



Chairperson, Martha Taylor

*The City of New York
Borough of Queens*

Community Board 8

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District Manager, Marie Adam-Ovide

Minutes of Community Board 8 Board Meeting held on Wednesday, November 10, 2021, at the Hillcrest Jewish Center, 183-02 Union Turnpike in Flushing, New York and via [WebEx](#).

Attendance:

Board Members Present:

Heather Bennett-Idels, Carolyn Brown, Robert H. Block, Edward Chung, Susan D. Cleary, Kenneth Cohen II, Solomon Davydov, Maria DeInnocentiis, Allen Eisenstein, Carolann Foley, Kevin Forrestal, Howard A. Fried, Bhitihara-Martha Fulton, James Gallagher Jr., John Gebhard, Wendy Gennaro, Joshua Glikman, Marc A. Haken, Michael Hannibal, Tami Hirsch, Paul S. Lazauskas, Elke Maerz, Mary Maggio, Jennifer Martin, David Mordukhaev, Dilip Nath, Alan Ong, Tamara Osherov, Hersh Parekh, Simon Pelman, Frances Peterson, Mohammad Rahman, Charlton Rhee, Jesse Rosenbaum, Seymour Schwartz, Deepti Sharma, Douglas Sherman, Harbachan Singh, Dr. Penny M. Stern, Martha Taylor Mohammed Tohin and Jacob Weinberg.

Board Members Absent:

Dilafroz Ahmed, Jagir Singh Bains, Florence Fisher, Ahsan Habib, Steven Konigsberg, Mitch Lisker, Rabbi Shlomo Nisanov and Tamika Williams-Moore.

Others Present:

Max Weprin representing Borough President Donovan Richards, Honorable State Senator John Liu, Akshar Patel representing State Senator John Liu, Tayler Jackson representing Honorable State Senator Leroy Comrie, Honorable Assembly Member David Weprin, Anthony Lemma representing Honorable Assembly Member David Weprin, Daniel Blech representing Honorable Assembly Member Daniel Rosenthal, Honorable Council Member James Gennaro, Adam Suionov representing Honorable Council Member Jim Gennaro, Henry Yam representing Council Member Jim Gennaro, Susan Seinfeld representing Honorable Council Member Barry Grodenchik, Marie Adam-Ovide, CB8 District Manager, Jatnna Reyes, CB8 Staff Member and Izabela Szczepanska, CB8 Staff Member.

Call to Order:

Chairperson Martha Taylor called this Board Meeting to order at 7:36 p.m.

Elected Officials:

Honorable Councilman James Gennaro – In honor of Veterans Day, Councilmember Gennaro presented Seymour Schwartz with a City Council Citation for being our favorite veteran. He spoke about his service to the country. He commended Mr. Schwartz for using his own funds to support fellow veterans.

Honorable Assembly Member David Weprin – Assembly Member Weprin spoke in favor of the Bukharian Jewish Congregation of Hillcrest. He supports their application for a variance to permit the construction of a three-story synagogue to be constructed at 81-04 166th Street. He asked the Community Board to support this application, as it is necessary to help meet the programmatic needs of the Congregation. (*A copy of his letter to the Community Board was distributed to everyone.*) His district office is operational in person, they are open five days a week from 9:00 a.m. to 5:00 p.m. His satellite office in Richmond Hill is currently open three days a week.

Public Participation:

Sid Berraha – Mr. Berraha spoke about DSNY’s seasonal collection for leaves. He reminded everyone to set their leaves out on Saturday, December 11, 2021, after 4:00 p.m. DSNY will collect them and turn them into compost. Instead of letting your leaves rot in the landfill creating harmful greenhouse gasses you can instead help create them into compost. You can get free lawn leaf bags by requesting them from your Community Board or Council Member. He hopes everyone will participate in this program.

Elaine Yu – Ms. Yu spoke against the Bukharian Community Center. She lives next door, if this variance is approved, she would have no privacy. The building would create a shadow onto her property. Her and her neighbors signed a petition against the synagogue and collected 59 signatures. She asked the Board Members to vote against this application.

George Hajiconstantinou- Mr. Hajiconstantinou is the District Leader for most of the community board [area]. He is here in his capacity as the business recovery specialist with the Queens Chamber of Commerce. They have a program to provide free resources to small businesses to help them deal with the pandemic. They are currently accepting applications to build free websites for small business and provide them with free SEO (*search engine optimization*) support as well. They are assisting businesses to apply for grant programs, including the Empire State Development COVID-19 Business Recovery Grant. If anyone has questions or concerns, please email: ghadji@queenschamber.org or call: 516-900-6280.

Jerome Philips – Mr. Philips lives across from where the synagogue is going to be built. He is against the Bukharian Jewish Congregation of Hillcrest’s variance to permit the construction. He is concerned about the parking problem when they will have large events.

Igor Pinkhasov – Mr. Pinkhasov is the Commanding Officer of the 105th Precinct; however, he spoke as a resident of the neighborhood. He is in support of the new synagogue; this will give his kids afterschool activities and a place that they could go to and belong. He believes if we do not have that in our community later on in life, we are going to pay for it.

Vadim Alayev – Mr. Alayev is a congregant of the synagogue that is under consideration for being expanded. He supports and looks forward to this expansion. He does not see any issue with the parking by the shul as a result of the congregates. There is a parking issue because of the nearby University.

Natalie Alayev – Ms. Alayev spoke in support of the Bukharian Jewish Congregation of Hillcrest and asked the Board Members to vote in favor of this application. During the pandemic, members of the congregation helped other people in the neighborhood. They were able to deliver food and medicine to those who needed to quarantine. Residents living in this area could benefit from the synagogue being built.

Jackie Forrestal – Ms. Forrestal spoke against the synagogue. She stated that the vote that is being made tonight is not about having a synagogue or not. She believes rules should be followed and that neighboring properties be respected. A more appropriate site should be found. Since the public hearing last year there were many questions asked, answers still have not been provided. She asked for the Board Members to vote against the motion.

Albert Yuabov – Mr. Yuabov supports the expansion of the synagogue. As soon as he started going to this synagogue it changed his life. One of the residents said the petition had 59 people who signed against it. He stated that no one came to his block asking if they want the synagogue or not. He asked for the Board Members to allow for the synagogue to be built. He lives on 169th Street at the dead end. St. John’s students are hanging out and smoking every day. St. John’s Public Safety and the police say there is nothing they can do. He is asking for the police to do something about this issue.

Drew Arjun – Mr. Arjun lives across the street and has helped the synagogue. It is never crowded, and they never have 300 people. He does not understand why they need such a big building when the congregation has not grown in the last 30 years. They are always blocking driveways during the week. None of the congregants live on this block. No one from the synagogue came to their homes asking us about this synagogue. He asked the Board Members to vote against this synagogue.

Debbie Chrisman – Ms. Chrisman spoke about a racoon issue they are having on 75th Road. The racoons are rabid and harboring on the wildly overgrown properties on 75th Avenue. They are a safety risk to children and pets when they enter their gardens. Residents are unable to sit in their gardens and feel safe. They would like to see a permanent solution to the harboring of the racoons which would include the repair of a badly cracked retaining wall and the extinction of the tall weeds.

Chairperson Martha Taylor announced that Deputy Inspector Kevin Chan was present. She asked him to say a few words.

Commanding Officer Kevin Chan – 107th Precinct – Commanding Officer Chan thanked all the veterans for everything they do every day. They are the reason why the United States is the land of the free and home of the brave. The 107th Precinct is down about 60% in crime the other day. In the last month they have seen a spike in a lot of grand larcenies. The check scams have been coming back. They are washing checks, changing the amount, and depositing into their accounts. He asked everyone who is sending a check to make sure to mail it right before they collect mail at the drop box or drop it off at the post office directly. He asked everyone to get alerts from their banks to avoid these scams. They have seen a lot of catalytic converters being stolen from older model vehicles. It is an entire operation, several cars come and double park. They play loud music in the middle of the night to distract. If you hear loud music in the night, they may be possibly trying to remove the convertor. He asked for everyone to call 911 right away. They will get there as soon as possible and try to catch the perpetrators. With the holiday season approaching he is asking everyone to hide any purchases in your trunk or bring them directly home to avoid theft. He wished everyone a happy and healthy Thanksgiving.

Angelica Foronda – Ms. Foronda is a resident of Kew Gardens Hills and an advocate for women's, infant's and children's health. She supports New York Senate bill S3386, this bill would require health insurance policies to provide coverage for specialty baby formula. This bill is currently sitting in the insurance committee. Parents should not have to choose between health and affordability. About 6% of children will require specialty formulas due to severe allergies or diagnose diseases. Specialty formulas can cost parents about \$3,000 dollars per year. Currently health insurance policies are not required to provide coverage. She urges elected officials and legislative representatives to show support for the Senate bill and its assembly version A1831 and push it to the full Senate and assembly for consideration.

Moshe Rafaelov – Mr. Rafaelov spoke in support of the synagogue. He has noticed a drastic change to the community since they have gained the shul. They have seen growth in brotherhood, friendship and helping others. He believes we are not supposed to look at this as a ginormous building or a construction hassle because if you want to do renovation on your home it is still a hassle. This is going to be another community center. He asked the Board Members to support this application.

Ruben Gurgov – Mr. Gurgov spoke in support of this application. The community center will allow kids to do homework, have classes for the elderly, family counselling and other programs like these. This will be open for the entire community. This would bring better values to the community. They would not build without breaking any rules. He hopes the community board is in support of this application as well.

Alice Sherwin – Ms. Sherwin is the granddaughter of victims of the Holocaust and daughter of Holocaust survivors. The proposed enlarged synagogue will be too big to accommodate the lot size in its present location. This will cause undo congestion and traffic problems for its residents. She asked the Board Members to vote against this variance.

Mark Sherwin – Mr. Sherwin spoke against the proposed synagogue. The proposed synagogue is too large and would not fit in the neighborhood. According to the plans the kitchen will be 433 feet. He questions if this space will be used for parties. Congregants do not drive on the Sabbath; however, during the winter once it becomes dark early Sabbath is over, people drive. The parking is a large concern. He asked the Board Members to vote against this variance.

Jadwiga Najib – Ms. Najib spoke against the proposal. The proposed building will not be compatible with other residential and commercial buildings in this neighborhood. The added traffic, whether it be by vehicle, or by foot, it will put a strain on traffic flow. The structure being proposed will tower above all other buildings on the street producing excessive shade. Other houses of worship in the area conform to the zoning requirements. She is not in favor of the proposed building at the allocated site.

Jay Goldstein – Mr. Goldstein is the attorney representing the application for the synagogue. The purpose of the application is not to accommodate the current membership. It is to allow for those who have been turned away to join and support the modest growth. All the spaces within the building have multiple purposes, there are no extraneous extra rooms within the building. The building itself will have enough space for synagogues, a multipurpose room in the basement, classrooms and a library for youth programming and lectures upstairs. They understand the concerns of the community. They hope that this building can serve as a community center for the entire community including the broader community outside of the congregation.

Salute to the Flag

Chairperson Martha Taylor led the salute to the flag.

Approval of Minutes:

Carolann Foley made a motion to approve the minutes of October 13, 2021, seconded by Jesse Rosenbaum.

Count in favor 42 **Opposed:** 0 **Abstained:** 0

Guest Speaker:

Maroua Righi- Outreach Coordinator, NYC Civilian Complaint Review Board – Ms. Righi spoke about the NYC Civilian Complaint Review Board (CCRB). These are some of the main highlights of the presentation:

- The CCRB is a city government agency that is independent from the NYPD. The CCRB investigates, mediates, and prosecutes complaints of misconduct against members of the NYPD.
- The CCRB is staffed entirely with civilian employees who are primarily investigators and attorneys. They are governed by a fifteen-member board. These members are selected by the Mayor, City Council, Police Commissioner, and the Public Advocates office.
- The NYPD has strict rules by which officers carry out the duties of their job. These rules are outlined in the NYPD’s Patrol Guide.
- They investigate four types of police misconduct – force, abuse of authority, discourtesy, and offensive language.
 - Force – Excessive or unnecessary use of physical force, including with a baton or taser.
 - Abuse of Authority – Misrepresenting power or influence to gain compliance.
 - Discourtesy – Speaking, gesturing, or behaving rudely.
 - Offensive language – Using verbally offensive speech.
- The Right to Know Act law passed in 2018. When officers are stopping people, they should identify themselves and explain the purpose of the interaction. They all carry business cards that are available to the public. We all have the right to language access services.
- You can report police misconduct by going online to nyc.gov/ccrbcomplaint, calling telephone number: 1-800-341-2272, or filing a complaint in person, at any police precinct, or with your local council member.

- If you see footage of misconduct on social media or in the news, you can file a complaint even if you were not there in person.

Ms. Righi asked if there were any questions from the Board Members.

Tami Hirsch – Does the policeman have a little pamphlet in his pocket to know what he shouldn't do?

Answer: [Ms. Righi] – No, I do not think they get that.

Tami Hirsch – I think they should. So, we won't get into conflict. He would know what he is not supposed to do. So far, we have all been happy but now they can't do certain things they should be apprised of it.

Answer: [Ms. Righi] – Yes, I will definitely make this suggestion to the NYPD. I think that will be a great idea. Thank you everyone for your time. I wish everyone a happy and healthy Thanksgiving.

Chairperson's Report –

- Welcome back!
- Community Board 8 will be having hybrid monthly meetings. This will enable more community residents to participate. We are also making technological upgrades to our office so our committee meeting can be hybrid as well.
- We had hired a part-timer earlier this year. He was a college student who had to resign due conflicts with his schedule. We are hiring a replacement. The job is posted in the Queens Chronicle, on our CB8 website and we have copies on the table for those interested.
- Congratulations to Community Board Member Carolyn Brown who is now the President of the Queens Hospital Community Advisory Board (CAB). Congratulations to Mary Maggio who received the honor of "Woman of Distinction" from State Senator Toby Stavisky. Congratulations to Board Member Steven Konigsberg whose son is getting married and could not attend tonight's meeting.

District Manager's Report, November 2021

Queens Public Library

The Pomonok Library reopened. Please remember that you need a mask to enter. The Queens Public Library urges you to request your free Culture Passes. There are 65 participating cultural institutions in the City of New York and 12 in Queens. Information is available on their website.

NYC Commission on Human Rights

Annabelle Palma is the new chair of the NYC Human Rights Commission.

As of March 12, 2022, the New York City Human Rights Law's employment protections will apply to all domestic workers, including nannies, home care workers, housecleaners, and any other worker who is employed in a home providing childcare, eldercare, companionship, or housekeeping services in New York City. Most full-time and part-time workers are covered (see fact sheet).

Department of Design and Construction (DDC)

Most of the DDC raingardens projects are nearing completion. Once completed, they will be turned over to DEP. The latter will address any maintenance issues. If you have an issue with raingarden maintenance, you can call 311, send an email to raingardens@dep.nyc.gov or contact the Community Board.

Department of Sanitation (DSNY)

Superintendent reported that about 84% of his workers complied with the NYC Vaccination Mandate as of last week. Some of their staff are on loan in other districts that have staff shortages. They are working 12-hour shifts

and Night Plow started on Sunday. The scheduled November leaf collection was cancelled. There will be a leaf collection in December. Please place your leaves curbside in paper lawn and leaf bags or unlined bins after 4 p.m. on Saturday, December 11, 2021.

Fire Department (FDNY)

The Battalion 50 is having restricted tours due to the shortage of personnel. They are not under mandatory overtime and scheduled vacations had to be cancelled. The numbers are steady and there has been no increase in fire incidents. They urge property owners to properly maintain their heating systems. The agency continues to do their fire safety outreach.

Department of Transportation (DOT)

The agency released their speed camera information. You can go to: <https://www1.nyc.gov/html/dot/downloads/pdf/speed-camera-report.pdf> to read the report.

In 2020, 54% of fatal crashes that occurred in areas with speed cameras, occurred after 10 p.m. when cameras were not operating. For this reason, the agency is pushing to have the cameras on 24/7 for safety.

Department of Buildings (DOB)

Due to the vaccine mandate many of the staffers have retired at the Department of Buildings. The agency was open to receive documents drop-off only last week, as they evaluate staff needs. The Homeowner’s Night events that are usually held on Tuesdays have not yet resumed.

As previously reported the Department of Buildings has a Homeowner Relief Resolution Program. Under this program homeowners are given warnings instead of violations for certain infractions. After inspection, homeowners are given forty to sixty days to resolve these infractions. This program does not include illegal conversion complaints. It is for non-safety violations like a fence built too high.

Department of Consumer and Worker Protection (DCWP)

The deadline to receive automatic monthly family tax credit is November 15th. You can get assistance from the NYC Free Tax Prep. More information is available on the DCWP’s website.



Happy Birthday to: Florence Fisher, Robert Block, Solomon Davydov, Marc Haken, Doug Sherman and Jim Gallagher, Jr.

Marie Adam-Ovide

Borough President’s Donovan Richards Representative – Max Weprin

- On Tuesday, November 16th the Borough President will be hosting a Transgender Day of remembrance on the steps of Borough Hall at 5:30 p.m.
- On Tuesday, November 30th the Borough President will be hosting a Chanukah Menorah Lighting ceremony outside of Queens Borough Hall at 4:30 p.m.
- On behalf of Borough President Richards, he wished everyone a happy Veteran’s Day. He thanked everyone for their hard work. He congratulated Seymour Schwartz on his veterans award and thanked him for his service and to everyone else that served.

Committee Reports:

Health Minute with Dr. Penny Stern, Health Committee Chair:

- Dr. Stern spoke about food and the health effects it can have on a person. Some food may help keep a person energized, this can be helpful as autumn turns into winter. She recommended snacking on hazel nuts, almonds, or berries. This can help keep the blood sugar levels where they should be.
- An easy way to lower stress levels involves deep breathing. A cup of cantaloupe can also be helpful because it contains both vitamin A and vitamin C which work together to lower the stress hormone output.
- Kelp or seaweed can give a person a healthy dose of iodine. This can help keep your thyroid functioning and increase energy. Pomegranates are effective for COVID and the flu. There are chemicals in pomegranates called polyphenols which have been shown to kill flu strains.
- She recommends everyone to think of these healthy snack choices instead of salty and sugary snacks.

Zoning Committee:

BSA Cal. No. 2019-277-BZ – 81-04 166th Street – BBL 4-7026-21 – Variance to permit the construction of a house of worship contrary to 24-11 (*FAR*), 24-521 (*height*) and 24-36 (*side yard*) within and R2A zoning district. [*Public Hearing was held last year on 10-10-2020. Applicant was granted a postponement.*].

Marc A. Haken made a motion to approve BSA Cal. No 2019-277-BZ – 81-04 166th Street, seconded by Kevin Forrestal.

Discussion:

Kevin Forrestal – Our Civic Association and I do not oppose having a synagogue. We do not oppose growth and some variances. I agree with the Assemblyman and believe the synagogue has been very helpful. What creates the hardship is the size of the lot. It is too small for its intended purpose. The major expansion is in its height and expansive cellar. The proposed synagogue will have a height of over 42 feet and will have a side wall of 85 feet. The various educational functions and use of the synagogue will significantly increase the coming and going to the synagogue including additional parking on non-Sabbath occasions and events. This is a small lot and with an allowable FAR of 0.5, it is not large enough to allow for any reasonable growth over the years. There are five pages of questions and responses contained in the minutes of the Public Hearing concerning this matter. This presentation was supposed to be heard last year but the applicant asked for it to be delayed so he can prepare his answers. A full year later this application has been going around for over two years now. BSA has said they wanted to move this forward. I think it is insulting to this board that after a year we still have not had responses to very reasonable questions, ones which Mr. Goldstein said he would get back to us on. The plans have not received Notice of Objections from a Queens Plan Examiner. Plans were sent and reviewed by the HUB. Referral to BSA was not made by a person authorized by the City Charter. I don't think the application went through the correct process. Why would anyone build a commercial kitchen if you are not doing any catering? It does not make sense. You do not need a commercial kitchen for a warming kitchen. They want to build from property line to property line. How are you going to put the concrete down without invading the people's property? How are you going to run water off if the entire basement is covered and you don't have any drainage? This property was converted from a residence to a synagogue with no permits and were issued violations. He urges everyone to vote against this application.

Jesse Rosenbaum made a motion for this application to be tabled until all the questions that were raised be answered, seconded by Howard Fried.

Discussion:

Marie Adam-Ovide – I just want to add that it is going to BSA at the end of the month before November 30th.
Kenneth Cohen II - This is not the first time our board has had a variance similar to this presented. We had the issue of Meadow Park in which they applied for variances to purchase and expand their building on other plots of land. This board supported and voted in favor of that despite the large number of community members and block residents that were against that. It was warned at that time that it is setting a bad precedent for this board and for inevitable changes in our communities. We can't continue to provide these variances for these types of projects when the community comes out to speak out overwhelmingly against it. A lot of times these are irreversible. How

many times are we going to allow things to happen that are irreversible in our community that permanently change it? I really want us to think about the community members that have spoken against it.

Martha Taylor - We are going to vote on the motion to table this until we get answers.

Susan Cleary – Why can't we just vote against it?

Martha Taylor – We are voting on the motion that Jesse made to table the issue.

Maria DeInnocentiis – If it goes to BSA without a vote it is like us rubber stamping it. I really object rubber stamping something.

Martha Taylor – We are not rubber stamping it.

Maria DeInnocentiis - How will we get the vote to BSA before the end of the month if we table it?

Martha Taylor – BSA will hear that we tabled it. You can vote down Jesse's motion too.

Marc A. Haken – If there is a motion to table, it has to say it is tabled until a particular time. You have to table it to the next meeting or until a specific time.

Howard Fried - Can we table it based on the need for specificity on the open questions and that's for cause and then explain that to BSA?

Marc A. Haken – You can table it based on anything, but it has to be tabled until a specific time.

Kenneth Cohen II – BSA is not going to wait for us. I think that has been proven in the past. BSA is not waiting for us to vote after we table it. I think everybody has a feeling of how they will vote. Let's just vote whether we want to approve this variation or not.

Howard Fried – That is why we table it until we have all the information or at least reasonably fair information in front of us.

Kenneth Cohen II – Are we going to get that before the end of the month? I do not think so.

Howard Fried – I do not know but I'd rather not vote on open questions that may affect my vote.

Kenneth Cohen II – You have the ability to abstain as well then.

Carolyn Brown – We have been waiting for answers for over a year. How long are we going to wait?

Susan Cleary – They have disrespected us long enough don't you think?

Tami Hirsch & Carolyn Brown – Yes.

Kenneth Cohen II – I say we vote tonight.

Susan Cleary – I do too.

Maria DeInnocentiis – Jesse would you consider rescinding your motion?

Martha Taylor – Jesse are you going to withdraw your motion?

Jesse Rosenbaum – If we vote to table, can we ask the BSA to hold off until we make a recommendation?

Tami Hirsch & Carolyn Brown – No.

Hersh Parekh – There is a motion to table on the floor. If the motion is not going to get withdrawn, we should vote on it. If it fails, then we can vote on whether or not to approve. I think we need to proceed with the vote on the motion to table unless it is withdrawn.

Martha Taylor – We are going to vote on Jesse's motion because he is not withdrawing it.

Jesse Rosenbaum – I may be amenable to withdraw. What you all are saying is that it does not make a difference if we table this variance, the BSA is going to make a determination at the end of the month regardless. Is that correct?

Multiple Board Members – Yes.

Martha Taylor – Yes, that is what we understand. Are you withdrawing your motion?

Jesse Rosenbaum – Yes, if the second half to withdraw as well.

Howard Fried – I am withdrawing if Jesse withdraws the motion.

Jesse Rosenbaum – Withdrawn.

Chairperson Taylor announced a roll call vote will be taken on the original motion that was made. Marc A. Haken made a motion to approve the variance for BSA Cal. No 2019-277-BZ – 81-04 166th Street, seconded by Seymour Schwartz.

A roll call vote was taken.

Count in favor 9

Opposed: 29

Abstained: 0

Board Members against:

Carolyn Brown, Robert H. Block, Edward Chung, Susan D. Cleary, Kenneth Cohen II, Maria DeInnocentiis, Allen Eisenstein, Kevin Forrestal, Howard Fried, Bhitihara Martha-Fulton, James Gallagher Jr., John Gebhard, Wendy Gennaro, Marc A. Haken, Michael Hannibal, Tami Hirsch, Paul S. Lazauskas, Elke Maerz, Mary Maggio, Alan Ong, Tamara Osheroov, Frances Peterson, Mohammad Rahman, Jesse Rosenbaum, Seymour Schwartz, Douglas Sherman, Harbachan Singh, Dr. Penny M. Stern and Mohammed Tohin.

Board Members in favor:

Heather Bennett-Idels, Solomon Davydov, Joshua Glikman, David Mordukhaev, Hersh Parekh, Simon Pelman, Charlton Rhee, Martha Taylor, and Jacob Weinberg.

Discussion:

Dr. Penny Stern – Is there some way we can communicate to BSA if they haven’t made a decision by the end of the month that we don’t have adequate information?

Kevin Forrestal – It is fairly unusual that one meeting in the BSA resolves an issue. The Yeshiva from Chevy Chase just got resolved a month ago. If it is complicated the BSA will have more questions and Mr. Goldstein will have to go back and answer them again. I do not think the vote is going to happen, but I cannot guarantee that.

Wendy Gennaro - It seems that over a year ago, there was a meeting where these questions were asked, and it seems that they haven't been answered in the year. Is that correct?

Kevin Forrestal – Over a year.

Marie Adam-Ovide – We have been in contact with the attorney.

Dr. Penny Stern – I just feel like we don’t know enough about this.

Martha Taylor – The vote will go to the BSA, Borough President, the City Council and then we will see what happens.

BSA Cal. No. 171.97-BZ – 65-01 Kissena Blvd. – BBL 4-6742-10 – Extension of terms of a variance which permitted a trade school (Use Group 9) and accessory uses granted pursuant to 1-01.3(b)(3) since the prior term expired on October 30, 2018.

Marc A. Haken made a motion to approve BSA Cal. No. 171.97-BZ – 65-01 Kissena Blvd., seconded by Seymour Schwartz.

A roll call vote was taken.

Count in favor 36 **Opposed:** 0 **Abstained:** 0

Board Members in favor:

Heather Bennett-Idels, Carolyn Brown, Robert H. Block, Edward Chung, Susan D. Cleary, Kenneth Cohen II, Solomon Davydov, Maria DeInnocentiis, Allen Eisenstein, Kevin Forrestal, Howard Fried, Bhitihara Martha-Fulton, James Gallagher Jr., John Gebhard, Wendy Gennaro, Joshua Glikman, Marc A. Haken, Michael Hannibal, Tami Hirsch, Paul S. Lazauskas, Elke Maerz, Mary Maggio, David Mordukhaev, Alan Ong, Tamara Osheroov, Hersh Parekh, Simon Pelman, Frances Peterson, Mohammad Rahman, Charlton Rhee, Jesse Rosenbaum, Seymour Schwartz, Douglas Sherman, Harbachan Singh, Dr. Penny M. Stern, Martha Taylor, Mohammed Tohin and Jacob Weinberg.

Board Members against:

None.

BSA Cal. No. 2021-59-BZ – 161-09 Union Turnpike – BBL 4-6831-118 – Special permit pursuant to ZR 73-243 to a Use Group 6 eating and drinking establishment with accessory drive-through service in a C1-2/R2-3 zoning district.

Marc A. Haken made a motion to approve BSA Cal. No. 2021-59-BZ – 161-09 Union Turnpike for a special permit pursuant to ZR 73-243 to a Use Group 6 eating and drinking establishment with accessory drive-through service in a C1-2/R2-3 zoning district, seconded by Harbachan Singh.

Discussion:

Kevin Forrestal - This is a proposed drive thru Starbucks which is a very desirable use. It will replace an ugly gas station. The committee voted it down. The drive thru has a queuing problem. If there is not perfection in the kitchen there is going to be backup and people backing up going into the Starbucks and coming out of the Starbucks. There are 16 queuing according to Mr. Goldstein of which four are parking spaces for people to do walk up.

Martha Taylor – Were they asked to change their drive through for a different way?

Kevin Forrestal – That is not their business model to do it anymore. That is what they are proposing.

Martha Taylor – So, the committee voted it down because of that is that correct?

Kevin Forrestal – Correct.

A roll call vote was taken.

Count in favor 10 Opposed: 25 Abstained: 0

Board Members in favor:

Heather Bennett-Idels, Susan D. Cleary, Solomon Davydov, Wendy Gennaro, Mary Maggio, David Mordukhaev, Tamara Osherov, Hersh Parekh, Mohammad Rahman, and Martha Taylor.

Board Members against:

Carolyn Brown, Robert H. Block, Edward Chung, Kenneth Cohen II, Maria DeInnocentiis, Allen Eisenstein, Kevin Forrestal, Howard Fried, Bhitihara Martha-Fulton, James Gallagher Jr., John Gebhard, Joshua Glikman, Marc A. Haken, Michael Hannibal, Tami Hirsch, Paul S. Lazauskas, Elke Maerz, Alan Ong, Simon Pelman, Frances Peterson, Charlton Rhee, Jesse Rosenbaum, Seymour Schwartz, Douglas Sherman, Harbachan Singh, Dr. Penny M. Stern, Mohammed Tohin and Jacob Weinberg.

Adjournment

Marc A. Haken made a motion to adjourn this meeting at 9:36 p.m.

*Respectfully submitted,
Izabela Szczepanska
November 17, 2021*