



Community Board No. 5

Borough of Queens
Ridgewood, Maspeth, Middle Village and Glendale
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Vincent Arcuri, Jr.
Chairperson

Gary Giordano
District Manager

Minutes of Remote Community Board 5 Public Meeting

November 9, 2022

Board Members Present

Bhubaneshor Adhikari; Adam Bloom; Eric Butkiewicz; Rachel Caracci; Robert Cermeli; Walter E. Clayton, Jr.; Steven Fiedler; Fred Hoefferle; Richard Huber; Paul A. Kerzner; Maryann Lattanzio; Diego Leclery; Edward Lettau; Katherine Masi; Eileen Moloney; Margaret O’Kane; Michael O’Kane; Donald Passantino; Michael Porcelli; Melissa Rebecca; Kenneth Rehberger; Luis Rodriguez; Lee S. Rottenberg; Walter H. Sanchez; Dennis Stephan; Katarzyna Syta; Gyanal Thapa; Barbara Toscano; Patrick J. Trinchese; Jasmine Valle; Michaeline Von Drathen

Board Members Absent

Vincent Arcuri, Jr; Antonetta Binanti; Tobias Sheppard Bloch; Jessica Boiardi; Patricia Crowley; Nickolas Cuttonaro; Maria de la Cruz; Brian Dooley; Derek Evers; Dmytro Fedkowskyj; Fred T. Haller; Patricia Maltezos; Marcin Nadgorski; April Narsasian; Theodore Renz; Catherine Sumsky; Maryanna Zero

ELECTED OFFICIALS and STAFF

Joseph P. Addabbo – NYS Senator, 15th SD, with Office Manager John D’Angelo
Vjola Isufaj - Jenifer Rajkumar NYS Assembly Member, 38th AD
John Perricone – Queens Borough President Donovan Richards
Craig Caruana – NYC Council Member Robert Holden, 30th CD
Juan Mayancela – NYC Council Member Jennifer Gutierrez, 34th CD

STAFF

Gary Giordano, District Manager-CB5Q
John Maier and Catherine O’Leary, CB5Q Staff

In the Board Chairperson’s absence, Walter Sanchez, the First Vice-Chair of the Board, welcomed everyone to join the meeting, including everyone who’s watching it being livestreamed via Zoom. Members of the public can view this meeting while in progress, by clicking on this You Tube link: <https://youtu.be/5XDLrGBM-UA>. This link will also be posted on our CB5Q Homepage at www.nyc.gov/qnscb5 where the livestream will be accessible tomorrow.

Mr. Sanchez announced that anyone wishing to address the Board during the Public Forum portion of the meeting is asked to sign up to speak before the Board Meeting begins. Following the Salute to the Flag at 7:35pm, Mr. Sanchez welcomed State Senator Addabbo to address the Board.

State Senator Joseph P. Addabbo thanked everyone for their support in re-electing him to his position as our State Senator yesterday. He said that he looks forward to serving his constituents for as long as he

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remains in office with an eye toward strengthening our police force, protecting our coastal communities, safely expanding gaming in New York and by assisting our working-class families.

He thanked all the Board Members for their volunteer efforts to improve the quality of life in their community.

By way of acknowledging the Veterans Day Holiday at the end of this week, he expressed his gratitude to all those who have served and remain on active duty as members of the US Armed Forces, for their service to our country.

He welcomed everyone to participate in the Fall Job Fair at Resorts World NYC at 110-00 Rockaway Boulevard, in South Ozone Park on Friday, November 18th, from 10am to 2pm. He said that there's free parking available in the lot that's directly across the street from the Casino entrance. He said that this event will take place indoors and is wheelchair accessible.

PUBLIC FORUM

Luis Ross, a resident of Edsall Avenue in Glendale, complained about the loud coupling of freight train cars transported by NY and Atlantic Railway, on the section of railroad tracks that lie east of the Fresh Pond Yard, between 69 Street and 88 Street, in Glendale. He said that the noise is loudest after 12 Midnight, particularly around 4 AM, when his house shakes due to the vibration and noise.

In response to a question from Eric Butkiewicz, a Board Member, he said that he has called the Trainmaster's Office in the railyard many times about this issue, in addition to calling the offices of local elected officials, to no avail. He asked the Board to arrange a meeting with representatives of the railroad to address this issue.

Paul Kerzner, a Board member, responded by asking Board staff to survey what steps any of the other Community Boards located adjacent to the LIRR freight rail line have taken regarding this type of noise complaint. He also asked staff to research what governmental agency has jurisdiction over railroad operations in the City and State. Mr. Sanchez referred the matter to the Transportation & Public Transit Committee for further consideration and welcomed Mr. Ross to attend their Meeting.

Justin Carter, owner of Nowadays at 56-06 Cooper Avenue in Ridgewood, introduced Gareth Solan as the night manager of their establishment, which opened at this site on the Brooklyn-Queens border about 8 years ago. He said that whenever they originally opened the bar at this location, he'd promised the Board Chairman that he'd attend at least one Board Meeting each year to find out if there were any concerns about their daily operations.

In response to Mr. Sanchez's question about his impression of the surrounding neighborhood, he replied that he's been pleasantly surprised to find that the surrounding neighborhood, on the border of Brooklyn and Queens, is a microcosm of the entire City, with immigrant families who come here from all over the world and all walks of life.

In response to a question from Derek Evers, a Board Member, he replied that weather permitting, most patrons enjoy sitting outdoors in their parking lot area, where drinks and meals are served on tables, with chairs set up all around each table. However, during the Winter, patrons are served drinks at the bar inside the diner on premises, and meals that are prepared by their short-order cook. He said that they either have live music or a DJ, playing all kinds of music. In addition, they've occasionally held workshops and programs where professionals are invited to give presentations of public interest to community residents.

In response to a question from Robert Cermeli, a Board Member, Mr. Carter replied that their outdoor space covers 16,000 sq. ft. of the lot, and the diner that's located on the south property line of this lot adds another 5,000 sq. ft. of indoor space. He said that they serve short-order Japanese style bar food, including sushi, hamburgers, fried veggies, and snacks.

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Mr. Sanchez thanked both men for attending our Board Meeting and invited the next speaker to address the Board.

Richard Huber, a Board Member, thanked Board staff for addressing his complaint about the noise caused by workers replacing the roof and parapet walls of PS/IS 119 in Glendale, who have an After-Hours Variance that permits them to work until 12 Midnight. He said the neighbors all appreciate that the heavy demolition work now stops at 10PM.

In addition, he expressed his concern that less than 50% of the eligible voters who live in our Community Board 5 area voted yesterday. In addition, he said that the vast majority of those who voted were in favor of spending Billions of dollars on new proposals. In closing, he quoted Thomas Jefferson, by saying "In a democracy, you get the government that you deserve."

Michael Porcelli, a Board Member, said that he's been very disturbed to witness the elimination of trade school programs in NYC public schools over the past 50 years. He said that he's begun writing articles in local newspapers, hoping to convince the NYC Dept. of Education to reverse this trend. Copies of his newspaper column, titled **The Other Side of Education**, were distributed to all present. He said that along the way, he learned about the US Army's training and assessment program, called March to Success, and invited Staff Sgt. David Wang to address the Board.

Staff Sgt. Wang informed everyone that the US Army's March to Success Program is offered free to participating high schools as a public service. He pointed out that over 700,000 students in the US participated in this program during the 2016-2017 academic year. He said that participating schools receive a comprehensive career development program that includes Multiple Aptitude Tests and Career Exploration tools to identify the student's individual personal talents and potential, and then follow up by giving them professional advice on choosing the career path that is best suited to their needs.

Sgt. Wang explained that it's a totally voluntary program for students between the ages of 16 and 24 years old. In closing, he said that his office is located at 61-31 Queens Boulevard, in the Queens Center Mall and welcomed calls to his office at 626-234-6886 for more information.

Chairperson's Report

Walter Sanchez, First Vice-Chair

In the Board Chairperson's absence, First Vice-Chair Walter Sanchez gave the report. He requested that the District Manager take attendance during the first Roll Call vote that's conducted at tonight's Meeting.

Minutes

Mr. Sanchez asked Board members if they had received and reviewed the minutes from last month's Board Meeting, which was conducted on October 12th, 2022. As there were no recommended changes, he accepted a motion from Katherine Masi, seconded by Walter Clayton, to approve the minutes as submitted. The minutes were adopted by acclamation.

Regarding the most recent Executive Committee Meeting on November 2nd in the Board 5 Office, Mr. Sanchez reported that the Committee reviewed Committee assignments and welcomed Board Members to request whatever additional Committee assignments they're interested in. At the Meeting, he said that the Committee discussed the fact that the Special Committee on the Homeless has not met for several years. He said that the Committee Members, for the most part, agreed to recommend that the Committee become a Standing Committee of the Board, since homelessness has been on the rise on a consistent basis throughout New York City, and there's no sign of it letting up anytime soon. He said that the Board Chairperson disagreed with the Committee's recommendation because he believes that in

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time, the existing homeless shelters in our Board area will be converted into affordable housing developments that will provide permanent housing options for the homeless.

Mr. Sanchez reported that at their Meeting, the Committee also reviewed Article V in the Board's By Laws regarding **Committees, Section 1, Standing Committees**, and proposes the following Amendments to the existing text:

"N. Committee on the Homeless

The Committee on the Homeless shall be responsible for matters relating to the homeless population in the district. The Committee shall conduct factfinding inquiries, address community concerns, identify problems, and advocate for solutions to identified problems in a collaboration with relevant government agencies and local service providers.

At a minimum, the Committee shall meet quarterly and present a committee report at the first meeting of the full Board immediately following the most recent Committee meeting. There shall be not less than five members of this committee.

O. Liquor License Committee

The Liquor License Committee shall review various applications made to the State Liquor Authority, including but not limited to those made for liquor, wine, beer, and cider licenses, cabarets and night clubs. In addition, the Committee shall review applications for the sale of cannabis and related products.

At a minimum, the Committee shall meet remotely every month that an application is submitted to Community Board 5 for review and shall present a committee report at the first meeting of the full Board immediately following the most recent Committee meeting. The Committee shall consist of not less than seven members, with at least one member representing each community – Ridgewood, Maspeth, Middle Village, and Glendale."

He announced that, in accordance with the Board's By-Laws, a Roll Call vote on the proposed Amendments will be conducted at next month's Board Meeting. Copies of the proposed Amendments were distributed to all Board Members.

He opened the floor to discussion on the proposed Amendments.

In response to the Board Chairperson's stated objections to the creation of a Standing Committee on the Homeless, Kathy Masi, a Member of the Executive Committee, said that even if the Cooper Avenue Shelter were to be converted into affordable housing units, there will still be a need to advocate for adequate security and building maintenance at these kinds of facilities, in addition to adequate professional services for those formerly homeless individuals who are mentally ill and/or substance abusers. Lee Rottenberg agreed. Ms. Masi recommended that both Committees have a minimum of 7 members each.

Bhubaneshor Adhikari, a Board Member, also agreed with the two previous speakers and volunteered to serve on the Committee when it is reconstituted.

Richard Huber, a Board Member, recommended a friendly Amendment to the proposed recommendations in that the required number of Committee Members be increased to at least 7 Board Members, on the Homeless Committee and the Liquor License Committee, to ensure that Committees' recommendations would be more representative of the full Board. On behalf of the entire Executive

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Committee, Mr. Sanchez accepted the proposed change, to increase the minimum number of Committee Members from 5 to 7 Members on both Committees.

Mr. Sanchez said that regarding the composition of a newly created Liquor License Committee, there was some disagreement at the Committee Meeting. He said that the Board Chairperson proposed that there be 4 Members who serve on the Liquor License Committee, namely, the Board Chairperson, the First Vice-Chair, the 2nd Vice-Chair, and the District Manager. He opened the floor to discussion.

Kathy Masi said that she believes that there should be at least 7 Committee Members serving on this Committee, as well.

Edward Lettau, a Board Member, recommended that the Board should establish two new Standing Committees in this case, one to address Liquor Licenses and the other to address new applications for licenses to sell Cannabis in local shops. He said that he's already seen locations where "dispensaries" are open for business in Ridgewood.

Mike Porcelli said he's in favor of establishing two separate Standing Committees in this case.

Diego Leclery, a Board Member, said that there should be more explicit language in the clause that establishes the Committee on the Homeless about its mission because it's unclear what the Board's intention is. He asked what the Committee's main purpose would be. Peggy O'Kane replied that the Board's role in advocating for solutions would address the needs of the homeless, as well as the general population.

Katarzyna Syta, a Board Member, asked for clarification of the mission of the Housing Committee as compared to the proposed Committee on the Homeless. Peggy O'Kane, Vice-Chair of the Housing Committee, replied that the Housing Committee is not limited to focusing on homelessness. She said that, for example, Housing Committee Members have worked to identify potential sites to build senior housing, and/or affordable housing developments that would comply with the existing zoning regulations, as well as to address complaints about substandard housing, and so forth.

Richard Huber commented that the number of homeless individuals is exploding now.

Rachel Caracci, a Board Member, spoke of the importance of focusing on mental health issues related to homelessness and the need for Supportive Housing. Peggy O'Kane replied that the need for supportive housing should be addressed by the Health and Human Services Committee because it requires input and guidance from a social service organization that agrees to sponsor that type of housing development. She pointed out that Robert Cermeli serves as Chair of that Committee.

As there were no further comments or questions from the floor, Mr. Sanchez closed the discussion and reminded Board Members that this matter will come to the floor for a vote at next month's Board Meeting on Wednesday, December 14th, 2022.

Mr. Sanchez read aloud the list of Liquor License notifications that were received at the Board Office since last month's Board Meeting. He said that copies of this list were distributed to all Board Members prior to tonight's Board Meeting.

Liquor, Wine & Beer License and Renewal Applications

New Liquor License Application

- 1) * STI Gonja LLC d/b/a TBD, 59-02 Norman Street, Ridgewood, NY 11385

Liquor License Renewal Applications

- 1) Rolos LLC d/b/a *Rolo's* 853 Onderdonk Avenue, Ridgewood, NY 11385

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- 2) **Ltauha Restaurant** LLC 55-50 Myrtle Avenue, Ridgewood, NY 11385
- 3) Juventus Sport Caffè Inc. d/b/a **Amici Café** 73-11 88th Street, Glendale, NY 11385

New Wine, Beer & Cider License Applications

None Reported

Wine, Beer & Cider Renewal Applications

- 1) Z&Y NYC Inc. d/b/a **My Sushi** 79-20 Eliot Avenue, Middle Village, NY 11379
- 2) Wakamatsu Queens Japanese Restaurant Inc. d/b/a **Wakamatsu Japanese Restaurant** 70-18 Grand Ave., Maspeth, NY 11378
- 3) SSC Group LLC d/b/a **Sugarncol-Aroma** 63-40 Woodhaven Blvd., Rego Park, NY 11374

New Beer & Cider License Applications

- 1) ***Mark's Deli & Grill** Inc. 63-98/100 Woodhaven Blvd., Rego Park, NY 11374

Other Notifications

- 1) **** East Coast Burgers** Inc. 53-21 Metropolitan Ave., Ridgewood, NY 11385 (LWB&C)
- 2) ***** Buon Gelato & Euro Bar** of NY Corp. 74-02B Eliot Ave., Middle Village, NY 11379
* Also seeking a Temporary Retail Permit

* Information about the **Temporary Retail Permits** can be found on the SLA Website at: <https://sla.ny.gov/permits-available-online>

** Alteration to add next door space (53-23 Metropolitan Ave.) as additional dining space for up to 40 customers, no changes to current space or operations at 53-21 Metropolitan Avenue, in Maspeth.

*** **Class Change**, seeking to go from Wine, Beer & Cider to Liquor, Wine, Beer & Cider (B&C): Beer & Cider – (WB&C): Wine, Beer & Cider – (LWB&C): Liquor, Wine, Beer & Cider

Mr. Sanchez opened the floor to questions and comments from Board Members. There were none. He informed the Board that there haven't been any Demolition or Construction Notices received at the Board 5 Office since last month's Meeting.

ELECTED OFFICIALS

On behalf of State Assembly Member Jenifer Rajkumar, Vjola Isufaj said that the Assembly Member is happy to report that she was re-elected to her position as State Assembly Member in yesterday's elections. She said that she will continue to prioritize public safety in her district where the number of hate crimes has been increasing over this past year. She said that the Assembly Member has met with local community residents in several public forums to express solidarity with the victims and their families in the community. She said that NYC Mayor Eric Adams and Police Commissioner Sewell attended one of the public forums to listen to the community residents themselves.

In response to the increased incidence of domestic violence crime in her Assembly District in the past two years, she said that the Assembly Member recently co-sponsored two forums on this subject and pledged to continue advocating on behalf of these victims of domestic violence as long as she represents the District. Ms. Isufaj welcomed calls from constituents to their office at (718) 805-0950.

On behalf of Queens Borough President Donovan Richards, John Perricone announced that the Queens Borough President allocated \$11 Million this fiscal year, to complete capital budget projects for public schools in Queens which includes funds for a new auditorium in Maspeth High School, and capital improvement projects at PS 71 in Ridgewood, PS 153 in Maspeth, and PS 239 in Ridgewood. He said that the Queens Borough President plans to march with local community residents and civic organizations in the Veterans Day Parade next Sunday afternoon along Metropolitan Avenue in Middle Village. He welcomed everyone to join the parade.

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On behalf of State Assembly Member Catherine Nolan, Allison Cummings wished everyone a Happy Thanksgiving. She announced that the Assembly Member will retire from public life at year end. In the meantime, she welcomed calls for information and assistance at their office at (718) 784-3194.

On behalf of City Council Member Robert Holden, Craig Caruana reported that the Council Member is sponsoring several pieces of legislation to address public safety issues by increasing fines for noise created by cars with modified mufflers to boost the sound of their exhaust systems, as well as the installation of faulty lithium batteries in electric bikes, scooters and other electric vehicles which have caused over 100 structural fires so far this year.

Mr. Caruana said that the Council Member visited the Borden Avenue Shelter for Veterans today with Mayor Adams to meet with local Veterans about their needs. He pledged to work to improve living conditions inside the shelter, including adopting a policy to separate mentally ill homeless Veterans from the general population and transfer them to mental health facilities.

On behalf of City Council Member Jennifer Gutierrez in the 34th CD, Juan Mayancela announced that volunteers will work with him on a community cleanup of the Ridgewood Memorial Plaza on Myrtle Avenue at Cypress Avenue on Saturday afternoon, November 19th, adjacent to the Farmers Market. Regarding the Participatory Budget Process, he reported that they've received 98 good ideas for projects this year. He said that staff will begin to pare down the list now, based on community input. He welcomed calls for more information and assistance to their office at (718) 963-3141.

District Manager's Report

Gary Giordano

The District Manager began by thanking all American Veterans who served in the Armed Forces for their service to our country, particularly Michael O'Kane, Robert Cermeli and Mike Porcelli. He announced that all are welcome to participate in this year's Queens Veterans Day Parade on Metropolitan Avenue from 80 Street to 68 Street on Sunday, November 13th, starting at 12 Noon. He said that a Commemoration Ceremony will be held in Christ the King Regional High School at the end of the Parade. For more information, he advised everyone to contact the parade committee at QVDPCommittee@gmail.com.

The District Manager informed everyone that the Dept. of Transportation's resurfacing crews are paving local streets in Maspeth and Middle Village this week. In addition, he reminded everyone that the Dept. of Sanitation will adopt their Snow Route schedule soon. Sanitation collection trucks will pick up some household garbage, recycling and compost materials on either the 4pm to 12 Midnight route, or the 12 Midnight to 8am route under the Snow Route schedule.

He wished everyone and their loved ones a Happy Thanksgiving and said that he's especially thankful for the NYC Fire Department Rescue Unit who successfully rescued people from a burning apartment building on 52 Street, in Manhattan, last week.

Lee Rottenberg asked when the center lines in Eliot Avenue in Middle Village will be painted. The District Manager said that he'd check with DOT to find out and let him know.

COMMITTEE REPORTS

Education Committee

Katherine Masi, Co-Chair

Katherine Masi reported that the Education Committee met together on Wednesday, October 26th in the Board 5 Office where they were shown a power point presentation regarding the Dept. of Education's Special Education programs and District 75. She said that District Superintendent Madelene

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Chan's staff gave an excellent presentation that answered all their questions as outlined on the Education Committee Agenda, including:

- 1) What's the difference between the varying settings of students with learning disabilities, Such as SETTS, Inclusion, Self-Contained, District 75 and P.S. 9.
- 2) How is funding allocated to Special Education Classes? What is the algorithm?
- 3) What percentage of Community District 24 students have IEPs? If students' IEP Services are not being met, do school personnel inform guardians?
- 4) To what extent does the Dept. of Education guarantee Busing for Students with Special Needs?
- 5) The NYC Dept. of Education has had a downward trend in student enrollment. How have School District 24 Special Education Classes been affected?
(Including: SETTS, Inclusion, Self-Contained, District 75 and P.S. 9)
- 6) How is School District 24 reaching out to increase enrollment?

She encouraged everyone to read the presentation and asked the Board 5 staff to email a copy of the presentation to all Board members, as presented to the Committee.

In closing, Ms. Masi informed everyone that their next Committee meeting will be held in January or February of next year.

Mike Porcelli said that he attended this month's Committee Meeting and found it was very informative and very well run. He said that he plans to join the Committee now.

Transportation Services Committee & Public Transit Services Committee

Eric Butkiewicz

Eric Butkiewicz reported that the Committee met in the Board 5 Office at 7:30pm on Tuesday, October 25th to discuss the Dept. of Transportation's proposed Glendale Areawide Street Direction Changes, as well as other current and planned capital projects in our area.

Regarding the Proposed Glendale Areawide Street Direction Changes, Mr. Butkiewicz explained that after careful review, the Committee Members agreed on the recommendation in favor of the north/south directional changes from 2-Way to 1-Way Traffic Operation on three local streets in Glendale, including:

- 60 LANE to ONE-WAY Northbound Operation, from Cooper Ave. to 75 Avenue;
- 64 STREET to ONE-WAY Southbound Operation, from 75 Ave. to Cooper Avenue; and
- 64 PLACE to ONE-WAY Northbound Operation, from Cooper Ave. to Cypress Hills St.

He said that the Committee recommends further investigation regarding the potential impacts of converting 75 AVENUE from 2-WAY to ONE-WAY Eastbound Operation, from 60 Lane to 64 Street., because the effects that this could have on surrounding blocks in Glendale.

Mr. Butkiewicz said that the Dept. of Transportation estimates that this project could take a year to implement.

After a general discussion of the matter, Richard Huber made a motion to recommend in favor of converting the above-mentioned three local streets from 2-WAY to 1-WAY streets, as described, and Kathy Masi seconded the motion. As there was no further discussion on the motion, Mr. Sanchez requested a Roll Call vote on the motion which carried by a vote of – 31- in favor; -0- opposed; -0- abstentions; and -0- not voting.

Mr. Butkiewicz reported that the MTA-NYCT's Bus Route Redesign is slated for completion sometime next year. The proposed Bus Routes will be available for another round of public review during a comment period.

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Regarding the MTA-NYCT's rehabilitation of the M-train structure, he reported that the contractor is painting the structure on Palmetto Street, between St. Nicholas Avenue and Cypress Avenue. He said that this project is slated for completion by the end of this year.

Regarding expanding the number of Citi Bike stations in our Board area, he reported that the Board has requested more information about where the new bike stations will be located.

Regarding the new Entrance to Forest Park in Glendale, he said that it's a beautiful trail, however the Committee finds the current situation to be unsafe because there are no guard rails at the entrance to the trail to protect pedestrians from vehicles travelling to the Jackie Robinson Parkway entrance. He said that recently, a vehicle swerved out of control there and drove straight into the pedestrian path at a high rate of speed. Luckily, no pedestrians were walking on that pathway at the time.

After a general discussion of the matter, Richard Huber made a motion to recommend that the District Manager be authorized to write a letter to the Commissioners of the relevant agencies and their staff urging them to take steps to ensure the safety of pedestrians who enter the Park at this location by installing a permanent barrier between local traffic lanes and the pedestrian path and repairing or replacing the broken light fixtures there. Kathy Masi seconded the motion.

As there was no further discussion on the motion on the floor, Mr. Sanchez requested a Roll Call vote on the motion which carried by a vote of – 31- in favor; -0- opposed; -0- abstentions; and -0- not voting.

Among numerous traffic safety issues and study requests that the Committee has taken under consideration, he said that PS 88Q is requesting that DOT designate the block adjacent to the school as an Open Street, to authorize closing it to any thru traffic for an hour during morning arrival times, and an hour during afternoon dismissal times on school days.

In closing, he welcomed anyone interested in joining the Committee to contact the Board Office by calling (718) 366-1834.

Parks Services Committee

Steven Fiedler

Steven Fiedler reported that the Soccer/Football Field and Running Track in Juniper Valley Park is scheduled to reopen in the beginning of December.

Mr. Fiedler said that the Parks Committee raised objections about the lack of a stationary barrier to separate vehicles from pedestrians, at the new Myrtle Avenue entrance to Forest Park, near Union Turnpike in the vicinity of 86 Street. No corrective action has been taken to-date. He cautioned everyone to be careful walking on the pathway there.

Zoning and Land Use Review Committee

Walter Sanchez

Walter Sanchez reported that the Committee met on Wednesday, November 2nd, to consider two zoning variance applications that were presented during power point presentations, given by the applicant's representative during the Public Hearing portion of last month's full Board Meeting.

He described the first case as **BSA Application # 867-55-BZ for 66-15 Borden Avenue in Maspeth**, which is an Application that was submitted to the NYC Board of Standards and Appeals, by Nasir J. Khanzada, Structural Engineer, on behalf of Manny Kumar, owner of record, to amend a prior BSA variance approval, to alter a lawfully established gas station by rearranging and adding one new dispenser, enlarging the canopy, removing three (3) 4,000-gallon underground fuel storage tanks and replacing them with two (2) new 12,000-gallon underground fuel storage tanks for the gasoline service station at 66-15 Borden Avenue (Block: 2394; Lot:8) in Maspeth, Queens, NY 11378, in an R4-1 Zoning District.

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Mr. Sanchez described the property as facing onto the north side of the Queens Midtown Expressway, on the northeast corner of Borden Avenue at Clinton Avenue. He said that the applicant is seeking to renew the 10-year term zoning variance as part of the process of modernizing the service station, and upgrading the public amenities at this gas station, adding a new ADA-compliant public facility, and three newly landscaped areas on the edges of this corner property.

He reported that at their meeting, the Committee had no objections to granting this zoning variance, as presented, and opened the floor to discussion.

As there were no questions or comments on this matter, he requested a Roll Call vote on the Committee recommendation which carried unanimously by a vote of – 31- in favor; -0- opposed; -0- abstentions; and -0- not voting.

Mr. Sanchez explained that the public has another opportunity to comment on this application locally during the Queens Borough President's Public Hearing to be scheduled at a later date.

Mr. Sanchez reported that the Committee also reviewed the case of **BSA Application # 575-37-BZ for 60-93 Flushing Avenue, in Maspeth**, as an Application to the NYC Board of Standards and Appeals, by Nasir J. Khanzada, Structural Engineer, on behalf of Mike Singh, the owner of record, requesting an extension of the term of variance, which expired on 2/14/2018, for a 10-year period, to cut back the auto repair shop and convert it to a convenience store, to remove the existing kiosks, to replace two (2) dispensers with four (4) new dispensers, to replace two (2) 4,000-gallon gas tanks with two (2) new 12,000-gallon tanks, install a new canopy, replace one (1) curb cut with two (2) new curb cuts, to revise signage, and to create a new parking layout and new landscaping, for the gasoline service station at 60-93 Flushing Avenue (Block: 2697; Lot: 51) in Maspeth, Queens, NY 11378 in a C1-3/R5B Zoning District.

Mr. Sanchez said that at their Committee Meeting, the Committee had no objection to this request to renew the zoning variance for this service station with the stipulation that the new illuminated **GasTrac** signage is not directed toward the adjacent residential property.

He opened the floor to questions and comments from the Board Members. As there was no further discussion on the matter, he requested a Roll Call vote on the Committee recommendation which then carried by a vote of – 30 - in favor; -0- opposed; -0- abstentions; and -0- not voting.

Mr. Sanchez explained that the public will have another opportunity to comment on these applications locally during the Queens Borough President's Public Hearing to be scheduled at a later date.

As there was no further business to come before the Board, Mr. Sanchez adjourned the Board Meeting at 9:25pm on a motion from the floor. He reminded everyone to bring a gift for a child under the age of 6 years old for distribution to low-income families in our Board 5 area.