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May 20, 2021

ATTENDANCE

Kham Bhatta
Ann Brown
Elba Buendia
Mark Buhrmester
Vicky Chan
Muquith Choudhury
Haiko Cornelissen
Shiv Dass
Sonya Davis Roberts
Michael De Valera
Vivian Dock
Margaret Dozier
Renetta English
Vasantrai Gandhi
Ulrick Gedeon
Pastor Peter Herron
Larinda Hooks
Abdur Rahim Howlader
Edward Kiernan
Stephen Kulhanek
Marta Lebreton
Lisa Mesulam
Richard Mullings
Nuala O'Doherty
Dorothy Phelan
Fausto Rodriguez
Leoncio Romero
Tammy Rose
Edmund Rosenbaum
David Rosero
Lobsang Salaka
Dawn Siff
Fahad Solaiman
Marlene Tapper
Frank Taylor
Arthur Teiler
Shanel Thomas-Henry
Hamlett Wallace
Toi Washington-Simon

ABSENT

Kevin Hughes-Noboa
Joyce Julian
Ralph Moreno
Marco Munoz
Veronica Ng
Laverne Nimmons
Ladislava Perez
Megan Rockwell
Jairo Rodriguez
Jimmy Smith
Edwin Westley

Guest

Captain Jamiel J Altaheri, 115 Pct
PO Bayron Gonzalez, 115 Pct
Jeffrey Wice, NY Census
Kathi Ko, Rep., Dept of City Planning
Munsun Park, Rep., MTA
Michele Hernandez, Rep., Congresswoman
Ocasio-Cortez
Mary Jobaida Rep., NYS Sen. Ramos
James Mongeluzo, Rep., NYC Comptroller
TaQuoia Jones, Rep., CM Moya's Office
Qibin Ye Rep., CM Dromm's Office
Lili Pioche, Rep., Assy Aubry's Office

Please Note: The next Meeting will be held on Thursday, May 20, 2021 at 7:00 p.m. via Teleconference.

May 20, 2021 Community Board 3 Full Board Meeting

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 PARTICIPATION

Brad Bradley, Jackson Heights resident, expressed his frustration over the trash on 83rd Street and Roosevelt Ave. There is human feces on the sidewalk and walls. He said that it's an unsafe corner with people sleeping on the ground. Mr. Bradley said he has made several complaints to the Police and Elected Officials. Pictures were also submitted to Community Board 3.

PUBLIC INFORMATION

Captain Jamiel J. Altaheri - 115th Precinct

Captain Jamiel J. Altaheri, the new Commanding Official for the 115 Precinct, introduced himself, that he has been with the NYPD for 17 years, has a master's degree in Human Resource Management as well as a graduate of Brooklyn College as well as the FBI Academy. In addition, Captain Altaheri was undercover for six years in narcotics as well as a member of the Human Trafficking Team, Sergeant in Internal Affairs Housing and Lieutenant for transit. Captain Altaheri has worked in the 70th, 20th, and 23rd Precincts. His last assignment was Executive Officer for the 32nd Precinct. He speaks Spanish and Arabic.

Captain Altaheri worked in the homeless outreach unit as a lieutenant briefly when they started the new initiative with the Mayor's office. He referred to Mr. Bradley's complaint about 83rd Street and Roosevelt Avenue and hopes to get a list of other areas of concern. He noted that there was a cleanup on 82nd Street and 37th Avenue in front of Leslie Ramo's office.

Margaret Flanagan, resident, said she witnessed a couple pulling on car doors and looking through windows to try to break into them. She called 911 and was told that if they didn't break into them there is nothing they can do.

Captain Altaheri apologized for that misguided advice from the 911 operator. There has been an uptick in car break-ins. He said that he looks forward to addressing the issue.

Richard Perez, resident, said there are a group of 30 men in their 40s who get together to play volleyball at Gorman Park. They are illegally selling food, drinking alcohol, blasting music and urinating in public seven days a week. People feel unsafe walking by men who are inebriated.

Herminio Santos, resident, said he's been living in the neighborhood for 33 years and that in the past couple of years, there has been an influx of Uber drivers at Gorman Park. They gather from 12 noon to 9:00 p.m. every day. Mr. Santos has sent District Manager Giovanna Reid pictures regarding his complaint. Since being in contact with Ms. Reid there has been some change but not much because the Park Officers feel intimidated by the group of men.

Captain Altaheri said he was informed by Council Member Francisco Moya about the issues at Gorman Park. The Parks Department asked for more law enforcement at the park. Captain Altaheri said he will be following up on the park and make sure that there will be a presence of steady sectors at the park.

Board Member Marlene Tapper said on Astoria Blvd and 89th Street as well as 74th Street between 37th Avenue and Roosevelt Avenue there are food trucks in front of people's homes that are leaving grease which attracts rats into homes.

Captain Altaheri said that he will send out Officers to check out locations to see what sanitation and environmental codes can be enforced.

Board Member Nuala O'Doherty said that she wants the new commanding Officer to be aware that across from elementary school P.S. 280 (on 94th Street between 35th and 37th Street) there has been a longstanding drug spot. There are a large group of young men and women hanging out inside cars. They sleep in the cars and cook on the sidewalk. Residents

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feel intimidated and fear retaliation if they report complaints to the police. Ms. O'Doherty said the location has been under investigation for years.

Captain Altaheri said he is familiar with the Trinitarios gang from working undercover. Most of them are teenagers. Hopefully, with outreach, they can guide them to not choosing a life of crime.

Board Member Abdur Rahim Howlader said there has been drug activity by the print shop on 72nd Street between Broadway and Roosevelt Avenue.

Captain Altaheri said he did a walk through with his Community Affairs Officers. He saw a lot of the concerns that have been expressed. He hopes with the help of the community they can work together to find solutions.

Ms. English said that Community Board 3 was part of the process in selecting the new Commanding Officer for the 115 Precinct and she is happy that Captain Altaheri was chosen.

P.O. Bayron Gonzalez – Community Affairs Officer – 115th Precinct

P.O. Bayron Gonzalez introduced himself as the new Community Affairs Officer for the 115 Precinct. He has been working at the 115 Precinct for five years and is familiar with the area. P.O. Gonzalez said if anyone has any new ideas on how the 115th Precinct can work together with the community he would love to hear it. And, if anyone needs any permits, they can contact Community Affairs at 718-533-2010.

New York Census & Redistricting Institute – Jeffrey Wice

Jeffrey Wice, representative for New York Census, introduced himself as an adjunct professor senior fellow at New York Law School, veteran of the past four redistricting cycles in New York working for the State Legislature in the City Council, former Community Board 9 Brooklyn Board Member and a Sergeant for NYPD Auxiliary.

Mr. Wice gave a presentation on the redistricting process:

Why Does Redistricting Matter?

- Redistricting determines your better community resources, your dollars and power.
- New York State receives billions of dollars from Washington for health care, transportation, education, senior services, social programs, infrastructure repair and so many more programs
- For 16 major programs alone, New York received \$53 billion, which breaks down to \$2,687 per person for just 16 programs
- During World War 2, New York had 45 Members of the US House; Today, New York has only 27 Members in the US House, the same number we had in the 1820s
- New York will lose one congressional district after 2020

What Happened to Census 2020?

- Delayed due to Pandemic
- Census count extended to October
- Donald Trump's effort to adjust the numbers failed
- Census Bureau does not need citizenship data to enforce the Voting Rights Act
- Delayed data delivery resulting in expedited redistricting schedules

Definitions and Numbers:

- Reapportionment (Re-allocation of 435 Congressional districts among 50 states) Announced April 26th
- Redistricting (Redrawing within a State, City or District boundaries for Congress, the Senate, the Assembly and City Council) Legacy Data by August 16th
- Redistricting-data by September 30th
- Congressional Districts/27 districts (717,000)
- State Senate – 63 districts (310,000 people)
- State Assembly – 150 districts (130,000)
- Next Congress: 26 districts

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Basic Laws Governing Redistricting:

- U.S. Constitution's "one person/one vote" population equality requirement
- Federal Voting Rights Act
- New York State Constitution

What Are the Tools? Who Are the Players?

- PL 94-171 block level census data (equivalent to an election district) by race, age & ethnicity
- High speed software
- Staff – LATFOR and NYS Commission

NY Independent Redistricting Commission/Democratic Appointees:

- 8 members appointed by legislative leaders
- Assembly speaker Carl Heastie appointed
- Elaine Frazier who has worked in the State legislature, Division of Budget and for the State Comptroller
- Eugene Benger, attorney at Debevoise & Plimpton
- Senate Temporary President Andrea Stewart Cousins appointed
- Dr. John Flateau, Professor and Chair of the Department of Business Administration at the School of Business, Medgar Evers College, CUNY
- David Imamura, Attorney at Debevoise & Plimpton

GOP Appointees:

- Senate Minority Leader Robert Ortton appointed
- George H. Winner, Jr., served in the State Assembly and senate for 32 years
- Jack Martins, former Senator
- Assembly Minority Leader William Barclay appointed
- Charles Nesbitt, former Assembly Minority Leader
- Willis Stephens, Jr., former State Assembly Member

Independent Members:

- Dr. Ivelisse Cuevas-Molina, political science professor at Fordham University
- Ross Brady, Brooklyn attorney & administrator at Union Temple in Brooklyn

Supporting the Commission:

- The 10 commissioners must select one member to serve as Chair. Deadlocked so far
- The legislature appropriated \$4,000,000 for the Commission to operate through March 31, 2022
- The commission has selected 2 co-executive directors: Karen Blatt (D) and Doug Breakell (R)

Basic Redistricting Criteria:

- Population Equality
- Voting Rights Act Compliance
- Compactness
- Contiguity
- Keep Communities of Interest Intact
- Follow Jurisdictional Boundaries
- Incumbency
- Partisan Fairness

How Will the "New" New York State Process Work in 2021:

- Commission must undertake a robust outreach effort and engage the public
- Commission must follow special criteria
- Can submit up to 2 map plans to state legislature for congressional, state senate and assembly districts
- Legislature can accept maps, reject them and develop its own plans on third round
- Governor must approve or veto plans
- New plans will be used in 2022 elections

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2021 Timeline Condensed:

- On September 30, 2021, Census Bureau delivers redistricting data to the state based on 2020 census results; Early “legacy” data now scheduled for August 16
- The commission will have 3–4 months to develop plans with data, down from 9 months as had been planned
- The Redistricting Commission must make public its draft plans, data and other information public on September 15, 2021 (or as soon after) followed 30 days later by public hearings
- Before plans are approved the commission must hold 12 hearings throughout the state on the draft maps
- Maps must be developed, debated and agreed to by the commission before they can be sent to the legislature for approval
- The Redistricting Commission’s voting system is currently designed to assure that the minority party’s voice is taken into consideration. Seven of the ten commissioners must approve a proposed district map before it can be sent to the legislature
- At least one appointee from each of the legislative leaders must approve a proposal
- If the Redistricting Commission cannot get seven members to agree on a plan, the plan or plans with the greatest support can be submitted to the legislature along with the recorded vote tally
- These provisions will change if a pending constitutional amendment is approved in November
- The Redistricting Commission must combine the Senate and Assembly plans in one proposed bill and submit it to the legislature by January 1, 2022, but can submit as late as January 15, 2022 if necessary
- A pending constitutional amendment sets a January 1, 2022 deadline
- The legislature has the option to consider the congressional redistricting plan in the same bill with the Senate & Assembly or submit it in a separate bill
- The legislature can approve the first proposed plan without amendments and send it to the governor to approve or veto

2022 Timeline – In the Legislature:

- Different Senate & Assembly vote requirements apply depending on party control of the chambers
- If one party controls both chambers, at least 2/3 of the members of each chamber must approve a commission plan
- But if the chambers have divided partisan control, a majority of the legislators elected to each chamber must vote to approve the plans
- These provisions would be changed by a pending constitutional amendment

After the Legislature – Court Challenges:

- The amendment provides for State Supreme Court review of an approved redistricting plan if it is challenged by a citizen. The deadline for a decision by the trial court is 60 days after the petition was filed
- While the amendment only addresses the role of the State Supreme Court, appeals can be filed with the Appellate Division and the Court of Appeals
- The legislature is empowered to develop a remedial plan to correct legal issues found in violation of the law

Unfinished Business – Prison Gerrymandering:

- 2014 constitutional amendment did not address how the Redistricting Commission was to accommodate the state’s 2010 law requiring that, for state senate and assembly districts, the voting residence for state prisoners be reallocated from their place of incarceration to their permanent home address
- Prior to 2010, redistricting plans counted prisoners in the communities where the prisons were located, a system that increased the population in those communities housing large numbers of prisoners
- A pending constitutional amendment would reallocate prisoners back to their homes prior to incarceration

What you can do:

- Learn the process and inform others

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- Follow the New Commission's work
- Testify before the Commission
- Write to the Commission
- Send letters to Newspapers
- Hold informational meetings

Board Member Mark Buhrmester asked if the Constitutional amendment is a good governance type of amendment or is it more partisan type of effort.

Mr. Wice said it has more good in it than controversial, but in his view it will clean up some of the shortcomings of the 2014 amendment.

Board Member Lobsang Salaka asked if by looking at the current data is it possible to see how New York City did in the Census.

Mr. Wice said it is hard to tell because all they have is the State population total from 2019.

Land Use - (Hamlett Wallace, Chair)

Citywide Zoning Text Amendments - Kathi Ko, DCP

Zoning for Accessibility (ZFA) - Subway Station Elevators

Hamlett Wallace, Land Use Committee Chair, reported that there will be two presentations on zoning text amendment for Zoning for Accessibility that is involving subway elevators.

Munsun Park, representative for the MTA, reported the MTA along with the Department of City Planning and the Mayor's Office for People with Disabilities are proposing a citywide zoning text amendment to provide more opportunities for the MTA to collaborate with developers to get to system wide accessibility more quickly. The initiative comes out of a 2019 City Council report called Zoning for Transit Accessibility which recommended zoning changes to increase transit accessibility. The proposal includes a system-wide transit easement requirement and an expanded transit improvement bonus in high density areas. Improvement bonus not currently applicable in Queens Community 3.

Ms. Park gave a presentation on...

Current Accessibility Status:

- Most stations were built before 1950.
- MTA has made progress through its capital programs, but there's still a long way to go
- Only 136 out of 493 subway or SIR stations are accessible
- 25 out of 39 LIRR and MNR stations within city limits in the MTA system are accessible

Impacts of Limited Elevator Access:

- New Yorkers would benefit from more accessible transit stations
 - People with disabilities
 - Seniors
 - Parents with young children
 - People with temporary injuries
 - A subway ride that should take minutes can take hours

Many Queens Residents are impacted by a lack of elevators:

- Of the 2.3 million Queens residents there are:
 - 130,000 residents with an ambulatory disability
 - 150,000 children under 5
 - 340,000 residents 65+
- From 2005 to 2015 the number of New Yorkers over 65 grew by 19.2 percent
 - More than twice the rate of the total population (7.5 percent)

The MTAs 2020 - 2024 Capital Program makes historic investment in accessibility:

- More than \$5 billion dedicated to making 77 stations accessible

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- 43% of New York City Transit stations, serving over 60% of riders, will be fully accessible
- No subway rider will be more than 2 stations away from an accessible station

Elevator Construction is challenging:

- Finding space in and around stations for elevator shafts can be particularly challenging:
 - Narrow platforms
 - Limited entry and exit passages
 - Decades of highly complex utility infrastructure
 - Narrow sidewalks
 - Limited clearance between buildings and stations
 - Most stations require more than one elevator to be accessible

Kathi Ko, representative for City Planning, reported on a citywide proposal for Zoning for Accessibility. She said that it's a citywide zoning framework that creates more opportunities to increase accessibility in the transit system. Ms. Ko continued with her presentation.

Existing transit-related zoning regulations result in more accessible stations and other benefits:

- Support the development of transit improvements, such as elevators and new entrances
- Improve street and sidewalk environment by moving entrances off sidewalks
- Help align private development with improved station accessibility through better configured stations

Easement Provisions:

- A requirement that station-adjacent sites provide a space for future station access if required by the MTA

Limitations:

- Exists in very limited areas in the city
- No general framework for facilitating transit easements outside of these limited areas
- MTA has missed opportunities to locate ADA access, particularly at complex stations

System-wide Easement Requirement:

- In all applicable zoning districts, developments, and enlargements on zoning lots of at least 5,000 sf and within 50 feet of mass transit stations would be required to first consult with the MTA and Chair of the CPC regarding the need for a transit easement
- Applicable zoning districts
 - Residence Districts: All districts at or above R5 (with commercial overlay) and R5D districts
 - Commercial Districts: All districts with a residential equivalent at or above R5, as well as C7 and C8 districts
 - Manufacturing Districts: All districts

Developments and enlargements on zoning lots within 50 feet of a station would be subject to the Certification.

To address potential issues and additional burdens imposed on development sites, the following set of relief would be provided:

- Floor area and open space
- Height and setback
- Parking
- Use
- Streetscape

Floor Area and Open Space:

- Maintain buildable floor space on a development site by excluding easement areas from zoning floor area

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Permitted Obstruction:

- Provide greater flexibility in locating easement areas by treating such volumes as permitted obstructions

Lot coverage:

- Allow easement areas to be integrated more easily within buildings by increasing maximum lot coverage in certain districts

Easement areas would be excluded from zoning floor area and would be allowed as permitted obstructions.

Maximum height

- Allow total buildable floor space to be accommodated on sites by increasing maximum heights by 10 feet and where an above grade easement is provided in R7 districts and above, by 20 feet

Street Wall

- Create better flow around easements by allowing additional street wall flexibility within 15 feet of easement areas

Maximum permitted height would be increased by 10 feet for sites providing below-grade easements.

System-wide Easement Requirement

- In most zoning districts a requirement for developments on sites of at least 5,000 sf and within 50 feet of a mass transit station; zoning relief would apply
- Available zoning relief for sites with less than 5,000 sf or conversions in the same applicable zoning districts that voluntarily provide easements
- Further zoning modifications subject to discretionary review and approvals

Expanded Transit Improvement Bonus Program

- A floor area bonus of up to 20% for developments in R9 and R10 density level districts that provide major on or off-site station improvements
- Further zoning modifications subject to additional discretionary review and approvals
- Expanded transit improvement bonus not currently applicable to Queens Community District 3

The application was submitted on April 5, 2021. It is in current review by all 59 Community Boards, 5 Borough Presidents, 5 Borough Boards, City Planning Commission and the City Council before it is potentially adopted in the fall of 2021.

Margaret Flanagan, resident, asked why with zoning changes there are always give backs to developers.

Ms. Ko said that it's not bonuses. It's space that's being lost from the development site because of the transit easement. It is basically being made up for it.

Board Member Nuala O'Doherty asked if there is a way to tell the MTA that passengers want to be brought to accessible stations.

Ms. Park said she will take the comment back to the bus redesign crew.

Hotels Special Permit

Citywide Zoning Text Amendments – Kathi Ko, DCP

Hamlett Wallace, Land Use Committee Chair, introduced Kathi Ko from City Planning for her presentation on an application for zoning hotel text amendment. Ms. Ko gave a presentation on Citywide Hotel Special Permit.

Ms. Ko said that project as a zoning text amendment that would create a new special permit for hotel development across the country, resulting in all hotel development, becoming

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subject to public review through the ULURP process. Which means that no new as of right hotel development would be permitted.

The goal is to create a consistent framework for hotel development and to make sure that new hotels don't negatively affect the surrounding area. The application was certified on May 3rd and Community Board review will continue through July.

Ms. Ko reported that since 2019 New York City has experienced a record growth in the tourism industry and its hotel pipeline. The number of visitors to New York City grew by about 20 million in 10 years and is expected to continue to grow post pandemic. Queens is the second largest hotel market in the five boroughs after Manhattan with about 14,000 hotel rooms. Queens is also the only borough aside from Manhattan that has shown impacts on the hotel market during COVID. Although airport businesses dropped, non-airport business still account for 50% of hotel guests prior to the pandemic.

The proposed text Amendment will create a consistent zoning tool for new hotels and allow the City Planning Commission to evaluate each hotel developments impact on the long-term use and development patterns of the surrounding area. Ms. Ko said that it's also important to note that the proposed special permit doesn't prevent hotel development and it also wouldn't consider all hotels inappropriate. It just applies an additional layer of review in the ULURP process.

The new special permit would be applicable in all areas that hotels are currently permitted today. Anywhere that hotels are allowed as of right, the proposal would place an additional layer of review applied in the future.

The new special permit findings are proposed to be that the hotel use shall not impair the future use and development of the surrounding area.

Because of the significant impacts that the pandemic is having on the hotel industry, there are some tools have been created to reduce the likelihood that the special permit would impair the recovery of the hotel industry.

Proposed recovery provisions, intended to restore the hotel inventory to pre-COVID levels, include:

- 6 Year window for Hotels filed with DOB to be constructed
 - Modified vesting to allow projects in DOB pipeline to advance even if foundations are not complete by adoption of the text amendment
- Exclusions of recent or active land use applications
 - Project approved by the CPC or BSA after January 2018 will not require a special permit
 - Applications that begin CPC public review or file with BSA prior to adoption date will not require a special permit
- 6-year window for vacant hotels to reopen
 - Allow hotels that exist on date of adoption should they become vacant to retain their use 6 years from date of adoption without a special permit
 - Existing hotels are allowed to convert to another use and may convert back to hotel use until 6 years from date of adoption

Environmental Review:

- A notice of completion of a Draft Environmental Impact Statement (DEIS) was issued on May 3, 2021
- DEIS identified significant adverse impacts with respect to the hotel and tourism industry
- No other significant adverse impacts were identified
- Possible mitigation measures will be explored between the DEIS and the FEIS

Ms. Ko noted that if approved, all hotels would have to file for a special permit with the Department of City planning and go through the full ULURP process for approval, which would include meeting the findings of the special permit being subject to site plan approval and undergoing environmental review. It would be 60 days for the Community Board to

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review. City Planning Commission will hold a public hearing in the late summer or early fall. Afterwards the City Council will vote.

For a Special Permit all new hotels will have to:

- File for a Special Permit with the Department of City Planning
- Go through the full ULURP process for approval
- Will need to meet the findings of the special permit and will be subject to site plan approval

Standard ULURP Process:

- Community Board has 60 days to review and make recommendation
- Borough President has 30 days to review and make recommendation
- City Planning Commission has 60 days to review, hold public hearing and vote
- City Council has 50 days to review, hold public hearing and vote
- Mayor has 5 days to review and can veto

Margaret Flanagan, resident, asked about insurance that the Community Board being part of the process.

Ms. Ko said that the determination of whether or not a proposed hotel is appropriate for its location will be determined through the ULURP process, which is binding. There is always a lot of encouragement for the applicant to go to the Community Board in order to be a good neighbor.

Business Economic Development. – (Edmund Rosenbaum - Chair)

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

Pelaez Restaurant Corp. dba: La Nueva Delicia – 93-16B 37th Ave, Jackson Heights (New-Wine/Beer)

Edmund Rosenbaum, Chair of Business Economic Committee, reported that the applicant is seeking a Wine/Beer license. Mr. Rosenbaum called upon the owner of Pelaez Restaurant Corp.

The owner said it's a new family restaurant that has been in the neighborhood for 3 months. They would like to include wine and beer in their menu.

Board Member Lobsang Salaka asked if the previous owner had a liquor license.

The owner said that they had a liquor license for wine and beer for a long time.

ONS Food Inc. dba: Dosa Delight – 35-66 73rd Street Jackson Heights (New – Wine/Beer)

Edmund Rosenbaum, Chair of Business Economic Committee, reported that the applicant is seeking a Wine/Beer license. Mr. Rosenbaum called upon the owner of ONS Food Inc.

The representative spoke for the owner who was present. The representative said that it's a transfer application. The prior owner had a beer and wine license since 2011. The restaurant will operate the same.

El Budare Café Corp. – 87-21 Roosevelt Ave, Jackson Heights (New – Full Liq.)

Edmund Rosenbaum, Chair of Business Economic Committee, reported that the applicant is seeking a Full Liquor license. Mr. Rosenbaum called upon the owner of El Budare Café Corp.

The owner said his restaurant specializes in Venezuelan food. He has 10 years' experience running a Mexican restaurant at 97-22 Roosevelt Avenue without any NYPD problems.

Salsa Verde Corp. dba: Molcajete Mexican – 92-13 Roosevelt Ave, Jackson Heights (Corp. Change)

Edmund Rosenbaum, Chair of Business Economic Committee, reported that the applicant is seeking Corporate Change. Mr. Rosenbaum called upon the owner of Salsa Verde Corp.

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The owner said that she is transferring the license to her father who was in charge of the restaurant prior for 25 years.

Ready Penny dba: Ready Penny – 37-07 73rd Street, Jackson Heights (New – Full Liq.)

Edmund Rosenbaum, Chair of Business Economic Committee, reported that the applicant is seeking a Full Liquor license. Mr. Rosenbaum called upon the owner of Ready Penny.

The owner for Ready Penny said the family business has been in operation for 40 years. It's an existing business and they are making a new legal entity.

Pin Pollo Inc. – 32-39 Junction Blvd., East Elmhurst (New – Full Liq.)

Edmund Rosenbaum, Chair of Business Economic Committee, reported that the application is going back to Committee at the applicant's request.

Altamira Food Corp. dba: Juarez Rest. Bar – 93-13 Roosevelt Ave, Jackson Heights (New – Full Liq.)

Edmund Rosenbaum, Chair of Business Economic Committee, reported that the applicant is seeking a Full Liquor license. Mr. Rosenbaum called upon the owner of Altamira Food Corp.

The representative was present but not the owner. Mr. Rosenbaum said that it is customary for the owner to be present for the Full Board Meeting.

Tabled until next meeting.

EXECUTIVE SESSION

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

Memorial Day Presentation

Lobsang Salaka, Immigration Committee Co-Chair, announced that there will be some Immigration events in June. Mr. Salaka presented a short Memorial Day video to honor all the Veterans.

Motion # 31 - Adoption of the Agenda

Upon motion duly made by Renetta English, seconded by Lobsang Salaka, to adopt the Agenda, was passed unanimously.

Land Use – (Hamlett Wallace, Chair)

Zoning for Accessibility (ZFA) – Subway Station Elevators

Hamlett Wallace, Land Use Committee Chair, read his report:

In collaboration with the Metropolitan Transportation Authority (MTA), the City Council, and the Mayor's Office for People with Disabilities (MOPD), DCP is preparing to expand and improve zoning rules that allow the MTA to leverage private developments to help create more accessible subway stations, to help expedite the delivery of a fully accessible transit system. Today, only about 30% of the City's 493 subway stations are fully accessible.

ZFA seeks to expand existing zoning tools that help coordinate new developments near transit with the construction of improvements to station accessibility and capacity. Currently, this zoning tool is limited to a few areas of the city.

*Recommendation: The Land Use Committee after review of this matter recommends the proposed Citywide Zoning Text Amendment, regarding Zoning for Accessibility (ZFA) be **approved** and encouraged to fulfill its use and purpose with the following:*

Proviso:

- *The Department of City Planning (DCP) will with all its ability, keep Community Board 3 informed of the progress and development of this Zoning Text Amendment.*
- *Sufficient research must be provided to address the mixed-use building types and land use, along Roosevelt Avenue (CB3Q) regarding considerations to address subway station accessibility.*
- *Committed MTA maintenance scheduling (cleaning, repairs) and posting for #7 Line elevators, stairs and stations must be provided and adhered to at all CB3 stations.*

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Motion # 32 - Zoning for Accessibility (ZFA) – Subway Station Elevators

Upon motion duly made by Hamlett Wallace, seconded by Mark Buhrmester, to **approve** the application was passed unanimously.

Land Use – (Hamlett Wallace, Chair)

Proposed Citywide Hotel Text Amendment Hotel Zoning Text Amendment Special Permit

Hamlett Wallace, Land Use Committee Chair, read his report:

This is a Mayoral initiative that aims to create a more consistent approach to hotel development across communities and would require new hotels undertake a special permit review process. The proposed text amendment would create a new special permit for hotel development citywide. It is intended to create a consistent framework for hotel development and ensure that hotels do not negatively affect the surrounding area.

Recommendation:

*The Land Use Committee after review of this matter recommends the proposed Citywide Hotel Zoning Text Amendment be **approved** and encouraged to fulfill its use and purpose with the following:*

Proviso:

- The Department of City Planning (DCP) will with all its ability, keep Community Board 3 informed of the progress and development of this Zoning Text Amendment.*
- It shall be noted once this hotel use is established and confirmed by all parties involved, and if there is a need to change this use to another use (homeless housing, etc.), in this community, Community Board 3Q will be alerted of this change for review and confirmation.*

Motion # 33 - Proposed Citywide Hotel Text Amendment Hotel Zoning Text Amendment Special Permit

Upon motion duly made by Hamlett Wallace, seconded by Lisa Mesulam, to **approve** the application was passed with 31 in Favor, 2 Opposed and 0 abstentions.

Business Economic Development. – (Edmund Rosenbaum - Chair)

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

Pelaez Restaurant Corp. d/b/a La Nueva Delicia – 93-16B 37th Avenue, Jackson Heights (Wine/Beer)

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

Motion # 34 - Pelaez Restaurant Corp. d/b/a La Nueva Delicia – 93-16B 37th Avenue, Jackson Heights (Wine/Beer)

Upon motion duly made by Edmund Rosenbaum, seconded by Lisa Mesulam, to **approve** the application was passed with 30 in Favor, 4 Opposed and 0 Abstentions.

ONS Food Inc. d/b/a Dosa Delight – 35-66 73rd Street, Jackson Heights (Wine/Beer)

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

Motion # 35 - ONS Food Inc. d/b/a Dosa Delight – 35-66 73rd Street, Jackson Heights (Wine/Beer)

Upon motion duly made by Edmund Rosenbaum, seconded by Mark Buhrmester, to **approve** the application was passed with 32 in Favor, 3 Opposed and 0 Abstentions.

El Budare Café Corp. – 87-21 Roosevelt Avenue, Jackson Heights (Full Liquor)

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

Motion # 36 - El Budare Café Corp. - 87-21 Roosevelt Avenue, Jackson Heights (Full Liquor)

Upon motion duly made by Edmund Rosenbaum, seconded by Lisa Mesulam, to **approve** the application was passed with 25 in Favor, 9 Opposed and 0 Abstentions.

Salsa Verde Corp. d/b/a Molcajete Mexican - 92-13 Roosevelt Avenue, Jackson Heights (Corporate Change)

Edmund Rosenbaum, Chair of Business Economic Committee, reported that the committee recommends **approval** of a Corporate Change for an on premises, Full Liquor license for the applicant.

Motion # 37 - Salsa Verde Corp. d/b/a Molcajete Mexican - 92-13 Roosevelt Avenue, Jackson Heights (Corporate Change)

Upon motion duly made by Edmund Rosenbaum, seconded by Hamlett Wallace, to **approve** the application was passed with 30 in Favor, 4 Opposed and 0 Abstentions.

Ready Penny - 37-07 73rd Street, Jackson Heights (New - Full Liq.)

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

Motion # 38 - Ready Penny - 37-07 73rd Street, Jackson Heights (New - Full Liq.)

Upon motion duly made by Edmund Rosenbaum, seconded by Ann Brown, to **approve** the application was passed with 28 in Favor, 4 Opposed and 0 Abstentions.

Pin Pollo - 32-39 Junction Blvd., East Elmhurst (Full Liquor)

Tabled until June 2021.

Altamira Food Corp. dba: Juarez Rest. Bar - 93-13 Roosevelt Ave, Jackson Heights (New - Full Liq.)

Tabled until June 2021.

Chairperson's Report

Renetta English, Chairperson, read her report:

The COVID-19 infection numbers are under 4% more than 17 million vaccines have been administered in New York State, limits have been removed from retail and food service establishments, gyms, amusement and family entertainment businesses, hair salons, barbershops, offices and more, subway service has resumed to 24 hours, many of us are no longer working from home and we finally feel comfortable visiting family and friends.

We are going in a positive direction, however we are still living with COVID-19 and we must continue to protect ourselves by wearing masks, washing our hands, and practicing social distancing.

Over the last few weeks, the Community Board has been very busy with numerous community projects and committee meetings. Committee Chairs, I thank you for your continued dedication to the board. Board members your participation and expertise are very much needed at these meetings, so your continued participation is truly appreciated.

In April, I served on the Committee that interviewed candidates for the Commanding Officer of the 115th Precinct. I am excited to report that the candidate that I championed for on behalf of Queens Community Board 3 - Captain Jamiel S. Altaheri has been selected as the new Commanding Officer of the 115th Precinct. He is an experienced NYPD Officer with an impressive education and training background and is multilingual - English, Spanish, Arabic and Amharic. Most importantly, he is willing to work with the community.

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The Community Board was a co-sponsor of the Spring Flushing Bay Promenade Community Clean. Additional co-sponsors of this event included Councilmember Francisco Moya as well Guardians of Flushing Bay, Riverkeeper, Ditmars Boulevard Block Association, East Elmhurst-Corona Civic Association, Dominico-American Society of Queens, Corona-East Elmhurst Kiwanis, Forte Prep Academy, Our Lady of Sorrows, Elmcors, Regal Heights, and the NYC Department of Parks and Department of Sanitation.

Over 70 volunteers took a few hours out of their day to beautify our community. Thank you to the following Community Board Members that participated - Mr. Gideon, Vivian Dock, Nuala O'Doherty Naranjo, Larinda Hooks, Margaret Dozier, and Frank Taylor. Also, Ms. Giovanna Reid and Clara Colon.

Also this month, all members of Community Board 3 received the Queens Borough President's Code of Conduct and EEO Policy and Procedures. Reminder, you have reviewed the Queens Borough President's EEO Policy and agreed to the commitment of maintaining an environment that fosters sensitivity and respect for the diversity of all individuals. This means, an environment that is free of discrimination, harassment, and retaliation.

Finally, please be reminded that at our monthly board meetings there is a public information session where all of those in public have an opportunity to speak. The public also has an opportunity to comment when we hold public hearings. Once we adopt our agenda for the Executive Session of meetings, the order of that agenda must be followed. Once the Executive Session begins, only Queens Community Board 3 members have an opportunity to comment on issues in front of the Board.

District Manager's Report

District Manager Giovanna Reid wished all in attendance a happy Memorial Day weekend.

Motion # 39 - Adoption of the April 15, 2021 Monthly Minutes

Upon motion duly made by Renetta English, seconded by Frank Taylor, to adopt the April 15, 2021 Minutes, was passed unanimously.

Committee Reports:

Parks Committee

Parks Department Passerelle with Amendment

Marta Lebreton, Parks Committee Chair, reported that the committee had a meeting on March 18, 2021 to discuss two presentations given at the April Full Board Meeting, Reconstruction of the Passerelle and World's Fair Marina Operations Relocation in conjunction with the AirTrain alignment. All Board Members were emailed the 2014 Structural Study that was requested for their review and invited to the committee meeting. The committee agreed to send a letter to NYC Parks Department that the two presentations were viewed.

The letter will include the following for the Passerelle presentation:

- Preserve the history by using the Ipe Wood that is used in Coney Island and Atlantic City boardwalks and include the lampposts, fencing, railing and canopies
- The money that was set aside, which is capital money of \$124 million, should be used to renovate the Passerelle with or without the AirTrain project
- There will need to be year-round maintenance of the Passerelle not just when events are occurring

Marta Lebreton, Parks Committee Chair, reported that the committee recommends sending a letter to the Parks Department informing them that Parks Committee saw the presentation and are including the provisions for the Passerelle.

Motion # 40 - Parks Department Passerelle with Amendment

Upon motion duly made by Marta Lebreton, seconded by Edmund Rosenbaum, to send a letter to the Parks Department along with provisions for the Passerelle, was passed unanimously.

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Traffic & Transportation Committee

Ed Kiernan, Co-Chair of Traffic & Transportation Committee, reported that the committee had a meeting on May 12, 2021. They discussed 34th Avenue Open Streets and a walkthrough they had with the Department of Consumer Worker Protection. They discussed some of the rules and new laws for vendors that are going into effect this summer.

DOT installed Bike Corrals on 34th Avenue at 69th Street in front of PS 398, 79th Street adjacent to Travers Park and 81st Street in front of St. Mark's Episcopal Church.

Mr. Kiernan announced that in May there will be a meeting with DOT to discuss the 34th Avenue Open Street that was postponed. DOT will also discuss safety initiatives that they are planning in conjunction with the MTA.

Ms. English noted that the meeting with DOT was canceled because the Community Board was supposed to receive a plan from DOT. The meeting is postponed until further notice.

Legislators' Report

Mary Jobaida, representative for State Senator Jessica Ramos' Office, announced that the office is now open to constituents, but by appointment only. They continue to help the constituents via phone. 718-205-3881.

The Senator's office does not have Excluded workers' funds application guidelines available yet. Applicants should stay tuned for updated tax filing information.

State Senator's office is organizing an Eid Celebration on Wednesday, May 26th at 4 p.m. – 7 p.m. on the 34th Avenue Open Street. It's open to all.

Office of Congress member Alexandria Ocasio-Cortez

Michele Hernandez, representative for the Office of Congress Member Alexandria Ocasio-Cortez, announced that as of May 3, 2021 at 12:00 p.m., restaurants are able to apply for direct relief through the Restaurant Revitalization Fund and the Small Business Administration. This program will provide restaurants and other eligible businesses with funding equal to their pandemic-related revenue loss up to \$10 million per business. The relief does not have to be repaid, provided that the funds are put toward eligible uses by March 11, 2023.

New Child Tax Credits - This passed through the \$1.9 trillion American Rescue Plan in March in an effort to cut child poverty in half. The new child tax credit raises the 2020 limits from up to \$2,000 per child to a maximum of \$3,600. Qualified children, ages 5 and under, count for \$3,600 maximum per child while kids, ages 6 to 17 years old, count for \$3,000 maximum per child. Payments are expected in two formats, in which the first half is administered on a monthly basis, and the second half is given lump sum. First payments are expected to go out July 2021 and be administered on a monthly basis until December 2021. In April of 2022, the second half will be given out

There will be a Town Hall on Monday, May 24th at 5:30 p.m. Rep. Ocasio-Cortez will discuss current events, share updates from Congress and take questions from the audience. To send a question ahead of time for the Town Hall email aoc.townhall@mail.house.gov or call 718-662-5970

Office of Council Member Daniel Dromm

Qibin Ye, representative for the Office of Council Member Daniel Dromm, announced that on May 24th at 6:00 p.m. there will be a "LGBT Pride Event" at Queens Center Mall with limited capacity.

In celebration of Immigrant Heritage Month, CM Dromm's Office along with the Mayor's Office of Immigrant Affairs are having a "Know Your Rights" Forum on June 9, 2021. It will be in English and Chinese Mandarin. There will be a representative from the Commission on Human Rights to discuss hate crimes.

For more information contact: 718-803-6373 or email dromm@council.nyc.gov

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NYC Comptroller Office

James Mongeluzo, representative for the NYC Comptroller Office, reported that 95% of the 500 surveyed minority and women owned business enterprises (who thought they would be forced to close) fared during the pandemic and are still open.

Nothing Gained: Report of the New York City Comptroller's Investigation of the City's \$8.26 Million Payment to Global Medical Supply Group:

<https://comptroller.nyc.gov/reports/nothing-gained-report-of-the-new-york-city-comptrollers-investigation-of-the-citys-8-26-million-payment-to-global-medical-supply-group/>

Contact info: 646-689-6509 or jmongel@comptroller.nyc.gov

Office of Council Member Francisco Moya

TaQuoia Jones, representative for the office of Council Member Francisco Moya, announced that there is Testing Sight at Park of the Americas from 8:00 a.m. – 7:00 p.m.

There are vaccination sites providing Pfizer vaccinations at First Baptist Church 9:00 a.m. - 9:00 p.m., Elmhurst Hospital 7:00 a.m. – 4:00 p.m. and Flushing Meadows Corona Park mobile clinic Saturdays and Sundays 1:00 p.m. - 8:00 p.m.

CM Moya partnered with Corona Arts and Science Academy and Publicolor to paint a mural at the LIRR on May 2nd.

CM Moya had a Food Box Give Away with NAACP and Malcolm X Daycare for 80 families.

CM Moya did a ride along with the Department of Sanitation during one of the liter basket services.

Motion # 41 - To Adjourn

Upon motion duly made by Renetta English, and seconded by Tammy Rose, to adjourn the meeting, was passed unanimously. Adjourned at 10:31 p.m.

*Respectfully Submitted by
Clara Colon*

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