



Community Board No. 5

Borough of Queens
Ridgewood, Maspeth, Middle Village and Glendale
61-23 Myrtle Avenue • Glendale, NY 11385
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Vincent Arcuri, Jr.
Chairperson

Gary Giordano
District Manager

Minutes of Remote Community Board 5 Public Meeting July 13, 2022

Board Members Present

Bhubaneshor Adhikari; Vincent Arcuri, Jr; Antonetta Binanti; Tobias Sheppard Bloch; Adam Bloom; Alyssa Bonilla; Eric Butkiewicz; Rachel Caracci; Patricia Crowley; Derek Evers; Dmytro Fedkowskyj; Steven Fiedler; Cecilia Guerra; Fred T. Haller; Fred Hoeffler; Richard Huber; Paul A. Kerzner; Maryann Lattanzio; Edward Lettau; Katherine Masi; Eileen Moloney; Marcin Nadgorski; April Narsasian; Margaret O'Kane; Michael O'Kane; Donald Passantino; Michael Porcelli; Kenneth Rehberger; Theodore Renz; Luis Rodriguez; Lee S. Rottenberg; Walter H. Sanchez; Dennis Stephan; Catherine Sumsy; Gyanal Thapa; Barbara Toscano; Patrick J. Trinchese; Jasmine Valle; Michaeline Von Drathen; Maryanna Zero

Board Members Absent

Jessica Boiardi; Robert Cermeli; Walter E. Clayton, Jr.; Nickolas Cuttonaro; Maria de la Cruz; Brian Dooley; Diego Leclery; Patricia Maltezos; Melissa Rebecca; Katarzyna Syta

STAFF

Gary Giordano, District Manager-CB5Q
John Maier, Community Associate-CB5Q
Katherine Zapata, Community Board Liaison for Queens Borough President Donovan Richards

PARTICIPANTS

Jay Goldstein, Attorney re: BSA Cal# 628-29BZ for **72-34 73 Street**, in Glendale, NY 11385

Before proceeding, the Board Chairperson welcome everyone to join the meeting remotely, due to the COVID19 pandemic and the recent surge in variant cases, monthly Board Meetings are being conducted remotely and livestreamed on the Zoom platform. Board members, staff and guests were provided a link to participate. Members of the public can view this meeting while in progress, by clicking on this YouTube link: <https://youtu.be/xIWYp8Qw0j8>. (A link to view this meeting is also posted on our CB5Q Homepage at www.nyc.gov/qnscb5 where you will be able to access it at your convenience).

Following the Salute to the Flag led by Donald Passantino at 7:30pm, Vincent Arcuri, the Board Chairperson, announced the first item on the Board Agenda and invited Jay Goldstein, Esq, to give a presentation on the following BSA application:

PUBLIC HEARING RE: BSA Calendar#: 628-29 BZIV for 71-34 73 Street in Glendale, NY 11385

IN THE MATTER OF an Application to the N.Y. City Board of Standards and Appeals, by the Law Office of Jay Goldstein, PLLC on behalf of 73rd Realty LLC, the owner of record, pursuant to Sections 11-411 and 22-00 of the Zoning Resolution, for Reinstatement of a pre-1961 use variance more than 10 years after the expiration of term, and a waiver of BSA Rules of Practice and Procedure, pursuant to Section 1-07.3(b)(4)(i) of the Rules, for the property at **71-34 73 Street (Block 3690; Lot 22) in Glendale**, Queens, NY in an R4-1 Zoning District.

Jay Goldstein explained that he submitted this application to the NYC Board of Standards and Appeals on behalf of his client, Israel Fisher, a principal of 73rd Realty LLC, the owner of record for this vacant property.

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Mr. Goldstein said that his client seeks to reinstate the pre-1961 use variance, which was granted by the NYC Board of Standards and Appeals (BSA) in 1992 and subsequently expired in 2002. He said that the current owner, Mr. Fisher, seeks to legalize the commercial use of this property as a warehouse under an additional 10-year term variance.

As he spoke, he displayed photos of the premises, describing it as a one-story, 5,000 sq. ft. building, built lot line to lot line. He said that it is located on a 50' by 100' lot on the west side of 73 Street, between Central Avenue and Cooper Avenue, within an R4-1 Zoning District.

He said that this property has been continuously occupied since 1930. He said that it was initially an automobile showroom until 1938 when it was occupied by a plumbing shop, and then, in 1962, it became a Use Group 17 knitting/textile manufacturing business, before it was sold in 1999 to Howard Oppen, who ran a janitorial supplies company at this location. He said that the building has been vacant since the prior owner died in 2021. There are no violations on this property, he said.

In closing, Mr. Goldstein said that the proposed commercial use of this property would have no negative impact on the surrounding community. He said that his client seeks a waiver of the BSA's Rules of Practice and Procedure to permit the extension of a 10-year term variance so that he can rent this property to a wholesale-type business, working under the same zoning restrictions as the previous owners had. He requested the Board's support for the application that's been submitted for consideration to the NYC Board of Standards and Appeals.

The Board Chairperson opened the floor to questions and comments.

Cecilia Guerra, a Board member, asked when this property was most recently purchased. Mr. Goldstein replied that this property was most recently purchased in 2021.

On a point of clarification, Ms. Guerra asked how many years ago did the prior 10-year term zoning variance lapse. Mr. Goldstein said that apparently, the prior owner was unaware of the fact that he was required to file an application to renew the zoning variance once it expired in 2002. He said that the 10-year term zoning variance expired 20 years ago.

The Board Chairperson thanked him for his presentation and referred the matter to the Zoning and Land Use Review Committee for further consideration and recommendation to the full Board at their next meeting on September 14th, 2022.

The Board Chairperson asked the District Manager to read two statements that were submitted to the Board recently, as follows:

PUBLIC FORUM

Statement from Maroua Righi, Outreach Coordinator for the CCRB

"I hope this email finds you well. I would like to introduce myself as an Outreach Coordinator at the Civilian Complaint Review Board (CCRB). I am reaching out to share an announcement for the upcoming QCB 5 July General Board Meeting.

The Civilian Complaint Review Board is a city government agency, independent from the New York Police Department, that investigates and prosecutes complaints against NYPD officers in a neutral and unbiased manner. The CCRB investigates allegations of use of excessive force, abuse of authority, discourtesy, and offensive language.

Our next public board meeting will be on Wednesday, August 10th, from 4pm to 6pm. Our board meetings are now hybrid. Those who wish to join us in-person can attend at 100 Church Street, 10th floor, NY, NY 10007, and those who would like to join virtually can do so by registering at the WebEx link on our website: <https://www1.nyc.gov/site/ccrb/about/news/board-meeting-schedule.page> All upcoming board meeting schedules are available via the same link. We look forward to seeing you at the next meeting! Thank you. Best, Maroua Righi, Outreach Coordinator, CCRB, 100 Church Street 10th FL, NY, NY MRighi@ccrb.nyc.gov, Office: (212) 912-3487."

Statement from Ridgewood residents, regarding the Suad Sports Cafe

"I am writing to you as a concerned 30-year homeowner and neighbor at 70-16 60th Lane in Ridgewood, Queens. Our neighborhood's quality of life has been compromised with the activities at Suad Sports Café at 70-20 60th Lane, Ridgewood. There has been ongoing and illegal activity at this establishment, and I turn to the Community Board for help, or direction on who can help us. Yesterday, I dropped off a Petition to the Community Board 5 mailbox at 61-23 Myrtle Avenue that was signed by 68 Ridgewood residents who are at their wits end since we still have not received any help with the issues at Suad Sports Café which happen on a nightly basis.

Just this evening at 10PM, the Police arrived at the location, and asked about 25-30 men to go inside the establishment for five minutes. As soon as the police pulled away, they returned outside and began cursing and harassing a resident who lives on 71st Ave. The gentleman and his wife were defending themselves and a fight almost ensued. Do we have to wait until something really bad happens in order for the authorities to take action against this establishment?

Residents are not able to cross the street at the corners of 60th Lane and 71st Avenue, in Ridgewood, due to patrons' cars blocking all the crosswalks. When the Police are called, tickets are issued to the cars, but they remain illegally parked on the corners. Numerous male patrons of Suad Sports Café stand outside of the establishment, blocking sidewalks so that residents have to walk in the streets to get by. Police have been called, and ask them to go inside, but since the establishment is small, and there could be up to 40-50 men outside, there is no way they can remain inside the establishment. Women in the neighborhood fear walking by these men as leude gestures have been made. Patrons of Suad have been racing cars and honking horns up 60th Lane, creating dangerous situations for our children. They stay late into the night (2-5am), hanging out in the streets, loud, drunk and disorderly. They also trespass on neighboring stoops, leaving food, garbage and bottles behind them, which has created a large rat problem. I have a video from my camera of one of the patrons walking up my stoop and urinating. Adolescents of these patrons have frequented the bar, until after midnight, ringing neighboring doorbells. There has been gambling, and use of illegal drugs outside of the establishment.

On several occasions, my husband and our next-door neighbor have asked these men to remove themselves from our stoops, and/or pick up their garbage, and they have become belligerent and aggressive. We have also aired our frustrations to the father and son owners of Suad, and they tell us that they can't control them, but yet they allow them to frequent their establishment nightly.

I have lived and raised my children here for the past 30 years and never have I had to resort to the Community Board for help. It is sad to see such a friendly, diverse neighborhood be brought down by a bunch of men who do not even live in this neighborhood. I am attaching a couple of pictures and a video of what our neighborhood goes through on a daily basis. Anything you can do to help us in this matter would be greatly appreciated."

Chairperson's Report**Vincent Arcuri**

The Board Chairperson requested that Staff member John Maier take attendance of the Board Members present, which Mr. Maier did.

MINUTES

The Board Chairperson asked Board members to review the minutes of last month's remote Board Meeting which was conducted on June 8, 2022. The Chairperson accepted a motion from Kathy Masi, which was seconded by Peggy O'Kane, to approve the minutes as submitted. The minutes were adopted by acclamation.

The Board Chairperson asked Mr. Maier to read aloud the list of Liquor License applications and renewals, as follows:

Liquor, Wine & Beer License Applications and Renewals**New Liquor License Applications**

- 1) *Pierogi Queens LLC* 57-34 Catalpa Avenue, Ridgewood, NY 11385

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- 2) Gonzo's Restaurant LLC d/b/a **Gonzo's** 52-35 Metropolitan Avenue, Ridgewood, NY 11385

Liquor License Renewals

- 1) S. Jablonowski Inc d/b/a **The Village Saloon** 82-11 Eliot Avenue, Middle Village, NY 11379
 2) **Myrtle Seneca Pub** LLC; 56-53 Myrtle Avenue, Ridgewood, NY 11385
 3) **The Ceili House Inc.** 69-56 Grand Avenue, Maspeth, NY 11378

Wine, Beer & Cider Renewals

- 1) **Rico's Chicken Corp.** 74-27 Metropolitan Avenue, Middle Village, NY 11379

Beer & Cider Renewals

- 1) The Twin Slice of Pizza Corp. d/b/a **Angelo's Gourmet Pizza** 57-64 Maspeth Avenue, Maspeth, NY 11378

Other Notifications

- 1) ***Ridgewood Ale House Inc.** 57-38 Myrtle Avenue, Ridgewood, NY 11385

*Corporate Change

Mr. Maier asked that if anyone has any questions or concerns about the operations of any establishments located in our Board 5 area, to please contact the Board office either by email or phone to inform the staff about their concerns.

Cecilia Guerra, a Board member, asked what actions are taken by the Community Board to address public nuisance complaints, such as, those that were outlined during tonight's Public Forum.

The Board Chairperson replied that the information will be forwarded to both the 104th Police Precinct and the State Liquor Authority regarding the conditions surrounding that establishment. And, he said that if they were in the process of renewing their liquor license, we would notify them that we plan to recommend against the renewal of their license and request a hearing before the State Liquor Authority regarding the quality of life complaints that were reported to our office.

Mr. Maier read aloud the list of building demolition and construction notices that the Board received during the past month, as follows:

BUILDING DEMOLITION NOTICES

Maspeth

64-89 59 Avenue – Residential Garage (Block: 2753; Lot: 277)

55-80 48 Street – Warehouse (Block: 2600; Lot: 80)

55-70 48 Street – Warehouse (Block: 2600; Lot: 70)

Middle Village

77-17 66 Road – Residential Garage (Block: 3062; Lot: 38)

66-23 79 Street – 2-story House & Garage (Block: 3069; Lot: 22) & new construction of 2-story home

Board members are asked to contact the Board Office to report any questionable construction work that they see underway in our Board area.

On a point of information, Kathy Masi, a Board Member, asked if a new building permit was issued to construct a building on a lot that's used by an auto body shop, located at 88-43 76 Avenue, in Glendale. She said that she didn't see any Work Permits posted on this site. John Maier, a staff member, asked her to call him at the Board Office tomorrow so he could investigate it further, and she agreed.

The Board Chairperson invited Katherine Zapata, our Community Board Representative for Queens Borough President Donovan Richards, to address the Board. Ms. Zapata announced that Queens Borough President Donovan Richards Jr. will host the second annual Bike Jamboree on Saturday, July 16th from 12-3pm in the open space behind Queens Borough Hall. She said that this event will consist of games, COVID vaccinations, dancing lessons, helmet fittings, and free giveaways. She also announced that on Tuesday, July 19th, the Queens Borough President will host a celebration to honor the lives of the 1961 Freedom Riders, from 6pm to 8pm, in the Helen Marshall Cultural Center in Queens Borough Hall. She said that all are welcome to attend these events, provided you RSVP to the Queens Borough President's Calendar page.

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Board Chairperson Arcuri requested that the District Manager read the Statements from Elected Officials into the record, as follows:

Statement from Council Member Jennifer Gutierrez, 34th CD, submitted by Juan Mayancela

"Greetings Community Board 5, I hope everyone is enjoying the beautiful hot summer days. I have a few quick updates from my office. My office hosted office hours on June 24th, 2022, at the Fenix Car Service office at 586 Seneca Avenue. It was a great turn out with many constituents stopping by. The need for services is high, and I am excited to announce another date for mobile office hours in Ridgewood. My office will be at the Fenix Car Service office at 586 Seneca Avenue on July 29, 2022, from 1pm to 5pm. Please help spread the word!

I will also be hosting a big block party on July 23rd in the 34th District! The block party will be at Roebling Street between South 3rd Street and South 4th Street. We will have free food, community groups, resources, and live music. Please stop by!

As the Technology Committee Chair of the City Council, I am closely working with 311. We are working to update the complaint types, so please contact my office with suggestions on relevant complaint types.

I had a call with the Department of Health, and they are aware of the rat problem in Ridgewood. If you have a rat problem or know about a location with many rats, please contact 311 and my office. Woodward Avenue and Linden Street is a major illegal dumping site in my district. I am aware of the situation and in contact with DSNY. My office is rolling out a trash force very soon, which will include Ridgewood. The trash force will work to combat the illegal dumping problem, as well as widespread issues of street trash, together as a community. If you would like to be part of the trash force, please contact my office.

As always, if you have any questions, please reach out to my Ridgewood community organizer, Juan Mayancela, at 718-963-3141. I hope everyone enjoys the summer days. Best regards, NYC Council Member Jennifer Gutierrez, 34th CD."

Statement from State Senator Joseph Addabbo, 15th SD, submitted by John D'Angelo

"Senator Addabbo sends his regards to everyone at Community Board 5.

The Senator approved legislation (**S.9428/A 1940**) to impose restrictions on the purchase, sale, and possession of catalytic converters by vehicle dismantlers, scrap processors, and others. This legislation, which is a direct result of constituent complaints, will ensure law enforcement has the necessary tools to thoroughly investigate the theft of this vital equipment which serves to protect the environment, while also ensuring individuals who are caught stealing them will face appropriate consequences. After passing the Senate and Assembly, the bill awaits final approval by the Governor. These new restrictions and record-keeping requirements for catalytic converters would take effect 180 days after being signed into law.

The Senator co-sponsored Bill **S.409A/A.658A**, establishing the Problem Gambling Advisory Council, to identify issues affecting those suffering from a problem gambling disorder and recommend ways to make prevention and treatment more accessible. This Bill also awaits final approval by the Governor.

The Companion Animal Care Standards Act (**S.6870 B**) sponsored by the Senator, is currently awaiting final approval by the Governor after passing the NYS Senate and Assembly in May. This Bill will require all entities - shelters and rescues - to be licensed by the State Department of Agriculture and Markets, which will ensure New York State's homeless companion animals will live in safe and humane conditions, with proper cleaning, nourishment, and veterinary care.

This year, New York State and Congressional Primary Elections will take place on Tuesday, August 23rd.

Redistricting changed the NYS Senate district lines as well as many polling sites. You can go onto the internet, and type in **findmypollsite.vote.nyc**, then enter your address, to confirm your district information.

Events

Rain Barrel Giveaway with Councilwoman Joann Ariola and DEP - Saturday, July 16, 10 AM to 1 PM at the NYFAC building, 164-14 Cross Bay Blvd., Howard Beach. ** Registration Required, please call (718) 738-1111.

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Free Prostate Screening with Mount Sinai - Sunday, July 24, 10 AM to 12 PM at Atlas Park, 8000 Cooper Avenue, Glendale. ** Appointment Required, please call (718) 738-1111.

Free Mammogram Screening with the American Italian Cancer Foundation - Wednesday, August 3rd, 9 AM to 4:30 PM, at the Maspeth Federal Savings Bank, 56-18 69th Street, Maspeth."

Statement from Assemblywoman Jenifer Rajkumar, 38th AD, submitted by Vjola Isufaj

"Dear Community Board 5, Thank you for everything you do to serve our community. I am grateful for your selfless work.

I am proud to report that Governor Kathy Hochul has signed into law my bill to support victims of crime. My bill passed in the legislature with bi-partisan support. Governor Hochul promptly signed it into law. New York State will now empower crime victims by giving them the help they need to get back on their feet after crimes of gross reckless endangerment that leave emotional and mental scars. Under my bill, crime victims who suffer trauma from non-physical events, such as dodging a gunman's bullet or a speeding car, will be eligible for aid. This is part of my commitment to lower crime and the harmful effects of crime on New Yorkers.

As you know, the safety of our community is always my Number 1 priority. I had the great pleasure of hosting the new Commanding Officer of the 104th Precinct, Deputy Inspector Kevin J. Coleman, in my office. I will be working with him and the 104th Precinct on crime reduction. I invite all of you to join me on **August 2nd** for the **National Night Out Against Crime**, an evening to come together and renew our commitment to tackle crime. That evening I will be at **Juniper Valley Park** with the 104th Precinct.

As your Assemblywoman, I am always working to foster the next generation of leaders, as they are the future. I was the keynote speaker at graduation ceremonies all across South Queens—including at IS 77 and PS/IS 119. I addressed 5th graders at their middle school graduations, 8th graders embarking on their high school journeys, and high schoolers at their momentous graduations.

Several young people have joined my office for the summer as interns, as part of Summer Youth Employment. I am now also holding a **Summer Reading Challenge**. To complete the Challenge, children must read for a minimum of 15 minutes a day for 40 days during the summer and log it on a calendar available from my office. Students who complete the calendar will receive a special award from me. I, myself, am also participating in the summer challenge, and am already 450 pages into President Obama's incredible autobiography *Promised Land*.

With the end of the legislative session in Albany, I get to be where I am happiest— with the people here at home in my district. I was honored to speak at the co-naming ceremony of 64th Street and 78th Avenue as "Phil 'Scooter' Rizzuto Corner" in honor of the Glendale native and legendary baseball personality.

You are all invited to my next event which will be the second annual **Youth Bicycle Jamboree**, a family fun event that will include bike riding, helmet fittings, dancing, games, raffles, giveaways, and COVID-19 vaccinations for people of all ages. The event will be this **Saturday** from **12-3 pm** at **Queens Borough Hall Parking Lot A**. To RSVP for this event, please visit queensbp.org/rsvp.

With COVID-19 cases rising, my office is always here to help. My office carries COVID-19 home test kits, and anyone is welcome to stop by my office during operating hours to pick one up. My staff is also happy to help you schedule COVID-19 vaccinations, including booster doses. If it has been six months since your primary series of the vaccine, or four months since your last booster if you are over 50, you are likely eligible for a booster dose. There is also now a vaccine available for children under 5, which has been shown to be highly effective with few side effects.

On June 28th, New York had its primary election for Governor and voter turnout declined dramatically, down nearly half from what it was in 2018 - the last time we voted for Governor. I encourage everyone to engage in our democracy— the more people vote, the better our choice of

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leaders. I remind everyone registered in a political party that there is a second primary election on **August 23**, which will decide nominees for State Senate and Congress. For those who want to vote by absentee ballot, the application for one is due **August 8**, and there will be early in-person voting from **August 13 to August 21**. For more information on voter registration, absentee ballots, early voting, and polling sites, please feel free to contact me.

May your summer continue to be healthy, safe, and filled with joy. I hope to see all of you out in the community soon! Very Truly Yours, Jenifer Rajkumar, NYS Assemblywoman, 38th AD"

District Manager's Report

Gary Giordano

The District Manager wished everyone a healthy and happy Summer. He advised everyone to be careful when they're outside their homes, because the number of COVID19 variant cases has been spiking upward in New York City this month. He advised that anyone over the age of 50 should get a second booster shot this year.

Regarding the election of At-Large Members of the Executive Committee that took place remotely this past month, the District Manager reported that 45 out of 50 Board members cast ballots to elect 4 candidates: Maryann Lattanzio was elected with 38 votes; Theodore Renz received 37 votes; Fred Haller received 36 votes; and Paul Kerzner received 34 votes. He reminded everyone that Vincent Arcuri was re-elected as Board Chairperson at last month's Board Meeting; Walter Sanchez was re-elected as First Vice-Chairperson; Dmytro Fedkowskyj was re-elected as 2nd Vice-Chairperson; Kathy Masi was re-elected as Treasurer; and Peggy O'Kane was re-elected as Secretary. He congratulated everyone on their election and praised Mr. Arcuri for being such a great Chairperson for so many years.

Alyssa Bonilla, a Board Member, asked if Board Members can nominate themselves for election to office or do nominations have to be made by another Board Member? The District Manager deferred to Peggy O'Kane, the Board Secretary, who said that she would have to do some research before answering that question. Fred Haller said that, according to Roberts Rules of Order, Board members can vote for themselves, but they must be nominated by another Board member to be eligible for election.

On a point of information, Dennis Stephan, a Board Member, stated that this is the fourth month in a row when no one from the 104th Police Precinct is attending our monthly Board Meeting. The Board Chairperson replied that the 104th Precinct has been very busy lately.

COMMITTEE REPORTS

Zoning and Land Use Review

Walter Sanchez

Walter Sanchez reported that the Committee met remotely on Monday, July 11th, to review the following application, along with the owners of the property who both attended the Committee Meeting.

BSA Application #: 2022-25-A, for 88-63 75 Avenue in Glendale, NY 11385

IN THE MATTER OF an Application to the N.Y. City Board of Standards and Appeals by the Law Office of Fredrick A. Becker, on behalf of Giorgio Zeolla and Angela De Castro Zeolla, the owners of record, pursuant to General City Law Sect. 35, to allow the enlargement of the existing dwelling located at 88-63 75 Avenue (Block 3875, Lot 119) in Glendale, Queens, NY, in an R4B Zoning District. This proposed enlargement, to add a full 2nd story to this home, is not permitted without approval because this dwelling is situated in the bed of a mapped street (89th Street).

Walter Sanchez reported that Fred Becker, the owner's attorney, provided Committee members with a copy of the Dept. of Buildings Bulletin 2011-010 to clarify the conditions for installing a bathroom containing three fixtures in the cellar of a 1 or 2 family dwelling. He read aloud the following conditions:

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- 1) The cellar is open without partitions, except for enclosures for a boiler room, a laundry room, or windowless storage and/or utility rooms limited to less than 60 sq. ft,
- 2) The cellar is connected via an unenclosed stair to the residence above, except for a door at the top of the stairs,
- 3) The cellar has direct access to the outdoors via stairs and an operable door,
- 4) The cellar is equipped with smoke and carbon monoxide detectors,
- 5) The cellar does not contain any other fixtures or roughing for future fixtures; however, laundry, sinks, washers, gas dryers and related piping shall be permitted,
- 6) The boiler room shall be enclosed with one-hour fire-rated construction and properly ventilated, and
- 7) Where the cellar contains a garage, such garage shall be separated from the cellar by one-hour fire-rated construction.

He also reported that Mr. Becker's statement pointed out that this house is currently occupied as a one-family home, and that the proposed use of this property, as submitted in their BSA application, is to convert this house into a 2-family home that would be in full compliance with zoning regulations in an R4B Zoning District.

Mr. Sanchez explained to Board Members that the only reason that this application is under review now is because this house was originally built in the bed of a mapped street, 89th Street, in 1940, which therefore mandates the owner to seek a waiver, prior to altering or expanding the original dimensions of this house. He said that the Committee's recommendation is in favor of this request for a variance, provided the owner files a restrictive declaration on the deed of this property in the County Clerk's Office, prohibiting the use of the cellar for living, sleeping, or cooking purposes, or use as separate living quarters.

As there was no further discussion of this matter, the Board Chairperson requested a Roll Call vote on the Committee recommendation which carried unanimously by a vote of - 40 - in favor; -0- opposed; --0- abstentions and -0- not voting.

On a point of clarification, Kathy Masi asked if the Alteration Plans for this property have already been approved by the Dept. of Buildings. Mr. Sanchez replied that the Dept. of Buildings can only review and/or approve the plans after this public review process is completed. The Community Board review is the first step in the process, he said.

Library Services Committee

Michaeline Von Drathen

Michaeline Von Drathen reported that the Committee met on Monday, June 27th, to review capital projects and other issues for libraries in the Board 5 area. She said that currently, there's only one project for roof and masonry repairs at the Ridgewood Library on Madison Street, at the corner of Forest Avenue. The NYC Dept. of Design and Construction will manage this project. She said that fundraising efforts are underway for renovations at the Maspeth and Middle Village libraries.

Ms. Von Drathen said that the Queens Public Library (QPL) is open and fully functioning again, running in-person programming in our local branches. She reported that both the Maspeth and Ridgewood branches have 6-day service now, Monday thru Saturday. According to the statistics that were provided by Louisa Benedetto, the Governmental Affairs Manager for QPL, she said that the QPL has hosted 30,000 virtual programs with over 1 million people in attendance. She said that these QPL programs are open to anyone in the United States, as well as overseas, and they plan to continue offering virtual programming into the foreseeable future.

Ms. Von Drathen reported that the City Council approved the allocation of \$4.3 Million to fund library initiatives this year, and Mayor Adams approved an additional \$4.5 Million in funds to expand teen programming at local libraries.

In addition, Ms. Von Drathen announced that the Summer Meals program has resumed at the Ridgewood Library, from 1pm to 2pm, Monday to Friday, and will continue until August 31st, this year. She said that the Friends of the Ridgewood Library will sponsor a Festival of New York Dance party from 1pm to 3pm, on Saturday, August 6th, in the Ridgewood Branch Library.

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She also reported that the Summer Reading Program has resumed at local branches and Mary Olsen, the Community Library Manager at the Ridgewood Library, plans to start a new program at 11am on Saturday for toddlers and their parents to become acquainted by participating in Baby Story Time.

Ms. Von Drathen said that Conversational English classes at the Ridgewood Library will resume this Fall. In response to a question from the floor, Ms. Von Drathen advised everyone to call their branch library to inquire about the availability of free COVID test kits, before visiting their library to pick it up in person.

Transportation Services and Public Transit Services

Toby Bloch

Toby Bloch, Vice-Chair of the Transportation Services Committee, reported that the Committee met on Tuesday, June 21st in the Board 5 Office to review and recommend this year's list of street resurfacing priorities to be submitted to the NYC Dept. of Transportation.

In addition, he said that representatives from the Dept. of Transportation gave a power point presentation at another meeting, regarding the plans to Replace the Grand Street Bridge over Newtown Creek, which connects Queens and Brooklyn. He explained that the decision about whether the new replacement bridge would have a fixed span, or a movable span, is up to the US Coast Guard and the Army Corps of Engineers. He said that they are currently in the process of deciding if Newtown Creek qualifies as a navigable waterway beyond this point in the Creek. He said that a fixed-span bridge would be a lot less expensive to build and maintain than one with a movable span.

Regarding the MTA-NYCT's Track Rehabilitation Project on the M Train tracks in Ridgewood, Mr. Bloch reported that work crews have been repairing the tracks, between the Fresh Pond Road station and Seneca Avenue, over the past 5 weekends. He said that this project is slated for completion this year.

Mr. Bloch reported that the Committee also reviewed traffic safety requests for the Board 5 area, including requests for traffic calming measures.

Kathy Masi, a Board Member, questioned whether the NYC Dept. of Transportation did enough outreach to the community regarding the proposed expansion of the bike share program into our Board 5 area, besides their presentation before the Transportation Committee earlier this year. She asked that the Board publicize the locations where any of these proposed additional bike racks would be located near private homes.

Mr. Bloch replied that most of the Department's outreach regarding the proposed expansion has been conducted virtually over the internet. He said that in monitoring their website, he noticed lots of feedback from the public during this process, and their original plans changed accordingly.

Ms. Masi requested a copy of the revised list of bike share locations, in addition to her request for more community outreach regarding the proposed expansion of the bike share program.

Lee Rottenberg, a Board Member, commented that when people have recommended changes to the proposed bike station sites to the Dept. of Transportation, to avoid eliminating parking spaces in front of private homes, only some of the recommendations were accepted. Most were not, he said.

Education Services Committee

Katherine Masi

Katherine Masi, Co-Chair of the Education Committee, announced that Madelene Chan, the current Superintendent of Community School District 24, was recently reappointed by NYC Schools Chancellor David Banks. She thanked everyone for their show of support to retain Ms. Chan in her current position.

Old and New Business

Peggy O'Kane, the Board Secretary, said that the Board's By-Laws simply state that "nominations for officers shall be made from the floor at the May and June Board Meetings."

The Board Chairperson announced that there will be no Board Meeting in August, unless it's necessary to address an emergency. On a motion from the floor, he adjourned the public meeting of Community Board 5 Queens at 8:55pm.