



Community Board 12 The City of New York Borough of Queens

Jamaica, Hollis, St. Albans, South Ozone Park, and Springfield Gardens
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DONOVAN RICHARDS
Borough President

REV. CARLENE O. THORBS
Chairperson

MARICELA CANO
Director of Community Boards

YVONNE REDDICK
District Manager

Minutes of the General Meeting Wednesday, January 18, 2023, 7:00pm

Members Present - 31		
Ahnaf Alam	Mohammad Ali	Angela Allen
Maxine Brannon	Jean Randolph-Castro	Marcia Francis
Glenn Greenidge	Vishal Hardowar, Esq.	Rene Cheatham Hill
Yullanda Hinds	Crystal Isaac	Audrey Lee Jacobs
Aiysha Jaggassar-Johnson	Chantel Johnson	Al Hussan-Kanu
Bilal Karriem, 2 nd Vice Chairperson	Michele Keller, 1 st Vice Chairperson	Latoya Legrand
Sharon Sweeting-Lindsey	Angela Miskis	Abdus Salaam Musa
Charline Ogbeni	Fitzroy Searles, Secretary	Amanda Sewanan
Owen Shakespeare	Florence Simmons	Yvette Sledge
Rev. C. Princess Thorbs-Mcgee, Chairperson	Toni Totten	Linette Townsley
Patricia Wooden		

Members Absent or Excused – 20		
Melvin Artis	Natalie Blain	Jacqueline Boyce
Kenny Carter	Manuel Caughman	Tanbir Chowdhury
Clifton Stanley Diaz	Nurul Haque	Khondokar Tarikul Islam
Celeste James	Clementine James	Dawn Kelly
Rev. Bernadette Logan	Wanda Manley	Rev. Edward Mckay
Shah Nawaz	Akther H. Rahman	Bryan White
Khari White	Jeanette Wilson	

Rev. Thorbs called the general meeting to order at 7:05 pm. Mr. Searles made announcements about upcoming events and opportunities occurring within Community District 12.

Chairperson's Report – Rev. Carlene Thorbs

Rev. Thorbs gave a summary of the Borough Cabinet meeting held on January 10, 2023. NYC Health will resume its Rat Academy beginning in January 2023. The RAT Academy is designed to educate property owners and communities on rodent deterrent and pest management strategies. Those interested in further details were instructed to visit <http://www.nyc.gov/rats>.

A significant portion of the chairperson's report focused on the proliferation of smoke shops in Community District 12 and the City at large. NYS licensed smoke shops must be a minimum of 500 feet away from schools and 200 feet away from houses of worship. Presently, throughout the district there are smoke shops adjacent to daycare centers, schools, and churches. One example given was ZaZa Smoke World located at 106-47 Sutphin Boulevard right next to Rehoboth Assembly of God. Constituents were advised to contact the district office to report smoke shops in violation of the proximity rule.

District Manager's Report – Ms. Yvonne Reddick

Ms. Reddick informed the community that the Department of Sanitation (DSNY) will begin deployment of street cleaning teams to hotbeds of illegal dumping. Residents of Community District 12 were advised to report illegal dumping locations to 311.

Please contact the CB12 District Office to receive a full copy of the Ms. Reddick's report.

Committees to Report

Education Committee Report – Ms. Latoya LeGrand

Ms. LeGrand provided an overview of the presentation and update on Career and Technical Education (CTE) High Schools within Community School Districts (CSDs) 27, 28, and 29 given by Queens South High Superintendent, Dr. Josephine Yeboah Van-Ess.

Following the presentation a discussion was held on the upcoming Panel for Education Policy (PEP) public hearing on the co-locations of Success Academy and existing schools within the MS. 72 and Springfield Gardens Educational campuses respectively. The committee was overwhelming against the proposed co-location and unanimously voted to recommend CB12 send a letter in opposition to the co-location of Success Academy in the MS72 and Springfield Gardens campuses.

Ms. LeGrand made a motion that the full-board accept the committee's recommendation to send an opposition letter to the PEP. Ms. Linette Townsley seconded the motion. The motion passed unanimously 31-0-0.

Business Session

At 8:37pm, Ms. Townsley made a motion for the board to enter business session, which was seconded by Ms. Crystal Issac. The motion passed unanimously.

Land Use Committee – Mr. Vishal Hardowar, Esq.

In the matter of BSA Application #32-14-BZ, (198-30 Jamaica Avenue, South side of Jamaica Ave; West of 199th Street, Block 10829, Lot 56); submitted by Vassalotti Associates Architects, LLP. The applicant proposed to extend the Term of Variance for an additional ten (10) years to an existing automotive service station.

Mr. Hardowar stated that the Land Use committee voted in favor of the application with the recommendation that applicant add shrubbery and other visual improvements to the site. No board members had any questions for Mr. Hardowar or the applicant. Mr. Hardowar made a motion that the board adopt the Land Use committee's recommendation. Mr. Glenn Greenidge seconded the motion. All board members present voted in the affirmative.

In the matter of an application submitted by Mal Pal Realty Corp. [ULURP Zoning Map Amendment #C220267ZMQ and ULURP Zoning Text Amendment #N220268ZRQ]. Pursuant to Sections 197-c and 201 of the New York City charter for the amendment of the Zoning Map, Section No. 18c: Changing from an R3A to an R6B District property, bounded by a line 100 feet northwesterly of 109th Avenue, 142nd Street, 109th Avenue, and 139th Street; and establishing within the proposed R6B District a C-3 District bounded by a line 100 feet northwesterly of 109th Avenue, 142nd Street, 109th Avenue and, 139th Street.

Mr. Hardowar turned the floor over to the applicant, Mal Pal Realty Corp, who present a revised site plan based on some of the recommendations heard at the Land Use committee meeting earlier in the month. Mal Pal Realty Corp. also showed their commercial property located at 139-20 109th Avenue, which is across the street from the proposed site (141-05 109th Avenue), as an example of their "improvement of the area."

Board members complemented the applicant on the design of the proposed building but expressed opposition to the building's height of 4 stories. Board member explained to the applicant that the neighborhood is consists of single and two family homes and the building as proposed would be out of context. The board asked the applicant to redesign the building to 2 stories or consider the creation of single- or two-family homes.

During the discussion, Mr. Fitzroy Searles, found via Google Maps, that the applicant potentially owns another property on the corner of 109th Avenue and 141st Street, directly across from the

two aforementioned locations. Mr. Searles believed the property belong to Mal Pal Realty since it had their company logo and information on the gates located on 109th Avenue and 141st Street respectively. He asked the applicant their intention for that property. Mr. Searles recommended that the Mal Pal Realty use split the density between the proposed site and the property in question, by developing two 3-story buildings. Mr. Searles said that it would be a win-win for both the Mal Pal and CB12, as the developer would obtain the desired density while building within the current zoning regulation which allows 3-stories.

At first, the applicant denied ownership, but after the Google Map images were displayed, conceded that they owned that property. CB12 board members were receptive to the idea and repeatedly asked Mal Pal to consider the recommendation. However, the applicant continuously refused.



Mr. Hardwar made the motion, should CB12 approve this zoning text amendment. Once again, Mr. Greenidge seconded the motion. The motion passed by a roll call vote of 24-1-0.

Commented [FS1]: I believe that Ms. Pat Wooden's vote might not have been captured. We should ask her vote at the next general meeting during the review and potential approval of the minutes.

The meeting adjourned at 10:02pm as there was no other business.

Minutes written by Mr. Searles, Secretary.