York City listed their most recent address as a location outside the City of New York, compared to 8.5% of adult families in FY 2012, and,

WHEREAS, the plan in question to house at least 220 people, in 110 rooms, at a 5 story tall hotel, that lacks kitchens in the rooms, is severely out-of-character with the surrounding community of one and two family homes, and,

WHEREAS, the hotel site in question at 59-40 55 Road in Maspeth, Queens, NY is located in an M1-1 Zoning District and is in a designated Industrial Business Zone. Although a transient hotel use may be permitted in this zone, the proposed use is not for a transient hotel but rather for a residential use, and,

WHEREAS, the hotel site in question is not well served by public transportation, as the site is not within reasonable walking distance to a train station and is not well served by public bus lines, and,



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WHEREAS, it is important to state that, while we may not have any homeless shelters directly in the District 5, Queens boundaries, the Pan Am Motor Inn Hotel site, where 200 families are sheltered, is only a few short blocks from the northern boundary of District 5, Queens. The same is true for the Metro Motel site on Queens Boulevard, where 76 families are sheltered. In addition, the Red Carpet Inn at 980 Wyckoff Avenue, which shelters up to 35 families and the Flushing Family Residence at 1226 Flushing Avenue are at our border with Community District 4, in Brooklyn, and,

WHEREAS, the current city administration and city agencies responsible for providing some form of shelter to those registering at the Bronx intake center, because they are homeless, indicates that the demand for shelter is so great that they are forced to virtually seize the Holiday Inn Express and other hotels to house those in need of a home. There is a growing trend, especially in Queens, to pack homeless families, including families with children, into hotel rooms. An environment where people have so little space, and where they live overwhelmingly with people having serious needs, is far from a healthy environment. This cramming of people should cease.

THEREFORE, BE IT RESOLVED THAT Community Board 5, Queens is opposed to the plan of trying to cram 110 homeless adult families into the proposed shelter at the Holiday Inn Express, located at 59-40 55 Road in Maspeth, Queens. Instead, the Mayor of the City of New York and responsible city agencies should:

- Make every effort to find reasonably sized apartments for homeless families and individuals, subsidizing rent for a reasonable time period, instead of paying so much more to house people in shelters and hotels. Housing 220 or more people in 110 living spaces at the Holiday Inn Express Hotel at 59-40 55 Road, in Maspeth, as proposed, is significantly out-of-character with respect to the surrounding community of one and two family homes.
- See to the prompt renovation of apartments, under the jurisdiction of the NY City Housing Authority, which are vacant because renovations are needed to make the apartments livable. NYCHA reportedly has more than 2,000 vacant apartments requiring repairs, according to an audit performed by the Office of the N.Y. City Comptroller.
- Acquire and see to the prompt renovation of abandoned and vacant residential buildings, so that at least some apartments in these renovated buildings can be allocated to those who have registered with city agencies, as needing a place to live.
- Prioritize the quality mental health services, substance abuse prevention and intervention services, education and employment training, and life skills development that are vital to so many who are homeless, or would be if they were not crammed into New York City shelter situations.

As there was no further discussion of the matter, the Board Chairman requested a Roll Call vote on the foregoing Resolution and Recommendations, which was adopted by a vote of - 33- in favor; - 4- opposed; - 0 - abstaining; and - 0 - not voting.

Regarding two applications for liquor licenses that were submitted to the State Liquor Authority and announced at tonight's Board Meeting, namely, 1658 Summerfield Street in Ridgewood, and 59-15 Catalpa Avenue, in Ridgewood, the Board Chairman asked Board members for their input on whether or not to approve granting liquor licenses for both establishments.

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Paul Kerzner made a motion to deny a liquor license for the proposed establishment located at 1658 Summerfield Street because it is located in the Industrial Business Zone and would naturally conflict with plans for industrial development in that sector. The motion was seconded by Peter Comber.

Jean Tanler spoke in favor of the motion on the floor. Peggy O’Kane said that there are mostly small residential homes on this block whose occupants would most likely object to the increased traffic congestion, noise and commercial activity on their block overnight that would result from this type of entertainment venue.

As there was no further discussion, the Board Chairman requested a Roll Call vote on the motion which carried unanimously by a vote of – 37 – in favor; - 0 – opposed; - 0 – not voting; and – 0 – abstentions.

Regarding the application for a permit to serve wine, beer and cider at 59-15 Catalpa Avenue, d/b/a The Ridgewood Room, the Board Chairman asked the pleasure of the Board. After a brief discussion of the matter, Kathy Masi made a motion to deny this application, which was seconded by Katy Knight.

As there was no further discussion, the Board Chairman requested a Roll Call vote on the motion which carried unanimously by a vote of – 37 – in favor; - 0 – opposed; - 0 – not voting; and – 0 – abstentions.

### **District Manager’s Report** **Gary Giordano**

The District Manager reported that a private contractor has begun milling local streets in the Board 5 area, in preparation for resurfacing performed by NYC Department of Transportation crews within the coming month.

Regarding the Metropolitan Avenue Bridge over the LIRR at Fresh Pond Road, the District Manager reported that work on this project has been delayed, but is expected to begin this month. He said that this contract was awarded to Mugrose, for the removal and replacement of the bridge deck underneath the roadway. He said that the project is expected to be complete in 18 months.

### **New Business**

Carmen Santana expressed concern for tenants living in rent-stabilized apartments in the Board 5 area, who are being pushed out of their apartments by landlords who are looking for exorbitant rent increases. She said that the State does not take a proactive approach to protect low and moderate income tenants in these situations.

As there was no further business to come before the Board, Board Chairman Arcuri adjourned the public meeting of Community Board 5, Queens on a motion from the floor at 9:38pm.