



COMMUNITY BOARD No. 3, Q.
82-11 37th Avenue, Suite 606
Jackson Heights, New York 11372
Telephone: (718) 458-2707 Fax: (718) 458-3316
Website: queenscb3.cityofnewyork.us
Email: communityboard@queenscb3.cityofnewyork.us

November 17, 2022

ATTENDANCE

Pat Beckles
Ann Brown
Elba Buendia
Mark Buhrmester
Muquith Choudhury
Haiko Cornelissen
Sonya Davis Roberts
Michael De Valera
Vivian Dock
Margaret Dozier
Renetta English
Oscar Escobar
Ulrick Gedeon
Larinda Hooks
Abdur Rahim Howlader
Kevin Hughes-Noboa
Edward Kiernan
Stephen Kulhanek
Marta Lebreton
Andre Maloy
Lisa Mesulam
Richard Mullings
Nuala O'Doherty
Theresa Parson-Jones
Potrirankamanis Queano Nur
Fausto Rodriguez
Jairo Rodriguez
Leoncio Romero
Tammy Rose
Edmund Rosenbaum
David Rosero
Lobsang Salaka
Dawn Siff
Fahad Solaiman
Frank Taylor
Arthur Teiler
Shanel Thomas-Henry
Hamlett Wallace

ABSENT

Shiv Dass
Rhoda Dunn
Pastor Peter Herron
Joyce Julian
Violeta Morales
Laverne Nimmons
Dorothy Phelan
Megan Rockwell
Jimmy Smith
Marlene Tapper
Edwin Westley

Guest

Shanel Thomas-Henry, Rep., LGA
Raquel Moss, Rep., LGA
Tracy Standford, Rep., LGA
Representative, Congresswoman
Ocasio-Cortez Office
Representative, CM Caban
Taquoia Jones, Rep., CM Moya Office

**Please Note: The next Meeting will be hold on Thursday, December 15, 2022,
at 7:00 p.m**

November 17, 2022, Community Board 3 Full Board Meeting

2nd Vice Chair Kevin Hughes-Noboa called the meeting to order at 7:00pm and welcomed all in attendance to Community Board's in person meeting at Renaissance Charter School.

Public Participation

Ron Evitts, resident, expressed his many safety concerns about 34th Avenue Open Streets. He noted that there should have been a permit from the Land Marks Preservation.

PUBLIC INFORMATION

The following are scheduled to speak:

LaGuardia Redevelopment

Shanel Thomas Henry and Raquel Moss of the Port Authority of NY & NJ along with Tracy Standford from LaGuardia Gateway Partners were in attendance to give an update on the LaGuardia Redevelopment program.

Ms. Thomas Henry reported that after six years of construction a majority of the airport is complete. Most of the construction has been completed. Terminal B is open. Terminal C and D were combined to one large terminal which is now open. The remaining construction consists of Terminal C parking garage. Included in the project was parking for employees and passengers. Currently there is construction at Terminal C Concourse F and Terminal C Parking Garage.

Raquel Moss, Port Authority of NY & NJ, reported that LaGuardia has been involved with Black History Month, Helen Marshall Family Day, Earth Day, Soap Box Derby and STEM Program. Over 200 local students have participated over the past 4 summers in the STEM Education Program.

The Community Outreach Office is open Mon-Thurs 9-5 on 98th Street. There are hiring events and workforce development training events such as resume building, interview skills and ESL information.

LaGuardia Redevelopment Opportunity Scholarship gave out 12 full tuition scholarships awards with paid summer internships and post graduate employment opportunity. Ms. Moss noted there are weekly hiring events. LaGuardia Career Center at Elmcors over 1400 candidates were hired.

More than \$2.2 B in MWBE awards (Minority & Women Owned Business Enterprises)
More than \$865M in awards to local Queens based businesses.

Ms. Moss said that LaGuardia Redevelopment Community has partnered "Art in August" gives local community members the chance to feature their artwork online.

Board Member Potirankamanis Queano Nur asked how can Board Members be more involved with LaGuardia Airport.

Ms. Thomas said that any Board Member should speak with Co-Chairs of Airport Committee. LaGuardia will be happy to discuss any ideas.

Board Member Ann Brown asked for more information about the STEM program

Ms. Moss said the STEM program is every year for ages 5 – 8 at Langston Hughes Library and East Elmhurst Library.

Chairman Frank Taylor expressed concern about the air quality coming from LaGuardia Airport. He said air monitors are needed.

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Ms. Thomas said she will bring back his concern. She noted that during the construction there were noise and air monitors placed throughout the community.

PUBLIC HEARINGS

Land Use – Hamlett Wallace and Muquith Choudhury, (Co-Chairs)

BSA Cal. No. 72-11BZ - 101-06 Astoria Blvd.

Hamlett Wallace, Co-Chair of the Land Use Committee, reported that the application is to extend the term of variance for an additional 10 years to operate a gasoline service station.

Hiriam Rothkrug, Vassalotte Associates Architects, said the gas station has been at the location for 60 years. They have to request an extension to the BSA when it expires. They are not making any changes. In the past, there was an issue with individuals going to the property to put graffiti on the wall next to the station. That graffiti has been removed.

Mr. Rothkrug said that they are willing to meet every few years to go over any issues that the public might have in order to be a good neighbor.

Traffic Transportation - Frank Taylor, (Chair)

TLC License #: B00350 - A&A Champion Car Limo SVC Inc. – 107-04 37th Ave, Corona (Renewal)

Frank Taylor, Chair of Traffic Transportation Committee, reported that application is for a renewal of a TLC license.

TLC License #: B00290 – National High Class Car Limo SVC – 112-47 Roosevelt Ave, Corona (Renewal)

Tabled for next month.

Bus. Eco. Develop. – Edmund Rosenbaum and Edwin Westley, (Co-Chairs)

S.L.A. New Wine/Beer & Liquor License Applications:

Oasis 86 Corp. - 86-09 Roosevelt Avenue, Jackson Heights (New - Tavern Wine)

Mr. Rosenbaum reported that the applicant is seeking a Tavern Wine license. Mr. Rosenbaum called upon the owner of Oasis 86 Corp.

The representative spoke for the owner who was present. It's a small location near the subway. They never had any problems with NYPD.

La Kueva Bar & Grill Corp. dba Limoncito Con Ron -105-02 Northern Blvd., Corona (New - Full Liquor)

Tabled for next month.

Bhanchha Ghar Restaurant - 74-11 Roosevelt Avenue, Jackson Heights

(New - Wine/Beer/Cider)

Mr. Rosenbaum reported that the applicant is seeking a Wine/Beer/Cider license. Mr. Rosenbaum called upon the owner of Bhanchha Ghar Restaurant.

The representative spoke for the owner who was present. The business is open from 8:00am – 11:00pm.

Okayama LLC – 86-12A 37th Avenue, Jackson Heights (New - Wine/Beer/Cider)

Mr. Rosenbaum reported that the applicant is seeking a Wine/Beer/Cider license. Mr. Rosenbaum called upon the owner of Okayama LLC.

The representative spoke for the owner who was present. The hours of operation are Monday – Saturday 10:30pm and Sunday 12:00pm – 10:00pm.

King Food Group LLC dba Makara - 81-14 Northern Blvd. Jackson Heights

(New - Full Liquor)

Mr. Rosenbaum reported that the applicant is seeking a Full Liquor license. Mr. Rosenbaum called upon the owner of King Food Group LLC.

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The representative spoke for the owner who was present. It's a Bar Tavern with a full kitchen and will serve entrees through hours of operation. They will be a security guard from Thursday – Sunday from 8:00pm to closing. There will be music, DJ but no dancing.

EXECUTIVE SESSION

Motion # 60 - Adoption of the Agenda

Upon motion duly made by, seconded by Kevin Hughes-Noboa, to adopt the agenda, unanimously passed.

Land Use – Hamlett Wallace and Muquith Choudhury, (Co-Chairs)

BSA Cal. No. 72-11BZ - 101-06 Astoria Blvd.

Hamlett Wallace, Co-Chair of Land Use Committee, reported that in the matter of an application regarding, 101-06 Astoria Boulevard, New York, East Elmhurst Arthur Rothafel – Owner of Record, is seeking extending terms of an existing variance in a C1-3 w /in R6B Zoning District, Use Group 16b for the operation of a (Lukoil) Gasoline Service Station on the southeast corner of 101st Street and Astoria Boulevard.

The Owner is requesting an application for:

Extension of the term of the variance for an additional period of ten (10) years - (Current Expiration Date: October 25th 2021).

Resolution:

The Land Use Committee after review of this matter recommends the application for the extension of a variance for an additional 10 years be **approved**, with the following provisos:

- Parking of trucks and cars in excess to the C of O shall be prohibited.
- Inspection of gasoline service station site shall be performed every 2 years to address the requirements and concerns of the Community Board 3 and BSA. Report shall be provided to CB3 to verify adherence to this approval and stipulations.
- Continual maintenance regarding landscaping, walls, signage, lighting, sidewalks, etc. shall be provided for the up keep of the Lukoil gas service station and site.
- To enhance safety and protection at the entrance door to convenience store and service area, bollards shall be installed as required.

Motion # 61 - BSA Cal. No. 72-11BZ - 101-06 Astoria Blvd.

Upon motion duly made by Hamlett Wallace, seconded by Frank Taylor, to **approve** the application was passed with 36 in Favor, 0 Opposed and 1 Abstention.

Traffic Transportation - Frank Taylor, (Chair)

TLC License #: B00350 - A&A Champion Car Limo SVC Inc. – 107-04 37th Ave, Corona (Renewal)

Frank Taylor, Chair of the Traffic Transportation Committee, reported that the committee recommends **approval** of a renewal TLC license.

Motion # 62 - TLC License #: B00350 - A&A Champion Car Limo SVC Inc. – 107-04 37th Ave, Corona (Renewal)

Upon motion duly made by Frank Taylor, seconded by Kevin Hughes-Noboa, to approve the application was passed with 35 in Favor, 0 Opposed and 1 Abstention.

Bus. Eco. Develop. – (Edmund Rosenbaum, Ed Westley Co-Chairs)

S.L.A. New Wine/Beer & Liquor License Applications:

Oasis 86 Corp. - 86-09 Roosevelt Avenue, Jackson Heights (New - Tavern Wine)

Edmund Rosenbaum, Chair of Business Economic Committee, reported that the committee recommends **disapproval** of an application for an on premise Tavern Wine license for the applicant due to an oversaturation of Bar/Taverns in the immediate area of the proposed premise.

Board Member Mark Buhrmester said that the application should be approved since the applicant is requesting a Tavern license not a Full Liquor license.

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Mr. Rosenbaum clarified that with a Tavern Wine license they can serve hard liquor, wine and beer.

Board Member Dawn Siff asked what is meant by oversaturation.

Mr. Rosenbaum said that there are more than three licenses on the both side of the block.

Board Member Fausto Rodriguez said he is surprised that the applicant is being denied since they had a license before.

Motion # 63 - Oasis 86 Corp. - 86-09 Roosevelt Avenue, Jackson Heights (New - Tavern Wine)

Upon motion duly made by Edmund Rosenbaum, seconded by Jairo Rodriguez, to **disapprove** the application was passed with 20 in Favor, 16 Opposed and 0 Abstentions.

La Kueva Bar & Grill Corp. dba Limoncito Con Ron -105-02 Northern Blvd., Corona (New - Full Liquor)

Tabled on until next month.

Bhanchha Ghar Restaurant - 74-11 Roosevelt Avenue, Jackson Heights (New - Wine/Beer/Cider)

Edmund Rosenbaum, Chair of Business Economic Committee, reported that the committee recommends **approval** of an application for Wine/Beer/Cider license for this applicant.

Motion # 64 - Bhanchha Ghar Restaurant - 74-11 Roosevelt Avenue, Jackson Heights (New - Wine/Beer/Cider)

Upon motion duly made by Edmund Rosenbaum, seconded by Jairo Rodriguez, to **approve** the application was passed with 33 in Favor, 3 Opposed and 0 Abstentions.

Okayama LLC - 86-12A 37th Avenue, Jackson Heights (New - Wine/Beer/Cider)

Edmund Rosenbaum, Chair of Business Economic Committee, reported that the committee recommends **approval** of an application for an on premise Wine/Beer/Cider license for this applicant.

Motion # 65 - Okayama LLC - 86-12A 37th Avenue, Jackson Heights (New - Wine/Beer/Cider)

Upon motion duly made by Edmund Rosenbaum, seconded by Jairo Rodriguez, to **approve** the application was passed with 33 in Favor, 3 Opposed and 0 Abstentions.

King Food Group LLC dba Makara - 81-14 Northern Blvd. Jackson Heights (New - Full Liquor)

Edmund Rosenbaum, Chair of Business Economic Committee, reported that the committee recommends **approval** of an application for Full Liquor license for this applicant.

Motion # 66 - King Food Group LLC dba Makara - 81-14 Northern Blvd. Jackson Heights (New - Full Liquor)

Upon motion duly made by Edmund Rosenbaum, seconded by Jairo Rodriguez, to **approve** the application was passed with 29 in Favor, 7 Opposed and 0 Abstentions.

Chairperson's Report

Chairman Frank Taylor announced that Governor Kathy Hochul said that Board Members must be present to vote at Full Board Meetings.

Mr. Taylor attended the opening of a new Prayer Room in the 115 Precinct, the annual Jackson Heights Halloween Parade and Diwali Celebration that was held in the 115 Precinct.

Mr. Taylor reported that Immigration Fair and Diversity Event was a huge success. Lobsang Salaka, Chair of Immigration Affairs, did an outstanding job.

The Board Members Holiday Party Christmas Dinner will be held at Bistro Eloise on December 13, 2022, 6:30pm to 11:00pm.

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Mr. Taylor announced the Nominating Committee:

Vivian Dock, Co-Chair
Edward Kiernan, Co-Chair
Pat Beckles
Ann Brown
Muquith Choudhury
Sonia Davis Roberts
Margaret Dozier
Stephen Kulhanek
Fausto Rodriguez

District Manager's Report

District Manager Giovanna Reid, clarified the process for recommendations by the Community Board. Applications are brought to the Community Board and recommendations are made after meeting with applicants. That goes for Land Use, Landmarks, TLC and Liquor License applications. The recommendations for Liquor Licenses are considered by the State Liquor Authority. The Community Board is one of several entities not the final decision. The SLA also holds Public Hearings before making a final determination.

She encouraged all members of the Board to attend the Business Economic Committee meetings.

Motion # 67 - Adoption of the October 20, 2022, Monthly Minutes

Upon motion duly made by Kevin Hughes-Noboa, seconded by Jairo Rodriguez, to adopt the October 20, 2022, Minutes, was passed unanimously.

Committee Reports

Immigration Affairs Committee Report

Lobsang Salaka, Chair of the Immigration Affairs Committee, announced that on Saturday, October 22, 2022, they held the 2nd Immigration Resource Fair from 2:00 – 5:00pm at Diversity Plaza. The event featured culture performances and was well attended. He thanked all who helped make the event a success.

Education/Youth Services and Health & Social Services

Renetta English, Chair of Youth Services, reported that the Committee met to discuss the Gift Giving Project. They are still finalizing the recipient list and will get back to the Board with all the information.

Lisa Mesulam, Co-Chair of the Education Committee, reported that they would like to outreach to the young people in the community as the age for applying to the Community Board is 16 years old. It is important to have youth members, especially on the Youth Services Committee. They can learn about Community Boards, they can experience giving back to their community, improve their leadership and communication skills. They can possibly even earn service credit for their education. They can express their concerns and input on many issues that affect them and the community. The committee would like to kick-off the outreach by January 2023.

Vivian Dock, Co-Chair of the Health & Social Services, reported that next month they will meet to discuss the Leon Von Holden Memorial Healthcare Expo. The Health Fair scheduled for Saturday, June 10, 2023 at the Corona Health Center. There will be free medical screenings and performance throughout the day.

Nominating Committee

Vivian Dock, Co-Chair of the Nominating Committee, reported that the Nominating Committee will choose a date to meet virtually to decide on a slate of candidates for Executive Office to be announced at the December 15th Full Board Meeting. The voting will be at the January 19th 2022 Full Board Meeting.

The Officers of the Board will be Chairperson, 1st Vice Chair, 2nd Vice Chair, Secretary, Treasurer and four Members at Large. Officers are elected for one year term. No Officer

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elected may serve more than three consecutive terms in the same office and shall not be eligible for re-election to the same office for a period of two years.

In the process, the Nominating Committee takes into consideration member's attendance, representation from the District, diversity of the Board and time served. Any Board Member not on the slate can be nominated for any office from the floor by another Board Member and seconded by another Board Member. Candidate nominated must accept the nomination.

Traffic Transportation Committee Report

Frank Taylor, Chair of Traffic Transportation Committee, reported that on November 16, 2022 the Transportation Committee met with TLC, OTI and DOT. DOT reported that they will continue to work on Northern Boulevard and gave a presentation on Car Share.

Mr. Taylor said that DOT explained that they have no jurisdiction over Diversity Plaza as far as any type of cleanliness or vending. There are other agencies that now have that duty. The committee is actively setting up meetings along with DOT to have a final sit down to find out what is actually being done and who is actually enforcing the rules.

Legislator's Report

Congresswoman Alexandria Ocasio-Cortez Office

A representative for Congresswoman Alexandria Ocasio-Cortez announced that the Jackson Heights Office will officially close at the end of the term due to redistricting.

Medicare enrollment will close on December 7, 2022.

The office is excepting application for winter internship.

Council Member Francisco Moya Office

Taquoia Jones, representative for Council Member Francisco Moya, announced that there will be 100% affordable housing at Willets Point Stadium and Union jobs.

There will be a Thanksgiving giveaway at five different locations. First come, first serve while supplies last.

Council Member Tiffany Caban Office

A representative for Council Member Tiffany Caban's Office reported that there was a bill to support paid leave for survivors of sexual assault and domestic violence.

CM Caban office teamed up with Congresswoman Alexandria Ocasio-Cortez office to provide a Mobile Office for anyone who needs help contacting federal agencies.

Motion # 68 - To Adjourn

Upon motion duly made by Frank Taylor and seconded by Kevin Hughes-Noboa, to adjourn the meeting, was unanimously passed. Adjourned at 9:39 p.m.

*Respectfully Submitted by
Clara Colon*