

LICBDC Goes Green, Urges Members To Follow Suit

BY THOMAS COGAN

During the luncheon segment of the Long Island Business Development Corporation's annual luncheon and trade show, LICBDC President Gayle Baron mentioned the forthcoming "LICBDC Going Green Guide", designed to show businesses how to adopt methods of operation in keeping with the movement known as "sustainability" or simply "green". The luncheon, held at Terrace on the Park on 111th Street in Corona, introduced LICBDC's green business awards, the inaugural pair of them going to Citibank's second Long Island City building at 2 Court Square and the Community Environmental Center, a non-profit energy conservation group that has operated locally for nearly 15 years. The first William D. Modell community service award went to Sunnyside Community Services. At the trade show, held before the luncheon, LICBDC once again managed to defy anyone who believed from past shows that if the next show drew a comparable or larger turnout there simply wouldn't be room for it in the spaces situated 14 floors below the Terrace on the Park restaurant in the air. But so it was, and the miracle was achieved.

Citibank's 1 Court Square building is the most prominent structure in Long Island City and has been for nearly 20 years. The building boom in the area followed 1 Court Square's opening in 1989, if not immediately. One of the boom buildings is Citibank's 2 Court Square, which has been open for nearly two years. Coming at that later date, it was designed according to the standards of the United States Green Building Council (USGBC), which promotes Leadership in Energy and Environmental Design or LEED. The new Citibank building, roughly one-third the size of the earlier one, was aimed at USGBC's LEED gold rating. In an effort to meet this standard, a storm water recycling system was installed. It captures water on the roof, treats it and uses it in the building's cooling tower and for irrigation. Preferring exactitude to spectacular rounding out, Citibank says that the amount of potable water saved annually by this method is 969,484 gallons, rather than a million. Water and energy are also saved through use sensors; variation of frequency and modulation in the building's power equipment are said to save energy costs beyond the standards set by ASHRAE, the American Society of Heating, Refrigerating and Air Conditioning Engineers. For these and several other steps taken to lessen energy waste and pollution, Citibank at 2 Court Square was made an LICBDC green business honoree. Assemblymember Catherine Nolan presented the award.

Community Environmental Center, with headquarters at 43-10 11th St., is called the largest non-profit energy efficiency contractor in the city and is credited with writing energy performance standards for several state and city agencies. CEC, founded in 1994, produces manuals

providing guidance to sustainability, offers LEED certification advice to builders of new and rehabilitated structures and is a leader in home weatherization. Two affiliated groups are located in Manhattan and Astoria: Solar One, a solar-powered classroom where children learn environmental lessons, and Build It Green! (BIG!), a warehouse on 26th Avenue where a random range of manufactured items that would otherwise be dumped on scrap heaps is salvaged. A *Daily News* feature in October about Build It Green! showed photos of some of its racks and rooms of glassware, statuary and porcelain toilets—those last items being sold by BIG! at one-fifth their retail price. For promoting energy economy and fighting waste, Community Environmental Center was this year's other LICBDC green business honoree. Assemblymember Michael Gianaris presented the award. BIG! President and Founder Richard Cherry accepted it and said, "In between all the stresses of the day, I can think about doing some good in the world." He also suggested that CEC be regarded as "an environmental therapist".

Mrs. William D. Modell presented the community service award named for her late husband to Judy Zangwill, executive director of Sunnyside Community Services. Zangwill called SCS "a major employer" in Queens, which it certainly must be—it serves more than 18,000 borough residents annually. It was started in a church basement in 1974 by the late Glee Kleinberg and moved to facilities on 39th

Street between 43rd Avenue and Queens Boulevard in 1987. By then, it had already been in partnership with the civic group Woodside on the Move to develop Sunnywood Apartments, federally subsidized housing for low-income senior and disabled residents at 44-20 64th St. in Woodside. In 2001, SCS began an adult day services program for elderly persons with Alzheimer's and other cognitive disorders (though even as the Modell award was presented to SCS, the program's funding through the city's Department For the Aging was cut in half). Funding to another age group, local youth, was begun in 1983 with after-school programs and now encompasses GED and college readiness programs, guidance for immigrant children and employment opportunities. All that and a good deal more qualified Sunnyside Community Services for the first William D. Modell award, named for the dry goods retailer and first president of LICBDC.

The "Going Green Guide", funded by Citibank, is aimed at companies that are already environmentally conscientious or those who may not be but are, like everyone, faced with rising prices. Most of it will be produced electronically and become available by the end of the year through the LICBDC Web site, www.licbdc.org.

Mumbai Remembrance Evening Set For Dec. 4

An Evening of Remembrance in Solidarity With Mumbai will be held Thursday, December 4 at 7 p.m. at Queensborough Community College, Science Building, Room S111, 222-05 56th Ave., Bayside. For more information, call Erica Fishbein, 212-983-4800, ext. 120; for directions, visit www.qcc.cuny.edu/VirtualTour/directions.htm.

Sponsoring organizations include the Jewish Community Relations Council of New York, Hindu Temple Society of North America, Queens Jewish Community Council, Council of Peoples Organization, Chabad House of North East Queens, United Sikhs, UJA Federation of New York, Interfaith Center of New York, Queensborough Community College, Kupferberg Holocaust Resource Center and the New York Board of Rabbis. Partner organizations include the Chinese Community Relations Council, the Coalition for Far Rockaway, the East River Development Alliance, the Korean Community Empowerment Council, the National Advisory Council for South Asian Affairs, the Northern Queens Health Coalition, the Queens Jewish Agencies Coalition and the Queens Forum.

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32nd Street Left Out Of Rezoning Plans

BY RICHARD GENTILVISO

Community Board 1 will again take up the banner for residents of Dutch Kills on 32nd Street between 36th and 37th Avenues. "We want to send a letter reaffirming our position," Board Chairperson Vinicio Donato said.

A rezoning plan for Dutch Kills was passed by the City Council on October 7 without including a recommendation, supported by Community Board 1 and the Borough President's Office, to limit zoning on 32nd Street where residents are increasingly concerned that they are being surrounded by buildings twice the allowable height of their homes.

"We made it very clear what our position was and the borough president made it very clear what her position was. It made no difference," Donato said at the board's October meeting.

Joy Chen, board liaison for the Department of City Planning, said the zoning for Dutch Kills was approved by the City Council with modifications for an increase of floor area ratio (FAR) for manufacturers, but that the DCP could not include 32nd Street.

"[The 32nd Street modification] is out of scope [with the environmental impact statement] and couldn't be done even though the community board recommended it," she said.

"Was there a way to delay the process and send [the recommendation] back for review?" asked First Vice Chairperson Joseph Guarino. "We spent five hours here that night," he said in reference to the June meeting at which the Dutch Kills zoning was approved by the board with recommendations. "I don't understand why [DCP] couldn't do an [environmental impact statement] on 32nd Street."

John Carusone, zoning chairperson for Board 1 said, "The problem was, there were two groups, a residential group and a commercial group." The commercial group was concerned about a loss of FAR while the residential group's issue was 32nd Street.

The DCP allowed for changes in FAR, first from 2 to 3, and then, upon recommendation from the City Council, from 3 to 4, for the commercial group, but would not allow any modification for 32nd Street.

"When [the FAR] was changed from 2 to 4, doesn't that have a greater [environmental] impact?" Carusone asked. "How can the residential impact be greater?"

"That would make sense," said Chen. "But the [original] zoning did not allow for any residential use at all. Any (residential modification) required an additional EIS and that would have taken another year."

Chen said the board's recommendation for 32nd Street, while solid, was "unfortunately out of scope".

"Why didn't anybody tell us?" asked Donato.

In other business, a renewal for an enclosed sidewalk cafe at Pizza Palace (29-29 Ditmars Blvd.) for seven tables and 26 seats was approved, while renewals for unenclosed sidewalk cafes at Steinway Billiards (35-25 Steinway St.) for 10 tables and 20 seats, Zorba's (29-05 23rd Ave.) for six tables and 18 seats, and Ovelia (34-01 30th Ave.) for 20 tables and 40 seats, were also approved.

Applications to renew licenses for unenclosed sidewalk cafe at Brick Cafe (30-95 33rd St.) for 12 tables and 30 seats and at Plaza Patisserie (29-20 30th Ave.) for 14 tables and 37 seats were denied.

The board also approved its capital and expense budget recommendations for Fiscal Year 2010.