

Community Board 1, Meeting Minutes**April 19, 2016****Board Member Attendees – List Attached.****Opening – 7:00 pm**

Joseph Risi, Chairman: The Chairman opened the meeting by greeting everyone and asked that they recite the Pledge of Allegiance. The Chair continued by introducing the representative from the law firm of Sheldon Lobel.

Public Hearing Items:**Board of Standards and Appeals (BSA)**

2016-4136-BZ/2016-4137-BZ The application seeks to reduce the number of required accessory off-street parking spaces at the premises for medical office use (19-55, 19-57, 19-59, and 19-61 49th Street, Queens).

- Hilary Atzrott, Sheldon Lobel, Law Firm: Ms. Atzrott started by saying this is an application for parking waiver pursuant to zoning resolution section 7344 the premises consists of 2 adjacent buildings, currently it is an existing building that was built in 2006 for a church and a church has a parking requirement of 1 car per 600 square feet of square footage. She said the buildup took much longer than expected because of many issues in regards to the sewer and it cost over \$1 million in work so with many delays, the church pulled out of their lease, since then, the building has been vacant. She stated that the applicant would like to convert the space to ambulatory diagnostic (medical offices). She said the parking requirement is different, 1 spot per 300 square feet which requires 74 spaces but they can only accommodate 36 spaces. Ms. Atzrott said that there is ability to allow for this parking at this site and the Board of Standards and Appeals has a mechanism to allow for this change and there is a special permit pursuant to zoning resolution section 7344. She said there are 3 requirements, all of which are met on this project, the first requirement that this is a change for an ambulatory diagnostic facility, the second requirement is that the change is contemplated in good faith by the applicant and the third requirement is that DOB on the CO issues, that this cannot change uses without BSA's and DOB's permission. She said there are additional points, in preparation for this waiver the applicant employed Sam Schwartz who is a very reputable parking engineer to do a study on the surrounding area to see if there would be an impact on the street parking. Ms. Atzrott said it was determined that within a ¼ mile radius of the site there was a surplus of 364 spots during peak hours of the day so the 36 cars that would be displaced during this process that we would not be providing for, would have adequate parking in the area and there would not be any direct impact. She said there is also a bus route right outside of the site. She ended by asking if there were any questions.

*Displayed various diagrams.

- **Joseph Risi, Chairman:** The Chair requested Elizabeth Erion give her report.
- **Elizabeth Erion, Chairperson, Land Use & Zoning:** Ms. Erion thanked Ms. Atzrott and asked if any board members had questions. Hearing none, she reported that the applicant made this presentation to the Land Use & Zoning Committee meeting a couple of weeks back. She stated there were no issues raised about it. Ms. Erion said there were questions about the parking spaces on the street and were satisfied with the traffic report during business. She made a motion.
- **Joseph Risi, Chairman:** The Chair said he wanted to ask the Board Members for any comments or questions.

*There was a Q&A session with the Board and Hilary Atzrott, Sheldon Lobel Representative. The item was tabled until next month to resolve questions regarding the handicap accessibility in the valet area.

- **Elizabeth Erion, Chairperson, Land Use & Zoning:** Ms. Erion asked if the committee can discuss it further and get back to them.
- **Joseph Risi, Chairman:** The Chairman said it was okay and thanked them. He continued and said that the next item was not on the agenda. The Chair introduced Mr. Jonathan Drescher of The Durst Organization and said he would make a presentation on some minor modifications. He asked Ms. Erion to give them a brief explanation of the intent of the presentation.
- **Elizabeth Erion, Chairperson, Land Use & Zoning:** Ms. Erion said representatives of The Durst Organization are presenting proposed modifications to the approved site plan for Hallets Point. Ms. Erion said the changes will facilitate construction of the on-site water recycling system near Building I. She said, if you recall, last month the Environmental Committee reported on the developer's presentation to construct the black water facility. Ms. Erion continued and said now the developers have to secure the appropriate City Planning and Buildings Department permits which require some changes be made to the approved original plans that are now on file. She said that in addition to the water recycling facility, they are proposing changes to the zoning and ??? for Building 6, location of retail space and an application for a Fresh designation so they can locate a supermarket on site near Building I. Ms. Erion said these changes do not require a full ULURP review because they are considered minor modifications to the overall plan for Hallets Point and they only require a 45 day review for the Community Board to comment on the changes. Ms. Erion said since the treatment facility is located in Building I and it is already under construction they were asked to accelerate the review on these applications and agree on a recommendation and vote on the recommendation that night so a letter can be sent with comments to City Planning within the 45 day review period which begins next week so in effect they would be one step ahead of the clock. Ms. Erion then turned it over to the representative from Durst. She ended by thanking everyone.

- Joseph Risi, Chairman: The Chairman introduced Jonathan Drescher.

The Durst Organization – Hallets Point Minor Modifications for CB 1

- Jonathan Drescher, Senior Vice President, Project Development, The Durst Organization: Mr. Drescher started by introducing the project team that were present: Keith Dumanski, Government Relations and Carol Rosenthal, Counsel. He said there are 2 minor modifications they are seeking, the first one is the waste water recovery system and its related impact on the plan and a fresh market as part of the application which is included in minor mod and the second one is a minor modification in Building 6 ULURP envelope. He shared for those who are not familiar with The Durst Organization, it is a 100 year old family run real estate company they take a lot of pride in their buildings, they build to own and operate themselves and they continue the maintenance and they treat them as part of their long term investments and part of their family. Mr. Drescher said their focus on waste disposal, he demonstrated the black water plants on a slide. He said they also started 4 streams of recycling which they started a pilot program with the city organic waste. He said the Hallets Point Development comprises of 8 new buildings and a school is their part of the development. He stated that Buildings 6 and 7 and will be 100% affordable apartments. He added that Building 1 will be an 80/20 development and is under construction right now. Mr. Drescher said the phasing of the project as described in the ULURP, the 1st phase is Building 1 which he mentioned is under construction right now, the foundation is starting and shared that Phase II, Building 2 along with a portion of Building 7 that is to keep balance of the affordable units with the market rate units. He said Buildings 3 and 2 will be Phase II and respectively and they will go up together with Building 7. He added that the next phase of the project will be Building 5 and then Building 6 and the last phase will be Building 4. He said the overall plan, the first issue with the minor mod is the bus stop the location of the inbound stop and outbound stop do not work for the community or them. They also have to incorporate a grocery store, possibly on 2nd Street. Mr. Drescher said they also have an issue with a lot of re-infrastructure in Building 1. He said they are interested in saving water but also interested in not creating more local infrastructure in the form of sewage including a black water treatment plant and the use of water that all the sewage that the building generates gets processed inside the building and gets re-used for water flushing and for some irrigation. He indicated that it roughly saves them 50 thousand gallons of water a day. He added that the fresh market has submitted an application for 2nd Street. The next part of the minor mod, is they went to City Planning with because they could not fit all of the units into Buildings 6 and 7 that they have obligated themselves to fit into 337 units in the 2 buildings and with the zoning envelopes the way they were designed they could not accommodate that and accommodate commercial development on the ground floor. They went to City Planning with a request to make a minor modification to the building envelope which included taking the top half floor of Building 6 and moving it down 1 floor. Mr. Drescher said the reason they needed to do this is because when the original plan as he indicated earlier are phasing the concept was that one half of Building 6 would be for Building 4 and one half of it would be for Building 5 and there would be 2 separate buildings with 2 separate cores. He also said for efficiency they are locating their core in the middle of the building because if they do

not locate it in the middle it makes it very inefficient and very hard to design. He said the consequence is that they actually cannot access some of that empty roof when they make that lift it makes a lot more space in the building and they can achieve some commercial space in the building and make some recreation area at the top of the building which is a nice amenity for the local community. He added that proposed Building 6 will have a market, it will have roughly 75 feet in overall length, and there can be 3 stores like convenient stores, retail, grocery or a shoemaker. Mr. Drescher shared that they had their first meeting with the Board's Land Use Committee on April 5th. He said the City Planning Commission will vote on the application and then they will get a permit to make the minor modification so that they can continue with construction so the timing is very important to them and start by the middle of October.

- Joseph Risi, Chairman: The Chairman asked Elizabeth Erion to comment and/or ask questions to The Durst Organization.
- Elizabeth Erion, Chairperson, Land Use & Zoning Committee: Ms. Erion said they had a presentation from the organization on the 5th of April at which time most of the questions that were asked by the committee had to do with clarifying why the changes were being made. She said there was a question about outreach and how the other state folders??? in particular Astoria Houses residents were responding to these modifications and the process and preparing the letter before they actually have final documents in hand. She indicated that the responses that they received was that the outreach is ongoing with the Astoria Houses, residents and the councils there and other area leaders and that they are very eager to move this modification process quickly so that they can finally get the affordable housing units online for themselves. Ms. Erion stated that the Community Board wants to know if there is a written response from Astoria Houses and the Council and would like to have a copy in the office so that they can refer to it for any response they will have to City Planning.
- Keith Dumanski, Government Relations, Durst: Mr. Dumanski stated that he does public affairs for Durst and stated that they do have the letter of support from the Astoria Houses.
- Elizabeth Erion, Chairperson, Land Use & Zoning Committee: Ms. Erion said this is a very unusual situation for them that they do not have a final document in hand to review so any recommendation that they make has to be based on the fact that these are draft documents and any changes that are made when it is referred out to them on Monday. She said they basically have to come back in May to review it and any recommendations are based on the draft documents.
- Carol Rosenthal, Counsel, Durst: Ms. Rosenthal said subsequent to the meeting with Land Use & Zoning Committee they submitted final documents to City Planning had their final reviewed by both the technical department and environmental department in the Queens office. She said they have final versions going to City Planning tomorrow. Ms. Rosenthal suggested that they can red line and show them the changes, they are very minimal and making it easier so that you can see it before you get the official version.

- Edwin Cadiz: Mr. Cadiz mentioned that they had a meeting at Astoria Houses about 1 week ago but there were 2 things that were not mentioned which are the parking and from Sandy Hurricane the sea wall area that is going to get repaired. Mr. Cadiz asked where they are going to have the extra parking for the teachers, workers and new tenants cars.
- Jonathan Drescher, Durst: Mr. Drescher said as far as parking they have to restage the plan for the NYCHA residents, there will be a parking lot in Building 7 available to them. He added that they will know by next year sometime and that there is another NYCHA parking lot in the South East Corner that they will be reconfiguring and re-paving. He said in terms of increased parking in demand, it was descriptive in the ULURP, all of the buildings will have subterranean parking garages. He said they have 218 cars in Building 1 and they will have all sorts of flood protection in the event of a flood. Mr. Drescher said the new developments will be about 5 feet above street level, in Building 1 for example.
- Richard Khuzami: Mr. Khuzami asked if the parking is free or payed.
- Jonathan Drescher, Durst: Mr. Drescher said will be payed parking.
- Daniel Aliberti: Mr. Aliberti inquired about Building 6, he wanted clarification if Mr. Drescher said there will be a full floor on the top and a half floor just below it.
- Jonathan Drescher, Durst: Mr. Drescher said currently the diagram shows half of the building having 2 floors above the highest level of the other half, they are taking 1 of the 2 half floors, flipping down so that it is a full floor at the top.
- Daniel Aliberti: Mr. Aliberti asked if there will be elevator service to the top.
- Jonathan Drescher, Durst: Mr. Drescher answered, "Yes".
- Daniel Aliberti: Mr. Aliberti asked what their policy is on disability access, for example for their advertising of rentals, leasing, selling apartments, and their overall disability policy.
- Jonathan Drescher, Durst: Mr. Drescher said all of their facilities are being designed for full ADA access and all of the codes with regard to accessibility. He added that it is very important of their process, that every stage even making sure all of the construction details will include being fully accessible for all disabilities. He said Building 1 will include some units which will include federal disability standards some units which are already converted for the mobility and visually impaired. Mr. Drescher added that they will have a special program that will find tenants that can find tenants for those units. He said all of their rental process is totally transparently accessible and they will make sure that accessibility impaired people will know about this development.
- Daniel Aliberti: He inquired about the hiring policy of the staff for the buildings.

- Jonathan Drescher, Durst: He said they follow all of the regulations and they do not discriminate.
- Daniel Aliberti: Mr. Aliberti asked if they have a printed copy of this policy.
- Jonathan Drescher, Durst: Mr. Drescher said he can get him a copy of it.
- Daniel Aliberti: He thanked him.
- Vanessa Jones-Hall: Ms. Jones-Hall inquired about Building 6, she said he indicated that they will be removing the top of the floor to the next and what is the timeline for Buildings 6 and 7 that are on NYCHA property.
- Jonathan Drescher, Durst: Mr. Drescher said Building 7 will be first, right now they are doing construction on Building 1. When they finish probably in about a year they will start on Building 2 and at the same time they will start on Building 7 so probably about a year from now as long as everything goes as planned. He added, then Building 3 will follow Building 2 and a year from when Building 3 starts.
- Vanessa Jones-Hall: She stated that she asked about Buildings 6 and 7 on NYCHA property.
- Jonathan Drescher, Durst: That Building will start construction next year. They will finish construction about 20-24 months after that so that is 2019 and roughly 2 years after which will be 2021 and then they will start the other.
- Vanessa Jones-Hall: Ms. Jones-Hall asked about the fact that he mentioned removing the parking. They had discussed this at the meeting that took place at Astoria Houses. She shared that she is a resident there and that the residents are not happy about this. Ms. Jones-Hall added that she does not know what agreement they have on the parking being displaced because they are already paying for parking and the parking is owned by a private owner. Ms. Jones-Hall said he mentioned the indoor parking for the other buildings but not for Buildings 6 and 7. She said they already have limited space for parking in that area and are already going to be displaced. She asked how is that going to benefit them and putting parking somewhere else for them.
- Jonathan Drescher, Durst: Mr. Drescher apologized for not being clear, it is temporary. He said right now there are parking spaces in a new location where Building 7 is and in the process of constructing a new one. He said they will also find another parking lot in the neighborhood, it will be accessible to people and they will cover the costs.
- RoseMarie Poveromo: Ms. Poveromo asked if the affordable apartments will be affordable and will they be scattered throughout the entire development, in all of the buildings or are they just going to be situated in Buildings 6 and 7.

- Jonathan Drescher, Durst: He said that Building 1 which is what they are developing right now is an 80/20 building which that has full distribution of affordable units and Buildings 6 and 7 which they know will be all affordable. He indicated that one of the contingencies are that they do not know the 421A legislation so he cannot answer the question completely until they know what that will be.
- RoseMarie Poveromo: Ms. Poveromo indicated that her concern is with the affordable apartments, public relation wise, they should have affordable housing in all of the buildings so that people do not feel excluded from the other buildings.
- Jonathan Drescher, Durst: Mr. Drescher said the commitment for the entire development is that it will be an 80/20 development under the new ULURP. He said as he mentioned before he does not know what the 421A will bring and that there will be some affordable apartments on the waterfront.
- Antonio Meloni: Mr. Meloni asked how many units there are.
- Jonathan Drescher, Durst: He answered 402 units.
- Frances Luhmann-McDonald: Ms. Luhmann-McDonald asked if the outstanding majority of the apartments be built on the grounds of NYCHA which she said she was told, yes. She also wanted clarification from the beautiful presentation, that it indicates that Building 6 will have a supermarket.
- Jonathan Drescher, Durst: Mr. Drescher said no. He indicated that Building 6 will have a small amount of commercial property and the supermarket will be in Building 1 which is what they are building now.
- Richard Khuzami: Mr. Khuzami shared coming from a resident of the neighborhood that the minor modifications are very important because the recycling of water and the power generation plant are urgently needed because their infrastructure cannot handle in anyway if they will be drawing both the water and power. He feels it is very, very important to allow them to proceed with this on site.
- Joseph Risi, Chairman: The Chairman indicated that everyone should keep in mind that this is the main reason for the modifications.
- Melanie La Rocca: Ms. La Rocca asked if the Black Water System will that be only servicing Building 1 or the other buildings that will be going up later as well.
- Jonathan Drescher, Durst: Mr. Drescher said right now it is only servicing Building 1. The plan right now is that all the waterfront buildings will also have the Black Water System.
- Vanessa Jones-Hall: Ms. Jones-Hall asked if buildings 6 and 7 will have it.

- Jonathan Drescher, Durst: He answered, unfortunately no.
- *Discussion ensued.

- Joseph Risi, Chairman: The Chairman asked if any member from the public would like to ask any questions.

Public

- Macartney Morris: Mr. Morris said he is an Astoria resident and asked if Durst will have bicycle parking.
- Jonathan Drescher, Durst: Mr. Drescher answered that all of the buildings will have bicycle parking.
- Macartney Morris: He asked if the bicycle parking will only be available to the residents or the community as well.
- Jonathan Drescher, Durst: He said the resident parking will be inside the building.
- Macartney Morris: He asked if Durst is investing in any bike infrastructure in the neighborhood and are they working with DOT.
- Jonathan Drescher, Durst: He said he does not think the esplanade is meant to be a bike area.
- Macartney Morris: Mr. Morris said if he is working with DOT to make bus stops to help the residents get to the subway, it would also be helpful to help them get there via bike.
- Joseph Risi, Chairman: The Chairman thanked them.
- Shyisam Bryant (inaudible): Mr. Bryant said he is a resident from Queens Bridge he made comments/questions about there not being any room for another parking lot, or no room for 2 more buildings and asked what is considered affordable housing because it seems that they are not taking into consideration of what the people in that area make.
- Jonathan Drescher, Durst: Mr. Drescher answered that there will be no loss of property. He said in terms of the affordable housing it is under 421A.

*Discussion ensued.

- Joseph Risi, Chairman: The Chairman thanked Mr. Drescher for the presentation and introduced Pauline Jannelli who will present 7 Consumer Affairs items.

Department of Consumer Affairs

#2010307-DCA 36-02 Ditmars Coffee Corp., D/B/A 60 Beans, 36-02 Ditmars Blvd., an application to renew the license to operate an Unenclosed Sidewalk Café with 6 Tables and 12 Chairs.

- Pauline Jannelli, Assistant Chairperson, Consumer Affairs Committee: Ms. Jannelli asked the applicant to introduce themselves.
- Robert Callahan: Mr. Callahan introduced himself as the representative for 60 Beans.

*Discussion ensued.

**There was a brief Q & A with the Board members.

- Joseph Risi, Chairman: The Chairman asked if anyone from the public would like to speak for or against this application. Hearing none, Mr. Risi continued with the next item.

*After Break Out

- Pauline Jannelli, Assistant Chairperson, Consumer Affairs Committee: Ms. Jannelli said the Committee voted “Yes”, recommending approval.
- Joseph Risi, Chairman: The Chair said the Committee is recommending approval of the application. Mr. Risi asked if anyone is opposed of the application hearing none, the Chairman said it is a unanimous, yes.

3852-2016-ASWC Estrella Do Norte Rest. Inc., D/B/A Beija Flor, 38-02 29th Street, an application to obtain the license to operate a new Unenclosed Sidewalk Café with 13 Tables and 26 Chairs.

- Pauline Jannelli, Assistant Chairperson, Consumer Affairs Committee: Ms. Jannelli asked the applicant to introduce themselves.
- Lucia Cruz (inaudible): Ms. Cruz introduced herself as the owner of Beija Flor.

*Discussion ensued.

**There was a brief Q & A with the Board members.

- Joseph Risi, Chairman: The Chairman asked if anyone from the public would like to speak for or against this application.
- (No Name Stated): The constituent asked if their doors will be kept open and allow the music to be heard outside and affect the residents.

- Lucia Cruz, Owner: Ms. Cruz replied no.
- Ofelia Cardozo: Ms. Cardozo introduced herself and said she lives in the building above the restaurant. She said they are very loud and had numerous complaints.
- Joseph Risi, Chairman: The Chair asked if anyone else would like to speak for or against this application.
- (Resident of the Building/No Name Stated): She indicated that the music is too loud, the smoke goes up to their home and that it affects her 4 year old child and her father who is recovering from an operation. She said it also affects the people that have to go to work.
- (Resident of the Building/Name inaudible): She indicated that the noise does not let her get enough sleep and that the smoking is also a problem.
- Lucia Cruz, Owner: Ms. Cruz claimed that since she has been there she has never received a complaint.
- Joseph Risi, Chairman: The Chairman told her that the majority of the complaints seem to be the noise and the people that are congregating outside her restaurant.

*Discussion ensued.

**There was a brief Q & A with the Board members.

- Joseph Risi, Chairman: The Chairman asked if anyone else had any further comments. Hearing none, he continued with the next item.

*After Break Out

- Pauline Jannelli, Assistant Chairperson, Consumer Affairs Committee: Ms. Jannelli said the Committee voted "No".
- Joseph Risi, Chairman: The Chairman said the Committee is disapproving of this application. Mr. Risi asked if there was a second, Ed Babor seconded it. The Chair also asked if anyone had questions or opposed on this, hearing none, he said it's unanimous.

#3587-2016-ASWC Steinway LPC Corp., D/B/A La Pequena Colombia, 32-25 Steinway Street, an application to obtain the license to operate a new Unenclosed Sidewalk Café with 4 Tables and 16 Chairs.

- Pauline Jannelli, Assistant Chairperson, Consumer Affairs Committee: Ms. Jannelli asked the applicant to introduce themselves.
- Jack Chang (inaudible): Mr. Chang introduced himself as the representative for La Pequena Colombia.

*Discussion ensued.

**There was a brief Q & A with the Board members.

- Joseph Risi, Chairman: The Chairman asked if anyone from the public wanted to speak for or against this application. Hearing none, he continued on with the next item.

*After Break Out

- Pauline Jannelli, Assistant Chairperson, Consumer Affairs Committee: Ms. Jannelli said the Committee voted “Yes”, recommending approval.
- Joseph Risi, Chairman: The Chairman stated the Committee is recommending approval of this application. He asked if there was a second, Jean Marie D’Alleva seconded. The Chair asked if anyone had questions or opposed this item, hearing none, he stated it is unanimous.

#1280485-DCA G.V.S. Bakery, Inc., D/B/A Martha’s Bakery, 36-21 Ditmars Blvd., an application to renew the application to operate an Unenclosed Sidewalk Café with 18 Tables and 36 Chairs.

- Pauline Jannelli, Assistant Chairperson, Consumer Affairs Committee: Ms. Jannelli asked the applicant to introduce themselves.
- George Stelesios, Owner: Mr. Stelesios introduced himself as the owner of Martha’s Country Bakery.
- Joseph Risi, Chairman: The Chairman asked if anyone from the public would like to speak for or against this application. Hearing none, he continued on with the next item.

*Discussion ensued.

**There was a brief Q & A with the Board members.

*After Break Out

- Pauline Jannelli, Assistant Chairperson, Consumer Affairs Committee: Ms. Jannelli said the Committee voted “Yes”, recommending approval.
- Joseph Risi, Chairman: The Chairman said the Committee is recommending approval of this application. He asked if there was a second, Melanie La Rocca seconded it. The Chair asked if anyone had questions or opposed this. 3 Board Members opposed so, the Chair said there would be a roll call.
- Jean Marie D’Alleva, Third Vice Chairperson: Ms. D’Alleva proceeded with a roll call, 29-Yes, 5-No. Ms. D’Alleva said motion carried to approve.

#3846-2016-ASWC Korean Express NYC Inc., D/B/A Mokja, 35-19 Broadway, an application to obtain the license to operate a new Unenclosed Sidewalk Café with 10 Tables and 20 Chairs.

- Pauline Jannelli, Assistant Chairperson, Consumer Affairs Committee: Ms. Jannelli asked the applicant to introduce themselves.

*The Owners did not introduce themselves, they proceeded to answer questions.

**Discussion ensued.

***There was a brief Q & A with the Board members.

- Joseph Risi, Chairman: The Chairman asked if anyone from the public would like to speak for or against this application. Hearing none, he continued with the next item.

*After Break Out

- Pauline Jannelli, Assistant Chairperson, Consumer Affairs Committee: Ms. Jannelli stated the Committee voted “Yes”, recommending approval but they would like to make an amendment to their application changing it to 9 Tables and 18 Chairs.
- Joseph Risi, Chairman: The Chairman stated the applicant consented to 9 Tables and 18 Chairs earlier. Mr. Risi said there is a motion to approve the application, it was seconded by Edward Babor. The Chair asked if all were in favor, all say “I”. He also questioned if anyone was opposed this, hearing none, he stated it’s unanimous.

#3294-2016-ASWC Staub Corp., D/B/A Mussels N Sausages, 35-01 Ditmars Blvd., an application to obtain the license to operate a new Unenclosed Sidewalk Café with 20 Tables and 40 Chairs.

- Pauline Jannelli, Assistant Chairperson, Consumer Affairs Committee: Ms. Jannelli asked the applicant to introduce themselves.
- Robert Callahan: Mr. Callahan introduced himself as the representative for Mussels N Sausages.

*Discussion ensued.

**There was a brief Q & A with the Board members.

- Joseph Risi, Chairman: The Chairman asked if anyone from the public wanted to speak for or against this application. Hearing none, he continued on with the next item.

*After Break Out

- Pauline Jannelli, Assistant Chairperson, Consumer Affairs Committee: Ms. Jannelli said the Committee voted “Yes”, recommending approval but they want them to remove the double table on Ditmars Boulevard.

- Joseph Risi, Chairman: The Chairman asked if the applicant was still present.
- Robert Callahan: Mr. Callahan said no because they were not aware there would be a stipulation.
- Joseph Risi, Chairman: The Chairman said there is a motion for approval of the application subject to the removal of 1 Table and 2 Chairs on Ditmars Boulevard. It was seconded by Gus Prentzas. The Chair said it was seconded and asked if all were in favor, all say "I". Mr. Risi asked if there were any oppositions, hearing none, he stated it's unanimous.

2007737-DCA Milo Café, Corp., D/B/A Tru Café, 35-19 Ditmars Blvd., an application to renew the application to operate an Unenclosed Sidewalk Café with 26 Tables and 54 Chairs.

- Pauline Jannelli, Assistant Chairperson, Consumer Affairs Committee: Ms. Jannelli asked the applicant to introduce themselves.

*The representative did not introduce himself, he went straight to answer questions.

**Discussion ensued.

***There was a brief Q & A with the Board members.

- Pauline Jannelli, Assistant Chairperson, Consumer Affairs Committee: She read an extensive email of complaint against the applicant.

*The owners made comments against the allegations.

- Joseph Risi, Chairman: The Chairman asked them if they would agree to inactivate the outdoor speakers.
- Owners: They replied, "Yes".
- Detective Eddie Negron, Community Affairs, 114th Precinct: Detective Negron said that the 114th Precinct has over 300 licensed premises a lot of the establishments and they are in close proximity to residences. He suggested that the noise can be contained by closing the doors and windows. Detective Negron also said that he has noticed that they have become a lot busier in the past year. He added that along with Community Board 1, they will try to come up with a solution to the problem.
- Joseph Risi, Chairman: The Chair asked if anyone from the public would like to speak for or against this application. Hearing none, he continued and announced that there will be a 10 minute break for the Consumer Affairs, Land Use and Zoning and Parks Committees to meet.

*After Break Out

- Pauline Jannelli, Assistant Chairperson, Consumer Affairs Committee: Ms. Jannelli said the Committee voted “Yes”, recommending approval with the stipulation to remove the inactive speaker outside and also that from 12 to closing time, the need to have someone outside, possibly a manager to monitor the noise.
- Joseph Risi, Chairman: The Chairman asked if the applicant was present and would consent to that.
- Owner: He replied, “Yes”.
- Joseph Risi, Chairman: The Chairman said there is a motion subject to the stipulation. Mr. Risi asked if there was a second, Norma Nieves-Blas seconded it. The Chair said it was seconded and asked if all are in favor, all say “I”. He asked if there were any oppositions, 5 Board Members opposed so, the Chair said there would have to be a roll call.
- Jean Marie D’Alleva, Third Vice Chairperson: Ms. D’Alleva proceeded with roll call, 24-Yes, 10-No. Ms. D’Alleva said the motion is carried to approve.

***Board Back in Session**

- Elizabeth Erion, Chairperson, Land Use & Zoning, Committee: Ms. Erion stated the committee is going to make a motion to table any decision on the BSA item concerning the reduction or regarding the parking spaces for the medical facility and would like to make a decision next month.
- Joseph Risi, Chairman: The Chairman asked Ms. Erion to give them a general idea of why they want to table it.
- Elizabeth Erion, Chairperson, Land Use & Zoning, Committee: Ms. Erion stated that they made this decision because of the issues concerning the area for accessibility. Ms. Erion also stated the fact that the application itself is not scheduled to be heard by BSA as of yet so they do have time to clarify this and see if there are any conditions that they want to have changed or put into a letter of approval.
- Joseph Risi, Chairman: The Chair asked if anyone would like to second this motion, it was seconded by Thomas Ryan. Mr. Risi said there is no further discussion on this item. The Chair asked her to continue with the next item.
- Elizabeth Erion, Chairperson, Land Use & Zoning Committee: Ms. Erion the next item is sending a letter to the City Planning Commission concerning the Halletts Point minor modifications and for the application mapping the supermarket. She said the motion is to recommend approval of these modifications and the fresh application. She also said once they review the final documents that go to them, they will have them come back next month for a vote but it will be subject to 2 conditions, 1st the supermarket that would occupy the space allowed by the fresh designation should be affordable, not a very high-

end one, they want something that all of the residents in the area can use. She continued and said the 2nd condition is concerning the black water infrastructure. It seems that Buildings 6 and 7 that are on NYCHA property are being treated somewhat differently than the other surrounding buildings in the development, the other buildings will definitively have a black water system and these 2 buildings will not. They would like to point this out and say they would like them to have access to the same kind of facilities.

- Joseph Risi, Chairman: The Chairman said Pauline Jannelli gave him a letter of support.
- Elizabeth Erion, Chairperson, Land Use & Zoning Committee: Ms. Erion said they are sending a letter to City Planning with a recommendation to support the modifications. She said that would be after City Planning sends the final documents that they will refer out on Monday, April 25th. She added that they will have 2 weeks to write it.
- Joseph Risi, Chairman: The Chairman asked if the Board will have an opportunity to comment on the letter.
- Elizabeth Erion, Chairperson, Land Use & Zoning Committee: She said that may be difficult because this is a unique situation but can be sent to Board members.
- Joseph Risi, Chairman: The Chair said since they are not voting on this item and just sending out a letter of support for it, he suggested once the Board gets Ms. Erion's recommendation, that it is sent via e-mail to all the Board Members and if there are further comment they can be incorporated.
- Elizabeth Erion, Chairperson, Land Use & Zoning Committee: Ms. Erion said that she thinks they have to take a vote on it.
- Joseph Risi, Chairman: The Chairman said they will take a vote next month. He added that they they make a recommendation, a motion for the Board to submit a letter of support subject to modification or table it.
- Elizabeth Erion, Chairperson, Land Use & Zoning Committee: Ms. Erion said that she thinks that they can write the letter, she will check with City Planning. She said it is not a formal ULURP. They don't have to have a public hearing but is not sure.
- Joseph Risi, Chairman: The Chair said if it is not a public hearing it does not have to be on the agenda. Mr. Risi asked if there a time frame for the letter of support.
- Elizabeth Erion, Chairperson, Land Use & Zoning Committee: She responded within 45 days.
- Vanessa Jones-Hall: Ms. Jones-Hall said she was speaking on behalf of the residents of Astoria Houses. She said she attends all of the meetings, every month. She would like to know if they are in agreement with this or if they can sign a type of petition so they would know what the decision is, out of fairness.

- Elizabeth Erion, Chairperson, Land & Use & Zoning Committee: Ms. Erion said she agrees because that is something that came up at the Committee meeting. They wanted to know what the residents of Astoria Houses felt about these particular changes and they were told that a letter was sent to NYCHA. She said they outlined their issues with it and were in support of the modifications because they wanted the development to proceed as quickly as possible. Ms. Erion said lot of the issues that came out that evening were not the items that were before them. She added that they are ongoing issues that Astoria Houses and the neighborhood itself have to resolve and the applicants have told her that they are willing to come back to discuss those things to see if they can come to a resolution. Ms. Erion added that the letter is regarding the modifications discussed that evening. Ms. Erion also said they would get a copy of the Astoria Houses comments to incorporate in their letter also.

*Discussion ensued.

- Joseph Risi, Chairman: The Chairman stated that they should try to compromise that a proposed letter of support only be for the minor modifications. Mr. Risi said the motion is to provide a letter of comment in support of the minor modifications. The Chair asked if it would be seconded, it was seconded by Gus Prentzas and asked if all were in favor, all answered I. The Chair requested to move on to the Consumer Affairs items.

*After Consumer Affairs Items

- Joseph Risi, Chairman: The Chairman asked for approval of the minutes, they were seconded by Norma Nieves-Blas. The Chair asked if there were any discussions or modifications. Hearing none, he continued onto his report.

Chairperson's Report: Joseph Risi

The Chairman began by welcoming 3 new Board Members, Thea Romano, Edwin Cadiz and Rod Townsend. Mr. Risi continued by stating that unfortunately the Board lost 2 members, one being Mary Demakos. The Chair said that the Borough President sent Mary a letter with deep regret she was accepting her resignation from Community Board 1, some things that were mentioned in the Borough President's letter were that Mary's talent and dedication for the past 13 years will be missed and Ms. Demakos having made a difference in the quality of life in the borough of Queens and that our Community Board has the reputation of being among the best in the city, that is why Mary was presented with a 10 year award certificate in 2013. The Borough President also mentioned that she truly appreciates the role Mary has played in this government process and wished her luck in her future endeavors. The Chair continued saying that the next member who will no longer be with the Board is George Stamatiades. He said George was a member of the Board since 1982 and he served as the First Vice Chairperson, he was an active, participating, contributing and enthusiastic member of the Long Island City and Dutch Kills area. The Chair said that he will personally thank George on behalf of the Board for all of his years of service to our Community. Mr. Risi continued by mentioning that yesterday he had the pleasure of meeting the new CEO and President of the Queens Library. Mr. Risi said he gave Florence the report of the capital projects of our Community Board. The Chair said that the new CEO

said something that was very unusual, you can actually go the library and they have a “Lend a Tie” program. He added that he nor anyone on the Board has any input on who stays, who goes or who gets appointed. The Chairman ended by stating that he just found out a few days before the meeting who the new members were and congratulated them.

District Manager’s Report: Florence Koulouris

Good Evening Ladies and Gentlemen, our district is a vibrant community with an array of community events. Since I have had the privilege of becoming District Manager, I have done my very best to attend a multitude of civic and community gatherings. Over the last 30 days we have had a large number of committee meetings. A multitude of presentations have been made. As your representative I have attended as many meetings as possible, however, meetings that conflicted with committee meetings were not attended. Our office has sent out innumerable emails this month as well as mailings due to the number of committee meetings. We have recently updated our website to include committee meeting dates. After painstakingly designing the page with the Department of Information and Technology, we have run into a few barriers the office is now working on that. We will keep you advised of any updates or changes as they happen. Please do not forget our office now has Facebook and Twitter pages. Due to the length of tonight’s meeting I am not going to give you a detailed breakdown of my schedule, however, I would like to mention before closing we have a very dedicated group of Board Members who have attended the committee meetings this month and I wanted to state that publicly. In your folders you will find 5 civic flyers please make sure you review them and share them with other community members. Thank you and have a good evening.

- Joseph Risi, Chairman: The Chairman thanked her. Mr. Risi said they would continue with Committee Reports.

Committee Reports:

- Daniel Aliberti, Access and Disability: No report.
- RoseMarie Poveromo, Airport: The Chairman reported on her behalf saying that there will be a major item on the expansion of LaGuardia Airport, a lot of different committees will be involved in this. He continued and said that in fact they are working on a meeting with the Governor’s Office.
- Norma Nieves-Blas, Capital/Expense & Budget Planning: Ms. Nieves-Blas reported that the Capital and Expense committee has 17 committees under its title, the 6 month process for the fiscal year 2017 district needs statement and the capital and expense budget priority list will begin next week, therefore, she recommends that at everyone’s next committee meeting that they discuss the issues for the capital and expense budget priority list, that they are identified, discussed and voted on. She said she wants them reported and sent to the Community Board office. She said she wanted to publicly thank Elizabeth Erion and the Land Use & Zoning Committee for submitted their 5 requests (business items for FY17). Ms. Nieves-Blas said to kindly let her know if they require assistance or anyone wishes for her to attend their next committee meetings, please send all dates to the office. She said to please note that they will hold the Capital and Expense Budget

Public Hearings at the September 20th meeting, where the general public can contribute to this budget process as well and ended by thanking everyone.

- Thomas Ryan, Community & Economic Development: Mr. Ryan reported that the Long Island City Business Improvement District (LIC-BID) has filed an amended district plan with the Department of Business Services. He said there will be a committee meeting on May 10th at 6:30pm in the office and that there will be a full presentation to the Board on May 17th. He ended by thanking everyone.
- John C.V. Katsanos, Consumer Affairs: No report.
- Danielle Tharrington, Education/Library: No report.
- Antonella Di Saverio, Environmental Protection: Ms. Di Saverio reported that on April 12th members of the Transportation and Environmental Committees attended a presentation by the Public Design Outreach Department, the presentation provided an overview of upgrades to be completed on Rikers Island with respect to rezoning during storms and heavy rains. She said they asked questions and they responded adequately. Ms. Di Saverio said they are asking for a motion to do a letter of support for the project, the sample is in the folders and there is a concern for the use of 20th Avenue. She said they would like to include a stipulation that they mandate the trucks utilizing the major truck routes and refrain from using our residential streets. It was seconded by Norma Nieves-Blas.
 - Joseph Risi, Chairman: The Chair asked if there was any discussion on that.
 - Frances Luhmann-McDonald: Ms. Luhmann-McDonald said she was present at that meeting and she emphasized that the word “Major” be changed to “Legal Truck Routes”.
 - Joseph Risi, Chairman: The Chair asked if there were any objections to that amendment. Hearing none, he said it will be changed to “Legal”.
- Judy Trilivas, Health/Senior Services: Ms. Trilivas reported that they met with Phoenix House. She said they came to them because they want to expand the services to Long Island City. She added for those that don’t know them, they are a residential substance abuse treatment center for about 30 patients. Ms. Trilivas reiterated that they want to expand services to community residents. She said they have been in the community for over 30 years. Ms. Trilivas said the concern that they have is that they were the first group that they have approached. She said they asked them to reach out to the community at large around them. Ms. Trilivas also said that they asked them to make a presentation to the Community Board in June so she asked to table it until June. She added that they wanted a letter of support but at this point they were not ready to give it to them.
 - Joseph Risi, Chairman: The Chair clarified that they will put in on the June agenda.
 - Judy Trilivas: Ms. Trilivas said she spoke with Florence about it.
- Gerald Caliendo/Elizabeth Erion, Land Use & Zoning: Ms. Erion reported that at their Land Use Committee meeting they had a discussion on the Land Use Committee contributions to Community Board 1 FY17 Capital Budget Priorities and District Needs statement. She said they had an update about current rezoning studies for Long City Core and the Quadriad Rezoning, they also discussed what they might do about getting on the agenda for City Planning or part of the Long Island City Core study. They had a discussion about adding a future rezoning study for the Upper Ditmars area which

includes the Westway area, there are many large parcels that are being used for parking and just waiting to be redeveloped. Ms. Erion said the zoning just does not take into consideration of the context in the area. She shared that there will be future ULURP items for next month, they have a certified application to rezone a parcel on 38th Street and 31st Avenue to an R6B, they want to build a 5 story building with 26 units, and they will have a presentation and will have to take a vote on that, it was certified last week. She added that there was a draft submission to City Planning on another rezoning on 48th Street and Broadway which is rezoning R5B to an R7A for an 8 story residential building, this is the area that was rezoned in 2010 but now they are asking for higher zoning. Ms. Erion also said she had an update on Socrates Park “napkin” which was approved on April 13th by City Planning and it went to the City Council. She ended by sharing that they also established that the Land Use and Zoning Committee will have a monthly meeting set on the first Wednesday of every month.

- John C.V. Katsanos, Legal, Legislation & Parliamentary: No report.
- Richard Khuzami, Parks/Recreation & Cultural Services: Mr. Khuzami reported that this has been a very busy month for Parks and for Cultural Events. He started off by telling the Board members that there is a Parks Resolution in their folder, he said this came about because of problems found in various parks, all which are negative things found in our playgrounds, things that are not safe for our children, and at the same time that this was coming about, they found out that the City Council had approved 65 new Parks Enforcement Officers for the City but Queens only got 8 and we got 0, they all went to Corona Park. He said this is just another example of Queens being left behind. Mr. Khuzami presented this resolution concerning security in our playgrounds to: increase PEP officers, locking of playground gates by Parks personnel and improved lighting in our parks.
 - Joseph Risi, Chairman: The Chairman said the resolution is in everyone’s folder but there will be a minor modification to it. He asked Mr. Khuzami to tell everyone what it is so that they can make a motion.
- Richard Khuzami: Mr. Khuzami said the modification is in paragraph 6 in the first sentence, it will now read: **WHEREAS** we need tools such as the issuance of summons and the possibility of arrest. In order to accomplish this, we need PEP officers. He said he would like to make a motion on this Parks Resolution. It was seconded by Dominic Stiller.
 - Joseph Risi, Chairman: The Chair asked if all were in favor, all said “I”. He asked if anyone was opposed. There was 1 opposition.
- Richard Khuzami: Mr. Khuzami continued by reporting that Kevin Mullarkey had requested for an ADA accessible restroom trailer to be put at the Charybdis Playground in Astoria Park. He said those types of trailers do not exist so, they have provided them with Porta Sans that are handicapped accessible. Mr. Khuzami also shared that there is a new group at Athens Square Park, they have established it as “Friends of Athens Square”, and the name of the organizer is Jeremy Sambuka. He added that they also had scoping’s this month from CPI, the first one was for Playground 35 which was on April 6th, he said it was quite successful and there was a lot of participation, the second scoping was for Astoria Health that took place on April 13th. Mr. Khuzami said there was an announcement of \$4.5 million in renovations from the Mayor’s Office for the Dutch Kills Park, the scoping was on April 18th. He said today, they had a presentation from Parks,

basically the envelope for Playground 35, they will be coming back with further plans. Mr. Khuzami added that in terms of the culture, Socrates Park is celebrating their 30th Anniversary this year, starting on May 8th they will have a series of events and hope you will attend. He ended his report by sharing that as part of the Participatory Budgeting by Councilman Costa Constantinides the winners were: picnic tables, gaming tables and water fountains at Astoria Park.

- Katie Ellman, Public Relations: No report.
 - Thomas Ryan: Mr. Ryan expressed concern about the amount of mail that is being sent from the office and would like see a monthly calendar sent out.
 - Joseph Risi, Chairman: The Chair said that it is being worked on. He added that certain committees will have scheduled meeting on certain nights and everyone will know in advance.
- Antonio Meloni, Public Safety: No report.
- Ann Bruno, Street Festivals/Special Events: No report.
- Robert Piazza, Transportation: Mr. Piazza reported that there is a draft of a letter in the folders they have been asking for 2½ years for a traffic light on 30th Road he said a gentlemen was killed there it might not have happened if there was a traffic light there. All this time asking for the traffic light and as recent as 6 months ago. He wants to mention it in the letter. He said he would like to bring that back next month.
 - Joseph Risi, Chairman: The Chairman said he thinks a letter should be sent, once the resolution is modified, to the Mayor and the public officials. He said that they should make it a point to make 21st Street safe like they have made Queens Boulevard safe.
 - Nancy Silverman: Ms. Silverman stated that she agrees with what Robert Piazza but this proposal was voted on at their committee meeting and was passed unanimously and she does not want to wait a month for it to be sent. She feels it is urgent and she also feels stronger language is welcomed in the resolution in regards to the resident being hit and killed.
 - Joseph Risi, Chairman: The Chair said the Committee should make a recommendation to the full Board so, the committee is not in sync although they took a vote. Mr. Risi asked Robert Piazza if he would like to make an amendment to the resolution.
- Robert Piazza: Mr. Piazza said yes but he needs some time to do that, he is not opposed to it.
 - Joseph Risi, Chairman: The Chair said to make sure that by next month they have a resolution and address all the issues.
- Robert Piazza: Mr. Piazza said they will have it back within a week.
 - Nancy Silverman: Ms. Silverman stated that if there is a modification they have to meet as a committee to discuss the modifications.
- Robert Piazza: Mr. Piazza agreed and said they can do that next month.
 - Joseph Risi, Chairman: The Chairman said they will have to table the resolution until next month.
- Jose Batista, Youth Services: Mr. Batista reported that the Department of Youth and Community Development has extended the application deadline for 2 weeks until April 29th. He asked that you make people aware of that extension.

- Joseph Risi, Chairman: The Chair thanked Mr. Batista and moved on to New or Old Business.

New/Old Business

- Nancy Silverman: Ms. Silverman said that she wanted clarification on Policy and Procedure with what just happened, to have it in writing and also the fact that they skipped the Public Comments that they typically come before the Committee Reports.
- Joseph Risi, Chairman: The Chairman said the problem is because of the time and not getting to official business while they had the opportunity.
- Nancy Silverman: Ms. Silverman said public comment is official business. She suggested that the rules committee needs to meet and spell out the policies and procedures for example she was surprised that a committee can vote on something and pass it unanimously and not be brought up to vote at the full Board meeting. She does not understand it and she sees that other members are also confused. Ms. Silverman said they should all be clear on the rules and policies for this Community Board are.
- Joseph Risi, Chairman: The Chair said everyone is very clear on that. He said the resolution was passed and approved at the committee meeting. The Chairman said Mr. Piazza as the Chair, is not presenting this resolution at this point. Mr. Risi said let's say they are requesting that they make a motion before the Board in approval of accepting the resolution in its current form or would you like to have the opportunity to amend it.
- Melanie La Rocca: Ms. La Rocca asked what the modifications they are looking to make that will take an extra month.
- Robert Piazza: Mr. Piazza said this has been going back and forth for several months now.
- Joseph Risi, Chairman: The Chair said once the committee makes a recommendation they have to go before the full Board. Mr. Risi said there is a motion to approve the resolution as is. Melanie La Rocca seconded it.
- Jean Marie D'Allewa, Third Vice Chairperson: Count by raise of hands, 16-Yes, ~~4~~-No.
- Joseph Risi, Chairman: The Chairman said this does not prevent them next month having another resolution. He added that the timing issues should not be the issue, it should be the impact that a resolution that they have has upon the Community.
- Nancy Silverman: Ms. Silverman said someone died and they have been doing this for 2 years. She added why we should have to wait 1 more month.

- Joseph Risi, Chairman: The Chair said there needs to be no further discussion because the motion was passed. The Chairman said let's move on to old business, hearing none, he moved on to Public Comments.

Public Comments

- Macartney Morris: Mr. Morris said he was there to speak in favor of the resolution on 21st Street and found it highly frustrating that the Community Board took a vote on something without listening to the public's comment. It is the first time in almost 3 years of attending meetings that the public comment time was pushed so late. He said he was there to speak in favor of it; he wants to see more enforcement done on this last year. The 114th Precinct issued 774 speeding tickets. He said he is a pedestrian; he walks to the water and walks to go shopping; people walk with their children. He would really like to see this letter passed and it just did. The way it is right now is not safe; the way people are speeding and running red lights and people making unsafe left turns and making fast right turns. The status quo is not okay.
- Joseph Risi, Chairman: The Chairman asked if anyone else would like to comment.
- Thomas Ryan: Mr. Ryan said regarding the resolutions, there should be time from the committee for the full Board to digest, there should be time to think about it.
- Constituent: He wanted to reiterate what Mr. Morris said because there were 2 families present that evening who came to speak about 21st Street because they are avid goers at the Boys & Girls Club but they had to leave because it got too late. There was also another constituent there that said she rides her bike on the sidewalk because it is not safe. Personally he said he walks, bikes or takes the subway. He said the bike lanes are important and were delayed already.

*Discussion ensued.

**Several constituents made comments in favor of the bike lanes and made comments on how dangerous 21st Street is.

***The Chairman apologized for asking constituents to make their comments brief because of the time constraint.

- Robert Piazza: Mr. Piazza clarified that the Department of Transportation said No, not him.
- Kelit Geraldo-Brown, Department of Education: Mr. Geraldo-Brown said he was there to speak about the NYC Department of Education Pre-K Program. He wanted the community to know they are having a second round of applications coming up, May 2nd through May 20th. He also said there are a lot of families in this area and *they want* people to know. Mr. Geraldo-Brown mentioned that he left flyers that are in English, Spanish and Arabic. He asked everyone to please pass them out to the neighbors or anyone who may be interested, to take advantage of this really amazing program. Mr. Geraldo-Brown ended by saying the program is a full day program, 6

hours and 20 minutes of a free education and it is available to the children born in 2012 and ended by thanking everyone.

- Joseph Risi, Chairman: The Chairman thanked him and asked if anyone else wanted to speak. Hearing no one, he motioned to adjourn. Motion seconded by Jean Marie D'Alleva and Edward Babor.

Meeting Adjourned – 10:15 p.m.