



COMMUNITY BOARD No. 3, Q.
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December 19, 2019

ATTENDANCE

Ann Brown
Elba Buendia
Muquith Choudhury
Sonya Davis Roberts
Vivian Dock
Margaret Dozier
Renetta English
Vasantraï Gandhi
Ulrick Gedeon
Pastor Peter Herron
Larinda Hooks
Abdur Rahim Howlader
Kevin Hughes-Noboa
Joyce Julian
Nabaraj Kc
Edward Kiernan
Stephen Kulhanek
Marta Lebreton
Bill Meehan
Lisa Mesulam
Laverne Nimmons
Veronica Ng
Nuala O'Doherty
Philip Papas
Ladislá Pérez
Dorothy Phelan
Megan Rockwell
Fausto Rodriguez
Jairo Rodriguez
Leoncio Romero
Edmund Rosenbaum
Lobsang Salaka
Jimmy Smith
Marlene Tapper
Frank Taylor
Arthur Teiler
Shanel Thomas-Henry
Hamlett Wallace
Toi Washington-Simon
Edwin Westley

ABSENT

Haiko Cornelissen
Shiv Dass
Carlos Andres Lopez
Richard Mink
Ralph Moreno
Richard Mullings
Esteban Peralta
Tammy Rose
David Rosero
Pat Thorpe

Guest

Assy Jeffrion Aubry
Assy Michael DenDekker
CM Daniel Dromm
Crystal Wolf, Catering For the Homeless
Elizabeth Crowley
Inspector Ortiz, 115 Precinct
FDNY
Ken Baxter, Rep., Census 2020
Lisa Atkins, Rep., Qns President Office
Michele Hernandez, Rep., Congresswoman
Ocasio-Cortez
James Mongeluzo, Rep., NYC Comptroller
Zuleyma Pena, Rep., NYS Senator Ramos
Qibin Ye, Rep., CM Dromm Office
Lili Pioche, Rep., Assy. Aubry's Office
Jessica Tang, Rep., Assy. Cruz Office
George Hadjiconstantinou, Rep., Assy.
DenDekker Office

Renetta English, Chair, called the meeting to order at 7:00 p.m. and welcomed all in attendance. Roll call was taken at that time.

PUBLIC INFORMATION

Assembly Member Jeffrion Aubry

Assembly Member Jeffrion Aubry reported that he along with Borough President Melinda Katz and Council Member Francisco Moya sent a letter to BSA stating that 114th St. & Northern Blvd. is an inappropriate location to construct a 20-story building. Assy. Aubry encouraged the community to come out on January 14th to attend the BSA Hearing.

Assy. Aubry announced that on December 19, 2019 LaGuardia Airport opened its information office on Astoria Blvd. between 97th & 98th St. He encouraged young people to take advantage of applying to win 1 out of the 5 scholarships available to Vaughn College, as well as younger students to get involved in the STEM Programs.

Assy. Aubry reported that Governor Andrew Cuomo will propose a 2020 budget in January that will limit New York State's Medicaid spending growth, which left a deficit of \$6 billion.

He reminded all in attendance that there is an early Primary this year that starts in March and takes place in June.

Assy. Aubry said Community Board 3 is a great Board and congratulated the members for their good work.

Council Member Daniel Dromm

Council Member Daniel Dromm presented an overview as Chairperson of the Finance Committee:

- The "November Plan" was passed and has increased budget from \$92.3 billion to \$94.39 billion
- There was a modest growth of about \$482 million in tax revenue
- Spending charges for Fiscal 2020 include \$311 million invested in a handful of programs and adjustments to the label reserve
- An additional 1,148 City employees hired since passing the budget in June
- Citywide savings program introduced a savings of \$844 million
- An increase of \$54 million rate for Human Resources contracts for non-profit
- \$29 million for Early Childhood Service providers
- \$74.8 million to support "Discovery Reform"
- \$16.6 million for supervised bail release program in support of "Bail Reform"
- \$22 million in savings from Department of Corrections due to facility closings

CM Dromm concluded that the budget modification includes another \$648 million new revenues in fiscal 2020, which, he said, puts us in a good space.

Board Member Nuala O'Doherty asked if the money going for "Discovery Reform" and "Bail Reform" will be yearly.

CM Dromm said that both will be yearly.

Board Member Frank Taylor asked about the Homeowner taxes being too high.

CM Dromm said that single family homeowners pay more than Co-op owners. The Commission is working to try to make it fair across the board.

CM Dromm said that he is proud of the work in Community Board 3 especially with how Travers Park turned out and the opening of PS 398 being renamed after Labor Union President Hector Figueroa.

Elizabeth Crowley

Elizabeth Crowley, former Council Member, announced that she has been focusing on improving the Queens' public transportation system to reduce overcrowding on the 7 train and the utilization of railroads being used to make more connections in Queens. She hopes

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to be able to have further discussions with the community about her plans to improve the transportation system in Queens.

115th Precinct - Inspector Carlos Ortiz

Inspector Carlos Ortiz, 115th Precinct Commanding Officer, reported on 2019 status:

- Mailbox Phishing dropped 80% due to Retro-Fitted Mailboxes and people dropping off mail at the Post Office
- Package theft still a problem
- Phone scams and spoofing complaints continue
- Car break-ins are still on a rise
- Arrest for intoxication has gone down due to bar owners not over serving patrons
- DEP noise complaints are being monitored twice a month

Inspector Ortiz said that during cold weather, the Police will be working with Breaking Ground to make sure homeless people go into shelters. Please let the 115th Precinct know of anyone sleeping out in the cold.

Board Member Lobsang Salaka said that residents were complaining that the Police did not respond quickly to a stabbing at Diversity Plaza.

Inspector Ortiz said that it was two intoxicated individuals who got into an argument with a passersby. The Inspector assured the community that the Police are doing all that they can to monitor Diversity Plaza.

Resident Tony LaRoche asked if the shelter on Ditmars Blvd is being monitored.

Inspector Ortiz said that they are working closely with the DHS staff.

Board Member Muquith Choudhury asked about the shop owners putting up stands outside their businesses in Diversity Plaza.

Inspector Ortiz said store owners are not allowed to extend their shops in that manner; however, Diversity Plaza is Parks Department Property and that the 115th Precinct and Parks Department will be working together to get the word out to shop owners.

FDNY Holiday Fire Safety

FDNY reported that all safety plans start with a smoke alarm. Smoke alarms should be tested monthly by pressing the button and there should be a loud beep. If there are 4 short beeps followed by a long pulse – that means the batteries are wearing out. The FDNY recommends that each home should have a combined smoke and carbon monoxide alarm in every bedroom. The Red Cross and FDNY Foundation have a program called “Sound the Alarm,” which will install an alarm for free.

Christmas trees should be cut from the bottom and watered daily. A dry tree is very dangerous. An artificial tree should be fire retardant. The lights on the tree should be kept at a minimum. It is suggested to plug the Christmas lights from the wall outlet rather than an extension cord. FDNY also cautions using extension cords for space heaters.

The FDNY suggests using flameless candles because they shouldn't be left unattended. A candle's flame should be extinguished when you step out of the room.

Assembly Member Michael DenDekker

Assembly Member Michael DenDekker announced that on Saturday, January 4th, 2020 there will be a “Paper Shredding Event” from 10:00am - 2:00pm and an “Electronic Recycling Event” from 10:00am – 4:00pm at the Jackson Heights Shopping Center.

Catering For the Homeless – Crystal Wolf, Founder

Crystal Wolf, Founder of Catering for the Homeless, said that they are a not-for-profit organization whose main mission is to end hunger by utilizing food excess from catering companies, schools, restaurants and grocery stores. There is 133 billion pounds of food that goes to waste in this country. No one needs to go hungry. Ms. Wolf said that the Jacob Javits

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Center is one of her partners. The food is quality, untouched, refrigerated food that complies with health codes. She said she also coordinates food pick-ups with Elected Officials, Community Boards, Civic Associations and other community partners.

Board Member Lisa Mesulam asked how schools get can involve.

Ms. Wolf said that everyone should sign her petition to get the Board of Education to allow schools to donate their food access.

Census 2020

Ken Baxter, Census 2020 representative, announced Census 2020 is going to happen starting April 1st. He said it is important to participate because it will determine where funding for the next 10 years will go. Mr. Baxter assured everyone that it is easier to be counted by going online, by mail or by phone. There are different language guides. All information is protected by law under the constitution.

PUBLIC HEARINGS

Land Use – (Hamlett Wallace - Chair)

BSA CAL. No. 2019-91BZ-97-09 24th Avenue – Application to waive the zoning regulations for front, side yards and parking to allow for the construction of a two-family, two-story residence.

The applicant stated he needs a waiver so that he can build right on the property line where there should be an easement.

Board Member Frank Taylor asked if it would cause any harm to the neighborhood.

The applicant said that it will block a neighboring building's window; however, they have no right of easement so they can't restrict development.

BSA CAL. No. 2019-92BZ 23-39 98th Street – Application to waive the zoning regulations for front, side yards and parking to allow for the construction of a two-family, two-story residence.

The applicant is asking for a series of variances in order to attach to the building.

Board Member Vasantrai Gandhi said that the applicant is asking for too many waivers.

Bus. Eco. Develop. – (Edmund Rosenbaum, Chair)

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

98st H&E Restaurant & Sports Bar Corp. – 97-15 37th Ave, Corona ***(New – Wine/Beer)***

Chair Edmund Rosenbaum reported that the applicant is seeking a Wine/Beer License. Mr. Rosenbaum called upon the owner of 98st H&E Restaurant & Sports Bar Corp.

The owner said he promises he will work hard to make sure everything runs smoothly in his restaurant.

El Manantial Enterprises Inc. – 104-21 Roosevelt Ave, Corona ***(Class Change)***

Chair Edmund Rosenbaum reported that the applicant is seeking a Class Change. Mr. Rosenbaum called upon the owner of El Manantial Enterprises Inc.

The owner said he has been operating the restaurant with his family for 5 years. They want a Class Change to help get more customers into the restaurant.

DaGianni's Restaurant Inc. dba Hoy Se Bebe Bar Lounge Latin Cuisine – 78-07 Roosevelt Ave, Jackson Heights ***(Renewal – Full Liquor)***

Applicant was not present.

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Panorama NY Corp. – 87-10 Astoria Blvd., East Elmhurst

(New Full Liquor)

Chair Edmund Rosenbaum reported that the applicant is seeking a Full Liquor License. Mr. Rosenbaum called upon the owner of Panorama NY Corp.

The representative for Panorama said the owner is retiring and leaving the restaurant to his grandson.

104 Entertainment Corp. dba WET – 39-20 104th Street, Corona

(New – Full Liquor)

Chair Edmund Rosenbaum reported that the applicant is seeking a Full Liquor License. Mr. Rosenbaum called upon the owner of 104 Entertainment Corp.

The owner said he is taking over the restaurant that has been in business for 35 years and making it a bikini bar that will serve food.

Board Member Arthur Teiler said he is against a strip club in a residential area.

EXECUTIVE SESSION

Renetta English, Chair, opened Executive Session with the Pledge of Allegiance.

Motion # 76 - Adoption of the Agenda

Upon motion duly made by Renetta English, seconded by Kevin Hughes-Noboa, to adopt the Agenda, was passed unanimously.

Motions By Committees:

Land Use – (Hamlett Wallace - Chair)

BSA CAL. No. 2019-91BZ-97-09 24th Avenue – Application to waive the zoning regulations for front, side yards and parking to allow for the construction of a two-family, two-story residence.

Hamlett Wallace, Land Use Chair, reported that in the matter of an application regarding 97-09 24th Avenue, East Elmhurst, New York, Umer I. Chaudhry-Owner, is seeking a variance pursuant to Section 72-21 of the Zoning Resolution of the City of New York to permit within an R3X zoning district the construction of a two-story, with cellar, two-family detached building that does not comply with, 1) Floor area ratio requirements, contrary to ZR 23-142, 2) density requirements, contrary to ZR 23-22, 3) front yard requirements, contrary to ZR 23-45, 4) side yard requirements, contrary to ZR 23-461, and 5) parking requirements, contrary to of ZR Section 25-22.

Resolution:

The Land Use Committee after review of this matter recommends the application to vary the floor area ratio, density, front yard, side yard and parking requirements of the New York Zoning Resolution leading to the construction of a two-story, two-family dwelling be **disapproved**.

According to the proposed plans, the westerly side yard would be significantly reduced thereby negatively impacting the light and air needs of the neighboring house (devaluing the property). Furthermore, the applicant does not plan to make any provisions for parking, and a driveway easement that requires resolving with the adjoining neighbor is not resolved at this time. The committee feels that the construction of this two-family, two-story building is not in the best interest of the adjacent property owners and will not be a benefit to the community.

Motion # 77 - BSA CAL. No. 2019-91BZ-97-09 24th Avenue

Upon motion duly made by Hamlett Wallace, seconded by Ed Westley, was passed unanimously.

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BSA CAL. No. 2019-92BZ 23-39 98th Street – Application to waive the zoning regulations for front, side yards and parking to allow for the construction of a two-family, two-story residence.

Hamlett Wallace, Land Use Chair, reported that in the matter of an application regarding 23-39 98th Street, East Elmhurst, New York, Summer Chaudhry-Owner, is seeking a variance pursuant to Section 72-21 of the Zoning Resolution of the City of New York to permit within an R3X zoning district the construction of a two-story, with cellar, two-family attached building that does not comply with, 1) use group requirements, contrary to ZR 22-12, 2) Floor area ratio requirements, contrary to ZR 23-142, 3) density requirements, contrary to ZR 23-22, 4) rear yard requirements, contrary to ZR 23-47 5) side yard requirements, contrary to ZR 23-461, 6) minimum requirements for open area between buildings containing residences, contrary to ZR 23-461 (c), and 7, parking requirements, contrary to ZR Section 25-22, ZR 25-621(a).

Resolution:

The Land Use Committee after review of this matter recommends the application to vary the, floor area ratio, density, rear yard, side yard and parking requirements of the New York Zoning Resolution leading to the construction of a two-story, two-family dwelling be **disapproved**.

The Committee feels that the construction of this two-story, two-family building is not in the best interest of the adjacent property owners and will not be a benefit to the community.

Motion # 78 - BSA CAL. No. 2019-92BZ 23-39 98th Street

Upon motion duly made by Hamlett Wallace, seconded by Frank Taylor, was passed unanimously.

Bus. Eco. Develop. – (Edmund Rosenbaum, Chair)

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

98st H&E Restaurant & Sports Bar Corp. – 97-15 37th Ave, Corona (New – Wine/Beer)

Edmund Rosenbaum, Chair of Business Economics, reported that the committee recommends **approval** of an application for an on-premises Wine & Beer license for this applicant.

Motion # 79 - 98st H&E Restaurant & Sports Bar Corp. – 97-15 37th Ave, Corona (New – Wine/Beer)

Upon motion duly made by Edmund Rosenbaum, seconded by Jairo Rodriguez, was passed by 37 in Favor, 3 Opposed and 0 Abstentions.

El Manantial Enterprises Inc. – 104-21 Roosevelt Ave, Corona (Class Change)

Edmund Rosenbaum, Chair of Business Economics, reported that the committee recommends **approval** of an application for a Class Change to an on-premises full liquor license for this applicant provided a Stipulation is signed. A signed Stipulation was submitted.

Motion # 80 - El Manantial Enterprises Inc. – 104-21 Roosevelt Ave, Corona (Class Change)

Upon motion duly made by Edmund Rosenbaum, seconded by Bill Meehan, was passed by 34 in Favor, 6 Opposed and 0 Abstentions.

DaGianni's Restaurant Inc. dba Hoy Se Bebe Bar Lounge Latin Cuisine – 78-07 Roosevelt Ave, Jackson Heights (Renewal – Full Liquor)

Edmund Rosenbaum, Chair of Business Economics, reported the committee recommends **disapproval** of a renewal application for an on-premises Full Liquor license for this applicant.

Motion # 81 - DaGianni's Restaurant Inc. dba Hoy Se Bebe Bar Lounge Latin Cuisine – 78-07 Roosevelt Ave, Jackson Heights (Renewal – Full Liquor)

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Upon motion duly made by Edmund Rosenbaum, seconded by Bill Meehan, was passed by 39 in Favor, 0 Opposed and 1 Abstention.

Panorama NY Corp. – 87-10 Astoria Blvd., East Elmhurst (New Full Liquor)

Edmund Rosenbaum, Chair of Business Economics, reported that the committee recommends **approval** of an application for an on-premises Full Liquor license for this applicant provided a Stipulation has been signed. A signed Stipulation was submitted.

Motion # 82 - Panorama NY Corp. – 87-10 Astoria Blvd., East Elmhurst (New Full Liquor)

Upon motion duly made by Edmund Rosenbaum, seconded by Frank Taylor, was passed by 34 in Favor, 6 Opposed and 0 Abstentions.

104 Entertainment Corp. dba WET – 39-20 104th Street, Corona (New – Full Liquor)

Edmund Rosenbaum, Chair of Business Economics, reported the committee could not make a recommendation for motion due to a tie vote. Mr. Rosenbaum said a floor motion must be made.

Motion # 83 - 104 Entertainment Corp. dba WET – 39-20 104th Street, Corona (New – Full Liquor)

A motion was made by Ed Kiernan, seconded by Veronica Ng, to approve the application.

Board Member Ann Brown noted that the establishment is near a Public Library that is frequented by children.

Board Member Veronica Ng asked if the location was previously licensed as an adult entertainment establishment while the library was there.

Mr. Rosenbaum said yes it was licensed as an adult entertainment for years.

Upon motion duly made on the floor by Ed Kiernan to **approve** the application and seconded by Frank Taylor, **did not pass** by 9 in Favor, 30 Opposed and 1 Abstention.

Motion # 84 - 104 Entertainment Corp. dba WET – 39-20 104th Street, Corona (New – Full Liquor)

Upon motion duly made on the floor by Ed Westley to **disapprove** the application and seconded by Frank Taylor, **was passed** by 33 in Favor, 6 Opposed and 1 Abstention.

Chairperson's Report

Renetta English, Chairperson, thanked all the Board Members for their hard work and coming out to their Committee Meetings. Ms. English said she looks forward to a more successful 2020 for Community Board 3.

District Manager's Report

District Manager Giovanna Reid said that she wishes everyone happy holidays and looks forward to working with them in 2020.

Motion # 85 - Adoption of the November 19, 2019 Monthly Minutes

Upon motion duly made by Renetta English, seconded by Edmund Rosenbaum, to adopt the November 19, 2019 Minutes, was passed unanimously.

Committee Reports:

Health and Social Services

Vivian Dock, Chair of Health & Social Services, reported that on October 17, 2019 the Department of Design and Construction made a presentation at the Full Board Meeting about the upgrades at the Corona Health Center. The DDC asked for a letter of support for the proposed modifications that include in making the building handicap accessible. Ms. Dock asked the Board Members for a letter of support by a show of hands. Unanimously the Board voted to send a letter of support.

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Nominating Committee

Vivian Dock, Nominating Committee Chair, acknowledged and thanked members of the nominating committee, Vasantrai Gandhi, Marta Lebreton, Pastor Peter Herron, Veronica Ng, Ed Kiernan, Philip Papas, Ladisla Perez and Toi Washington-Simon.

Ms. Dock reported that the Nominating Committee met on Monday, December 16th to decide on a slate of candidates for office to be announced at tonight's meeting and to be voted on by the board at the January 16, 2020 Full Board Meeting. Any Board Member who is not on the slate, can be nominated for any office of the board from the floor by a Board Member and seconded by another Board Member at the January 16, 2020 Board Meeting. Candidates must accept the nomination.

She thanked Shiv Dass for serving (3) consecutive terms in office as 1st Vice Chair, Dr. Laverne Nimmons, Sonya Davis-Roberts and Leoncio Romero.

The committee recommends the following slate of candidates to be considered for office and voted on by the Board at the January 16, 2020 monthly meeting.

Chairperson – Renetta English
First Vice Chair – Edmund Rosenbaum
Second Vice Chair – Dr. Laverne Nimmons
Secretary – Kevin Hughes-Noboa
Treasurer – Leoncio Romero

Members at Large:

Jairo Rodriguez
Lobsang Salaka
Frank Taylor
Hamlett Wallace

All candidates were contacted by the committee and they accepted the nomination for office.

Parks & Recreation Committee

Marta Lebreton, Parks & Recreation Committee Chair, announced that due to upcoming emergency ceiling work at the Flushing Meadows Corona Park Aquatic Center, the pool will be closed to the public for at least 6 weeks starting on Monday, January 13th, 2020.

Borough President's Report

Lisa Atkins, representative for Borough President's Office, wished everyone safe and happy holidays.

Legislators' Report

Congresswoman Alexandria Ocasio-Cortez Office

Michele Hernandez, representative from Congresswoman Alexandria Ocasio-Cortez Office, announced that there are newsletters available for anyone who wants to know what the Congresswoman has been doing. Ms. Hernandez wished everyone happy holidays.

NYC Comptroller Office

James Mongeluzo, Representative for NYC Comptroller Office, announced that the office has a booklet called, "NYC For All: The Housing We Need – A Plan for Affordable Housing for New York City's Working Families" that is available for anyone who is interested.

Motion # 86 - To Adjourn

Upon motion duly made by Renetta English, and seconded by Frank Taylor to adjourn the meeting, was passed unanimously. Adjourned at 9:10pm.

*Respectfully Submitted by
Clara Colon*

*Reviewed and Edited by
Kevin Hughes-Noboa, Board Secretary*