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November 18, 2021

ATTENDANCE

Kham Bhatta
Ann Brown
Elba Buendia
Mark Buhrmester
Vicky Chan
Muquith Choudhury
Sonya Davis Roberts
Michael De Valera
Vivian Dock
Margaret Dozier
Renetta English
Vasantraï Gandhi
Ulrick Gedeon
Pastor Peter Herron
Larinda Hooks
Abdur Rahim Howlader
Kevin Hughes-Noboa
Edward Kiernan
Stephen Kulhanek
Marta Lebreton
Lisa Mesulam
Richard Mullings
Nuala O'Doherty
Dorothy Phelan
Megan Rockwell
Jairo Rodriguez
Leoncio Romero
Tammy Rose
Edmund Rosenbaum
David Rosero
Shanel Thomas-Henry
Fahad Solaiman
Marlene Tapper
Frank Taylor
Arthur Teiler
Hamlett Wallace

ABSENT

Haiko Cornelissen
Shiv Dass
Joyce Julian
Ralph Moreno
Marco Munoz
Veronica Ng
Laverne Nimmons
Ladislá Pérez
Fausto Rodriguez
Lobsang Salaka
Dawn Siff
Jimmy Smith
Toi Washington-Simon
Edwin Westley

Guest

Captain Altaheri, 115 Pct
Dr. Joseph Masci, Elmhurst Hospital
George Hadjiconstantinou, Qns Chamber of
Commerce
Andrew Campbell, Rep., CAO
Verdia Noel, Rep., CAO
Michelle Luna, Rep., Congresswoman
Ocasio-Cortez Office
James Mongeluzo, Rep., NYC Comptroller
TaQuoia Jones, Rep., CM Moya's Office
Qibin Ye Rep., CM Dromm's Office

**Please Note: The next Meeting will be held on Thursday, December 16, 2021
at 7:00 p.m. via Teleconference.**

November 18, 2021 Community Board 3 Full Board Meeting

Edmund Rosenbaum, 1st Vice 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

Jake DeGroot, resident, said that he moved from Sunnyside Queens to 84th Street and 34th Avenue and values the Open Streets since moving to Community Board 3. He thanked all who support the 34th Avenue Open Streets.

Farahnaz Ferreira, student at CUNY Graduate School of Public Health, said that there is a lack of supermarkets providing fruits and vegetables in Jackson Heights. She asked everyone to support the Bill 81304 which directs the Commissioners of Agriculture in markets and economic development to study and develop a long-term strategy for sustaining farming and food production in New York State.

Anya Predich, resident, asked for the community to support the Home Kitchen Enterprise and Economic Opportunity Act. It would license home kitchen operators. She said that most of the food service workers are in Community Board 3 and vendors could benefit from the bill.

Sherif Sadek, resident, said as a cyclist, he likes the bike lanes but is concerned about children and E-Bikes going through the Open Streets. He hopes something can be done about the E-Bikes. Mr. Sadek also said that he attended the Independent Redistricting Committee Testimony and there was no one from Jackson Heights present.

Karan Dilawar, resident, said that 34th Open Streets is the best thing that ever happened in Jackson Heights. He said Open Streets needs to be extended to Corona so that more of the community can enjoy it.

A resident said that a lot of the community had to rely on Emergency Food Assistance to feed their families through the pandemic. The Senate bill 573 aims to work directly with community members to create and increase food-based jobs and businesses. It would increase community connections to local farmers and ensure healthier neighborhoods overall. The bill is currently in Senate Health Committee.

Suhani Lakhotia, student at Columbia Journalism School, said she is doing her thesis on religious treatment of the Indian Community. She is looking for people in the Indian community of Jackson Heights to interview them.

Member and Board Secretary, Kevin Hughes-Noboa, read a statement by Miggie Warms from Compromise Group:

Here are some questions I would like the Board to consider when dealing with the DOT and the Coalition with regard to the 34th Avenue "open street" [OS]

1. Why have pleas for compromise regarding 34th Avenue Open Street been consistently ignored by both DOT and the Coalition with which it is partnering?

2. Why have suggestions to re-jigger traffic light pattern during OS hours, to favor cross streets and thereby reduce gridlock, especially during rush hours, been rejected by DOT as supposedly impractical, when it is likely that a computer programmer could easily do this? (DOT offered double-talk about such an adjustment requiring BIG changes to the "network" of traffic signals on other avenues; meanwhile, those same avenues are suffering increased traffic and spillover gridlock due to the OS, which could be partly alleviated by re-jiggering the 34th Avenue traffic light pattern. DOT cares more about this now malfunctioning "network" than about the actual traffic and gridlock conditions the OS has triggered "on the ground" in our neighborhood.)

3. Why is DOT allowed to promote anti-car practices (such as improper barrier placement that de facto restricts access for elderly and disabled and a traffic light pattern that CAUSES increased gridlock during OS hours) when its mission is supposed to include facilitating smooth usage of streets and it is also supposed to interface with those other city agencies that protect the interests of the elderly and disabled?

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4. Why must the hours of the OS be exactly the same every day (including weekends and holidays,) even though other OS throughout the city have varied hours? Why has the DOT seemingly bought in to the argument that varying the hours (and canceling the OS during bad weather, especially when forecasts predict very high winds) would be too difficult for the residents of Jackson Heights to accommodate? (Does the DOT think Jackson Heights residents are too stupid to adjust to variations in the schedule – different start and stop times for different days of the week – and emergency cancelation of the OS due to weather or other activities affecting traffic in the neighborhood, such as parades that close down other avenues?)

My thoughts on the OS:

Maybe the Coalition is in cahoots with the real estate industry and wants to drive disabled and elderly residents (and others) from the neighborhood in order to quicken the pace of rental and owner turnover of apartments and private houses. Maybe the Coalition and/or the DOT wants to turn Jackson Heights into some experiment with car prohibitions (such as the idiotic plan for Northern Blvd. mentioned by Assembly Member Jessica Gonzalez-Rojas in some campaign literature.) It is one thing to experiment with new residential schemes (such as Jackson Heights as an English-garden-style residential community in the 1920s when it was first being developed and Forest Hills Gardens when it was first developed) at a time when the land is essentially empty, providing a “clean slate” from which to start. Those who do not like the new ideas are then free to decline to move to such a neighborhood. It is quite another matter to impose such experiments on an existing community, especially when no real assessment has been done (such as a referendum that appears on the ballot for voters and/or a real survey that includes ALL residents, even those who do not use social media or even email.) It is supposed to be the job of elected officials and community leaders to protect the interests of all residents, not just special interests (which the Coalition appears to represent.) It is certainly the function of a city agency to look out for ALL residents affected by its decisions, and not just for those active in groups like Transportation Alternatives. Most critically, it is the function of other city agencies, such as the NYPD and the FDNY, to protect all residents instead of covering up for the problems caused by the OS when it comes to public safety (access for emergency vehicles with no OS-caused delays such as barrier placement and lack of cooperation in moving barriers from Coalition volunteers, the newly employed “monitors,” and misguided users of the OS who have been led to share the Coalition’s bias against drivers) and the needs of elderly and disabled residents to be picked up and dropped off at their doors and the equal rights of all residents to enjoy the OS without fear of being run down or frightened by speeding cyclists, e-bikers, full-size motorcycles, etc. The OS has the potential to be of benefit to the entire community, but right now it is geared for the benefit an able bodied and mostly youthful constituency, essentially trampling on the needs of elderly and disabled community members and causing increased gridlock and horrendous traffic jams for all car drivers. This is not the inevitable result of an OS, but it has been allowed to fester here due to political pressure and defiance.

PUBLIC INFORMATION

Captain Jamiel Altaheri – 115th Precinct

Captain Jamiel Altaheri, Commanding Officer for the 115th Precinct, reported that he just came from a shooting that took place on 103rd Street and 35th Avenue. There was a dispute between rival gangs and it’s under investigation. Two people were shot and expected to live. One suspect was apprehended. Captain Altaheri said they will gather more information and see how they can strategize where to place Officers.

Captain Altaheri reported that for a 20-day period, year-to-date crime is up 4%. There have been four Homicides verses 11 last year. Last year, there were 187 robberies while this year 215. Many of the Felony assaults were domestic violence related and up 24%. Burglaries down 18%. Grand Larceny same as last year. Captain Altaheri said shootings are down 6% verses 7% but they are up in gun arrests. There were 50 arrests related to gun possession verses 42 last year. The Captain said that with the holiday season there has been a spike in package thefts.

After some jewelry stores were robbed of \$40,000 worth of jewelry, Captain Altaheri visited the business owners to give security tips. He asked all in attendance to let him know their concerns.

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Shelly Brevda, resident, asked what can be done about the E-Scooters speeding through 34th Avenue.

Captain Altaheri said he is aware of the problem and there have been summonses given to the E-Scooter riders. Traffic Officers continue to monitor the area.

A resident said that when he moved to the area nine years ago, there were Officers patrolling the streets by foot. He asked why it has changed.

Captain Altaheri said that now the NCO Officers cover these sectors. But there are Officers stationed at blocks like Roosevelt Avenue and 37th Avenue.

Sherif Sadek asked what the appropriate procedure is if there is a crash with a moped or an E-bike.

Captain Altaheri said 911 should be called when there is any accident.

Gloria Contreras, resident, asked what can be done about people openly drinking in the park.

Captain Altaheri said she could call either 911 or 311; however, the Captain will inform the NCOs.

Steven Bodzin, resident, asked if there is any effort to make Northern Blvd safer – especially considering the rampant truck violations.

Captain Altaheri said he is aware of the problem and enforcement is being done. He will let the Traffic Agent Sergeant know of the concerns.

Board Member Frank Taylor told all in attendance that the 115 Precinct is down 75 Officers. He asked how the community can get the Officers back.

Captain Altaheri said to get back the 75 Officers will take time. But they will be getting new Officers from the Academy.

Board Member Sonya Davis-Roberts said that she was trying to reach Captain Altaheri but never got a response back.

Captain Altaheri told Ms. Davis-Roberts that she could contact him directly at 917-783-4211.

Queens Chamber of Commerce

George Hadjiconstantinou, representative for Queens Chamber of Commerce, announced that he has been working at the Queens Chamber of Commerce for a year as a Business Recovery Specialist. The position was created to help small businesses receive free resources to help them deal with the pandemic. There are free resources in business strategy, marketing, financial assistance, technological help, and many other areas.

Mr. Hadjiconstantinou said he is responsible for zip codes 11369, 11370, 11372 and 11373 in Community Board 3 area. He has been trying to inform small businesses about the Empire State Development Covid-19 Business Recovery Grant and other grants.

The Queens Chamber of Commerce has a relationship with the non-profit organizations that are providing free, one-on-one business coaching. He noted that there is a program to build free websites for small businesses.

Any business owner can contact him at (516) 900-6280 or ghadji@queenschamber.org.

Sherif Sadek, resident, asked if any business has reached out to the Queens Chamber of Commerce since the pandemic.

Mr. Hadjiconstantinou said he has spoken to at least 100 businesses in Jackson Heights.

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Board Member Richard Mullings asked what percentage of businesses that closed their doors are not returning.

Mr. Hadjiconstantinou said he doesn't have that information on-hand but he is pleasantly surprised that not many have closed although they are struggling. He noted that a lot of new businesses are opening. Queens Chamber of Commerce can also assist new businesses.

Board Member Frank Taylor asked if there was anything done in coordination with Community Board 3 to reach out to East Elmhurst and North Corona besides Jackson Heights.

Mr. Hadjiconstantinou said that he has done outreach in East Elmhurst and his colleague takes care of Corona.

A resident asked Mr. Hadjiconstantinou if the other zip codes were getting any assistance.

Mr. Hadjiconstantinou said that Queens Chamber of Commerce is helping all of Queens. He said that during the presentation he only mentioned the areas he covers in CB3.

Council of Airport Opportunity (CAO)

Andrew Campbell, representative for the Council of Airport Opportunity, reported that they are a non-profit whose mission is to connect jobseekers surrounding LaGuardia, JFK and Newark Airport to the job opportunities. They offer career counseling, resume workshops, interview skills, workshops, cover letters workshops and job placement. There is a team of account managers that connect with local employers at LaGuardia Airport. CAO finds out what the employers need, and CAO will educate people in the community for those jobs. They will also make referrals for GED for those who don't have a high school diploma.

Mr. Campbell said that the new Terminal at LaGuardia Airport will be opening in the spring or early summer and that there will be a lot of job opportunities for the community.

Verdia Noel, Director of Business Development for CAO, reported that there are positions available at LaGuardia Airport. LaGuardia jobs available are Customer Service positions, Passenger service, Flight Attendant, Food Service, Retail, Bus Drivers, Security Guards, baggage handlers and other positions. Some positions are Supervisory jobs. Ms. Noel said anyone interested should connect with the Counselor at the Career Center.

The office is located at the Elmcot Youth & Adult Activities building on the third floor. Office hours are 9:00 a.m. – 5:00 p.m. on Monday, Tuesday, and Thursday. They are available on social media or check the website at <https://www.caonynj.com>

Chairperson Renetta English asked about the range in salary and administration positions.

Mr. Campbell said that they have access to all job positions, but the majority of positions are entry level. The starting pay is \$17 per hour.

Ms. English asked if they are reaching Jackson Heights, East Elmhurst and North Corona.

Mr. Campbell said they have but want to reach more people so they hope that the Community Board will spread the word.

Nuala O'Doherty asked if there has been any news on the MTA extending the N Train to LaGuardia.

Mr. Campbell said the last he heard was that the Port Authority selected a committee to review opportunities other than the AirTrain to get to the airport.

Board Member Michael De Valera asked if any of the positions directly related to working with any of the airlines with travel benefits or are they just basically the service side of the airport.

Ms. Noel said most are on the service side but there are Flight Attendant positions.

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Board Member Richard Mullings asked, with the passing of the infrastructure bill, if there will be construction-related opportunities expanded to the community.

Mr. Campbell said that they are working with the Building Trades Association. They have a pre-apprenticeship program where they go in and train individuals as a pre-apprentice. Ultimately, they'll get the opportunity to apply to one of the Unions and then hopefully land employment down the road.

Elmhurst Hospital - Dr. Joseph Masci, Chairman of Elmhurst Hospital's Global Health Institute

Dr. Joseph Masci, Chairman of Elmhurst Hospital's Global Health Institute, reported that there are medical conditions which are making the case for a third dose of the vaccine or a second dose of the J&J vaccine.

Speak to doctor to see if you qualify for another dose right now:

- People who are on chemotherapy for cancer or any other hematologic malignancies
- People who gotten solid organ transplants
- People who have gotten stem cell transplants within the past two years
- People who were born with primary immune deficiency syndromes
- People with advanced HIV infection (a CD four count less than 200)
- Anybody who's receiving high dose corticosteroids that's over 20 milligrams a day
- Anyone who has end stage renal disease

Dr. Masci said anyone starting at the age of five years old can receive the Pfizer vaccine. Anyone 18 years old or older can get Pfizer, Moderna or Johnson and Johnson vaccine. Pfizer and Moderna boosters are available for people over 65 years old.

Anyone who is 18 years or older and lives in a long term care facility, or has an underlying medical condition like diabetes, or works in or lives in a high risk situation like working in a long-term care facility, should get a booster at least six months after their last shot. They should get any of the shots as a booster.

Anyone who is 18 years or older who received the Johnson and Johnson vaccine is eligible for a booster at least two months after the last shot. Any of the vaccines can be the second shot.

Summary:

- Pfizer approved for over 16 years of age, 2 doses
 - 3rd dose for immunocompromised 28 days after the 2nd dose
 - Booster for over 65 or 18 – 64 high risk or occupational exposure
- Moderna approved for over 18 years of age; 2 doses
 - 3rd dose for immunocompromised 28 days after 2nd dose
 - 3rd dose for over 65 or 18 – 64 high risk or occupational exposure
- Johnson and Johnson for over 18 years of age: 2nd dose after 1st dose

Dr. Masci said that within the next few days boosters will likely be approved for all age groups, regardless of underlying medical disorders. It is likely that “fully vaccinated” will mean people who have gotten their boosters. That is being discussed by the CDC panel and then goes to CDC for final approval.

Dr. Masci said Monoclonal antibodies are synthetic versions of the body's antibodies produced in a laboratory and are designed to restore, mimic, inhibit or enhance immune system functions. The National Institutes of Health have put forward treatment guidelines for use of these products. They provide immediate defense within a few days against the virus in people who have symptoms. This is a way to treat people who are starting to get treatments to be treated as outpatients. It was given at intravenous sites like Elmhurst Hospital. Dr. Masci said what is going to put Monoclonal Antibodies out of business is the new antiviral treatments that are coming. They are pending FDA approval.

New Antiviral Treatments: Pending FDA Approval:

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- Merck – Molnupiravir (Influenza antiviral): 4 capsules twice a day; hospitalizations and death reduced by 50% in unvaccinated high-risk patients starting treatment within 5 days of symptom onset
- Pfizer
 - Paxlovid (protease inhibitor): 4 pills combined with 2 pills ritonavir (the HIV drug); hospitalizations and deaths reduced by 89% in unvaccinated people
 - Pfizer has offered to distribute in 95 low- and middle-income countries

Summary:

- An additional dose of all 3 COVID vaccines will likely be needed for a person to be considered fully immune
- Medications to block viral replication will be approved soon for outpatients
- Monoclonal antibody therapy is available for some outpatients now but will probably be gradually replaced by medications to block viral replication
- Despite these advances, vaccination is still critically important because it is the only way to produce lasting immunity to the virus

Dr. Masci said, in New York, the level of people being vaccinated has risen recently, particularly thanks to the requirement that healthcare workers working in hospitals be vaccinated and first responders. But there are still communities where the vaccination rate is down 50%.

Board Member Arthur Teiler said he had gotten Moderna vaccine. He asked if he should get it again or Pfizer vaccine.

Dr. Masci said people should repeat with the same vaccine. But if there is some trouble in getting the same vaccine then it is fine that the third be the other.

Board Member Lisa Mesulam said she got her last vaccine shot eight months ago. Her rate of anti-bodies is 2500. She asked if she hold off on the booster.

Dr. Masci said no. He said they are not paying attention to antibody levels and discourage people from checking their own antibodies. There is no evidence that it's any protection. Get the booster now.

Sherif Sadek, resident, asked if in the future everyone is going to have to take vaccine like the flu shot.

Dr. Masci said it's hard to predict but he would anticipate that for the next couple of years everyone will probably be required to take annual vaccinations. Whether it's going to go beyond that and become like the annual flu virus vaccination, we will have to wait and see.

Board Member Richard Mullings asked for feedback on the COVID pill.

Dr. Masci said the Pfizer drug seems effective to eliminate the risk of hospitalization and death. It is designed for people to take if they begin to have symptoms.

Board Member Michael De Valera asked if the COVID pill was tested on vaccinated people.

Dr. Masci said studies haven't been published yet.

Mr. De Valera asked if people stop the treatment mid-process, does that give the virus the opportunity to mutate and become resistant.

Dr. Masci said that is not a good idea to stop those treatments halfway through.

Ms. English asked Dr. Masci to explain to everyone the importance of taking both vaccines.

Dr. Masci said that the second shot is crucially important for protection.

People often have more of a reaction after the second shot. That reaction is indicative of the immune response to it, which is good news. He said to remember, people who have any of

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those underlying conditions that often represent significant immunodeficiency should have a third shot after one month after second shot.

PUBLIC HEARINGS

Land Use - (Hamlett Wallace, Chair)

ULURP #C210189ZMQ - CEQR21DCP176Q

99 - 07 Astoria Blvd. (Block 1379, Lots 14 & 23), East Elmhurst, NY

Hamlett Wallace, Land Use Chair, reported that the application is to extend a commercial overlay on a property located within the R3-2 District. Mr. Wallace called upon the representative for the applicant.

(The representative gave a presentation with maps and renderings) Ron Mandel, representative for the applicant, said the proposal is to maintain the existing residential zoning. It's a low density R2 district. The site is located on Astoria Blvd. between 27th Avenue and 100th Street. He said Astoria Blvd is a wide street. The rezoning area is a triangle lot that is undeveloped. Two of the four lots are owned by the applicant. The Rezoning is to rezone the entire block. The commercial overlay will not change the residential designation of the block. The existing residential uses could remain indefinitely. Commercial overlay is on top of the residential zoning district so that all the owners have the flexibility to have a commercial community facility or residential use on their property, in addition to (or instead of) the residential use. The block has been in the R3 Zoning District since the adoption of the zoning resolution in 1961. It is surrounded by blocks of residential housing and has a commercial overlay. The thought is that small stores can be more appealing to the community.

Mr. Mandel said that at the Land Use Committee Meeting, there was discussion about the sidewalk be widened along 27th Avenue. Also, at the meeting it was discussed that the applicant will agree to work with the Community Board to identify prospective tenants and try to find uses that the community thinks would be appropriate. There was also concern about the size of the building and the applicant did agree to return to the Community Board.

Mr. Mandel said that the Department of City Planning did review the environmental assessment statement as part of the applicant's submission. The determination was that the proposed action will not have a significant impact on the environment.

Mr. Mandel said that the next-door neighbor was concerned about the construction. Mr. Mandel said that the applicant did agree to cooperate with her. Protection and access agreements were written to come to agreement before any demolition would start at the site. In the agreement, the applicant agrees to pay for her legal and engineering expenses in connection to dealing with the plans. Mr. Mandel said the steps were done to make her feel more confident.

Mr. Mandel said that, in conclusion, they believe the proposal is modest and will facilitate commercial uses that will serve the neighborhood.

Karen Cummings, homeowner, asked how they know that the community would not be impacted. "Did they actually go out to speak with the neighbors?" She said she spoke with neighbors, and they are concerns - particularly with the back of the building where there has been dumping. Ms. Cummings said she is not hearing about any studies and if the houses can be separated. She said that the beams go from her house to the other house cross wide, which is an issue. Ms. Cummings asked for a report that will say her house will still be standing once the work is done.

Mr. Mandel said he can't speak to the dumping.

The applicant said that they have porters monitoring the area who sweep regularly.

Ms. Cummings said that there was dumping today and Sanitation cleared it.

Renetta English, Chairperson, said that she has concerns regarding the rendering. There needs to be a drawing showing how the house will look after the other is taken down.

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Board Member Frank Taylor said he owns a construction company and went to see the site. He said it is two houses, but it is one building. The beams go across, not up and down, so there is one beam for both buildings. Mr. Taylor said he doesn't know how they are going to do it. He asked for clarification that they are going to pay for an engineer and attorney for Ms. Cummings.

Mr. Mandel said that is correct and it's in writing.

Mr. Taylor asked if the people are of her choosing. Is there some sort of monetary cap that she's under for the engineering firm and for the law firm?

Mr. Mandel affirmed that there will be no demolition work until they enter into an agreement with Ms. Cummings.

Mr. Taylor repeated his question, "Is there a cap on her choice of engineering firm and her choice of attorney?"

Mr. Mandel said, "We simply say in the letter as long as it's reasonable, we cover it."
Mr. Taylor asked what is reasonable.

Mr. Mandel said that Ms. Cummings can hire anyone she wants, and they will pay for it. The only reason they use the word "reasonable" is because they are not going to hire someone who designs skyscrapers. He said that whatever the engineer's charging her to review the structural plans they we will pay for it.

Board Member Megan Rockwell asked if they have renderings from overhead showing how close the building gets to the house next door.

Anastasios Giannopoulos, the Architect for the project, said that there is going to be a couple of inches of separation between the two buildings for seismic reasons.

Ms. Rockwell asked if the application isn't approved what is going to happen with the property.

Mr. Mandel said that the area has been vacant for 10 years it has been a dumping ground. It doesn't make sense to build a residential building.

Board Member Ann Brown asked about the project being in the early stages and if those are the actual plans that are going to be submitted or is there a possibility the plans will change.

Mr. Mandel said the plans in the presentation are the plans the applicant wants.

Board Member Mark Buhrmester asked if the applicant would consider a stipulation to make sure that the construction process would be for a short timeframe to reduce any sort of inconvenience to Ms. Cummings.

The applicant said they are open to a stipulation.

Mr. Giannopoulos said they will monitor the vibration. Before the construction process they do a pre-construction survey. They will go into the existing building to take photo and a video. During construction they monitor any movement or damages to the building. It's hard to say how long it will take but an estimate would be 1.5 years.

The applicant said that they are open to eliminating the cellar to speed up the process.

Hamlett Wallace, Land Use Chair, expressed concern about cellar if it will affect Ms. Cummings property.

Mr. Giannopoulos said they can step it away 5 to 10 feet away from Ms. Cummings cellar and then steps down.

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Mr. Mandel said Ms. Cummings concerns are valid. He said that they can include in the agreement that the applicant will be responsible for pest control. Referring to the space between the buildings as it has to be sealed up and waterproofed.

Mr. Giannopoulos said that when they typically build up against buildings they not only waterproof it but also insulate it and that the gap is going to be filled with most likely rigid insulation gone all the way up to the first floor or the height of the building. Where it connects with the existing building, which is Ms. Cummings building, it would provide a detail to waterproof that perimeter that along that edge of the building.

Ms. Cummings said her house shakes when trucks pass by. She is very concerned about her house because of the year it was built. She is also concerned about water seeping down in the house to the foundation. Ms. Cummings said the lot should be green space because of the size. She hopes that everyone takes more time and thought into what they are asking.

Bus. Eco. Develop. – (Edmund Rosenbaum, Chair) **S.L.A. New Wine/Beer & Liquor License Applications:**

Aim Restaurant Corp. dba Caridad Restaurant – 100-02 Northern Blvd. Corona **(New - Wine/Beer/Cider)**

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

The owner said it's a family restaurant that was purchased in 2020. The previous owner had a beer license. The restaurant is divided in two sections.

Chairperson Renetta English reminded the owner about the concerns raised at the Committee Meeting regarding how certain people were not treated fairly.

The owner said he has spoken with his managers.

Pichis Bar Restaurant Corp. dba Calipso Bar Restaurant – 80-15 Northern Blvd. Jackson Heights (New – Full Liquor)

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

The owner said the restaurant serves Italian-style food. A license will help to better serve customers.

EXECUTIVE SESSION

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

Motion # 76 - Adoption of the Agenda

Upon motion duly made by Mark Buhrmester, seconded by Elba Buendia, to adopt the Agenda, was passed unanimously.

Motions By Committees:

PUBLIC HEARINGS

Land Use – (Hamlett Wallace, Chair)

ULURP #C210189ZMQ – CEQR21DCP176Q

99 – 07 Astoria Blvd. (Block 1379, Lots 14 & 23), East Elmhurst – An application to extend a commercial overlay on a property located within the R3-2 District.

Hamlett Wallace, Land Use Chair, read his report:

(ULURP) CPC#: C210189ZMQ – CEQR21DCP176Q – 99-07 Astoria Boulevard Block: 1379, Lot: 14 & 23 – Zoning District R3-2.

In the matter of an application regarding, 99-07 Astoria Boulevard, East Elmhurst, New York 99-20 Reality Corp. (Applicant), the owner of the Development Site, seeks a zoning map

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amendment from a R3-2 zoning district to a R3-2/C2-3 zoning district to extend a C2-3 commercial overlay (the proposed action) district over the property located at 99-07 Astoria Boulevard (Block: 1397, Lots: 14 and 23) in East Elmhurst, Queens. The rezoning area includes Block: 1379, lots 14, 15, 17, and 23 located on the north side of Astoria Boulevard, between 27th Avenue and 100th Street in the East Elmhurst section of Queens, Community District 3. The proposed action would facilitate the development of a one-story plus cellar, 11,339 Gross Square Feet commercial (Use Group 6) building (The proposed project) on the applicant's owned Block: 1379, Lots: 14 and 23 (the development site).

Resolution: *As a result of the committee's voting process concerning ULURP Application # 210189ZMQ, 99-07 Astoria Boulevard Commercial Overlay application, the outcome of the voting of the land use committee, based on attendance, the following results have occurred: Votes in favor: 6, Votes opposed: 6.*

The voting procedure resulted in a tie vote. It has been determined that the resolution to this matter will be left in the hands of the full Community Board to have the final determining vote.

The Applicant/Developer has agreed to do the following:

- Stipulation shall be accepted by 99-20 Astoria Boulevard Realty Corp. (Owner) that the uses for this structure be kept as per application. Any planned changes/or uses that are contrary to zoning must be referred back to the community board and DCP.*
- The Developer will draft an agreement holding themselves legally responsible to any damage to the Cummings house or property during construction, with signatures of both parties.*
- The existing garage and or structures on the property that have sustained damage, due to previous activities that Ms. Karen Cummings determines, cause by the 99- 20 Realty Corp. (Owner of 99-07 Astoria Boulevard), will be addressed by the developer without cost to Ms. Cummings. This will include: sagging fence, damaged to garage leader and gutters etc.*
- The developer/Owner agrees to community input meetings regarding the type of uses or commercial activities for the proposed 3 commercial spaces located at 99- 07 Astoria Boulevard.*

Board Member Frank Taylor asked if the stipulation signed by Ms. Cummings.

Hamlett Wallace, Land Use Chair, said that there was a letter sent to Community Board 3 from Mr. Mandel addressed to Ms. Cummings.

Board Member Megan Rockwell asked if the developer is paying for Ms. Cummings' legal costs and negotiating an agreement.

Mr. Wallace said that the legal expenses and engineering would be addressed by the developer on behalf of Ms. Cummings.

Mr. Taylor reminded the Board that they didn't say a cost but said "reasonable."

Ms. Rockwell asked if there were any conversations during negotiation that would suggest that the developer was interested in purchasing Ms. Cummings' property.

Mr. Wallace said there is no conversation of purchasing Ms. Cummings' property.

Ms. Rockwell asked what if there is damage to Ms. Cummings' property.

Ms. English said that all the information they have is in Mr. Wallace's report.

Board Member Mark Buhrmester asked if during the Land Use Committee meeting there was any indications of stipulations that were refused.

Mr. Wallace said that there were no indications that anything was refused.

Board Member Muquith Choudhury said that the agreement should be signed by both parties before the Board votes on it.

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Mr. Wallace said that it has to be submitted to DCP for ULURP application.

Board Member Sonya Davis Roberts said it seems as though the Board Members are in the middle because two parties can't come to an agreement.

Motion # 77 - ULURP #C210189ZMQ - CEQR21DCP176Q 99 - 07 Astoria Blvd. (Block 1379, Lots 14 & 23), East Elmhurst

Upon motion duly made by Edward Kiernan, seconded by Hamlett Wallace, to **approve** the application, **did not pass** with 11 in Favor, 22 Opposed and 1 Abstention.

Motion # 78 - ULURP #C210189ZMQ - CEQR21DCP176Q 99 - 07 Astoria Blvd. (Block 1379, Lots 14 & 23), East Elmhurst

Upon motion duly made by Frank Taylor, seconded by Lisa Mesulam, to **disapprove** the application, **passed** with 21 in Favor, 12 Opposed and 0 Abstentions.

Business Economic Development. - (Edmund Rosenbaum - Chair) S.L.A. New Wine/Beer & Liquor License Applications:

Aim Restaurant Corp. dba Caridad Restaurant - 100-02 Northern Blvd. Corona (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 #79 - Aim Restaurant Corp. dba Caridad Restaurant - 100-02 Northern Blvd. Corona (New - Wine/Beer/Cider)

Upon motion duly made by Edmund Rosenbaum, seconded by Kevin Hughes-Noboa, to **approve** the application was passed with 22 in Favor, 9 Opposed and 1 Abstentions.

Pichis Bar Restaurant Corp. dba Calipso Bar Restaurant - 80-15 Northern Blvd. Jackson Heights (New - Full Liquor)

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 provided a stipulation has been signed. The Stipulation was signed.

Motion # 80 - Pichis Bar Restaurant Corp. dba Calipso Bar Restaurant - 80-15 Northern Blvd. Jackson Heights (New - Full Liquor)

Upon motion duly made by Edmund Rosenbaum, seconded by Kevin Hughes-Noboa, to **approve** the application was passed with 22 in Favor, 8 Opposed and 0 Abstentions.

Chairperson's Report

Renetta English, Chairperson, read her report:

November is a special month because it's the month we recognize the service of our Veterans who have put their lives on the line for the protection of our country. It is also the month we reflect on all that we are thankful for, this includes the opportunity to again visit family and friends for Thanksgiving. In 2020, many of us did not have this opportunity, because as you know, we were in the height of COVID-19. Even now, we're still in the midst of COVID -19, and it's important to be vaccinated, especially when meeting with those that do not live in your household. I am Thankful for your consistent support attending board/ committee meetings and community events. Wishing all of you a Happy and Healthy Thanksgiving.

Ms. English announced that Vivian Dock will be the Executive Committee Nominating Chair.

District Manager's Report

District Manager Giovanna Reid thanked everyone for their participation in the Capital and Expense Budget process. The statement is being prepared to send to City Planning.

Ms. Reid said that CB3 is in communicating with Senator Chuck Schumer in regard to the Q66 bus to try and restore the bus stops.

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Ms. Reid announced the passing of Paul Lawrence, husband of former Chairperson Grace Lawrence and the brother of Board Member Stephen Kulhanek. Condolences from the Chairperson and Members of the Board to the families.

Motion # 81 - Adoption of the October 21, 2021 Monthly Minutes

Upon motion duly made by Renetta English, seconded by Vasantrai Gandhi, to adopt the October 21, 2021 Minutes, was passed unanimously.

Committee Reports:

Education and Youth Services Committee

Lisa Mesulam, Co-Chair of Education Committee, reported that the committee met on October 26, 2021. There was a presentation from STIQ. STIQ supports teens in Queens through comprehensive sexual reproductive health programming for youth, families and professionals within Community Board 3.

The Committees are asking Board Members to donate needed items to group homes in the district for the 2021 Community Gift Giving Project.

The Soap Box Derby is looking for mentors and new students in February.

Nominating Committee

Vivian Dock, Nominating Committee Chair, 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 16th Full Board Meeting. The voting will be at the January 20th 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 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. The voting will be done electronically.

Public Safety Committee

Ulrick Gedeon, Co-Chair of Public Safety Committee, announced that the 115 Precinct has a new Executive Commanding Officer.

Legislators' Report

Council Member Daniel Dromm's Office

Qibin Ye, representative for Council Member Daniel Dromm's office, announced that Council Member Daniel Dromm, in partnership with The Legal Aid Society of New York, held an information session to benefit immigrants. It is available on Facebook.

The office continues to serve the community remotely please contact or email at Dromm@council.nyc.gov or 718-803-6373.

Congresswoman Alexandria Ocasio-Cortez Office

Michelle Luna, representative for Congresswoman Alexandria Ocasio-Cortez Office, reported that at the last Town Hall Meeting Congresswoman Ocasio-Cortez spoke about COP 26, her votes on the infrastructure Bill and Build Back Better Act.

Ms. Luna announced that the deadline to apply for FEMA disaster relief is December 6, 2021. Anyone who was denied by legal services are available to appeal.

Congresswoman Ocasio-Cortez Office is accepting intern applications. All interns are compensated at \$15 per hour. Spanish language skills preferred.

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To watch AOC's November Town Hall:

https://www.youtube.com/channel/UC6XBnYptBnproA_ydn-b0A

English Newsletter: <https://ocasio-cortez.house.gov/contact/newsletter-subscribe>

Spanish Newsletter: <https://ocasio-cortez.house.gov/contact/boletin-espanol>

Disaster Legal Services: nysba.org/ida

Submit a casework request:

<https://ocasio-cortez.house.gov/services/help-federal-agency> or call us at 718-662-5970.

NY State of Health Individual Marketplace:

<https://nystateofhealth.ny.gov/individual?lang=en>

Some tips to pick the right plan: [https://www.npr.org/sections/health-](https://www.npr.org/sections/health-shots/2021/11/01/1050878727/6-tips-to-help-you-pick-the-right-health-insurance-plan)

[shots/2021/11/01/1050878727/6-tips-to-help-you-pick-the-right-health-insurance-plan](https://www.npr.org/sections/health-shots/2021/11/01/1050878727/6-tips-to-help-you-pick-the-right-health-insurance-plan)

Internship application: <https://airtable.com/shrTlx5aGfMPwOeU>

James Mongeluzo - NYC Comptroller

James Mongeluzo, representative for NYC Comptroller Scott Stringer, reported on the latest reports from NYC Comptroller Office:

Comptroller Stringer Releases Fiscal Year 2021 Annual Comprehensive Financial Report:

<https://comptroller.nyc.gov/newsroom/comptroller-stringer-releases-fiscal-year-2021-annual-comprehensive-financial-report/>

Comptroller Stringer: Annual Making the Grade Report Reveals City Fails to do Business with More Than 80 Percent of M/WBES:

<https://comptroller.nyc.gov/newsroom/comptroller-stringer-annual-making-the-grade-report-reveals-city-fails-to-do-business-with-more-than-80-percent-of-m-wbes/>

Office of Council Member Francisco Moya

TaQuoia Jones, representative for the office of Council Member Francisco Moya, reported that the office will be having four Turkey giveaway events.

In November turkey distributions are first come, first served basis at the following locations for turkey distribution: P.S. 127 Park/Helen Marshall Playground, First Baptist Church Food Pantry, Park of The Americas and the District Office.

Motion # 82 - To Adjourn

Upon motion duly made by Renetta English, and seconded by Edmund Rosenbaum, to adjourn the meeting, was passed unanimously. Adjourned at 10:29 p.m.

*Respectfully Submitted by
Clara Colon*

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