



## **Queens Community Board 13**

219-41 Jamaica Ave.

Queens Village, NY 11428

Telephone: (718) 464-9700

Fax: (718) 264-2739

[www.cb13q.org](http://www.cb13q.org)

**Melinda Katz**  
Borough President

**Leroy Comrie**  
Deputy Borough President

**Bryan J. Block**  
Chairman

**Lawrence T. McClean**  
District Manager

### **BOARD MEETING**

**May 19, 2014**

**Harvest Revival Full Gospel Baptist Church  
119-33 Springfield Boulevard  
Cambria Heights NY**

#### **Attendance: Present**

**Angela Augugliaro, Isa Avery, Alain Berrouet, Bryan Block, Verdell N. Boncoeur, Jackie Campbell, Tanya Cruz, Delroy Dawkins, Bess DeBetham, Bruno DeFranceschi, James Delaney, Terry Ebony DeMondonca, Samuel Elliott, Charles Farruggia, Seymour Finkelstein, Robert Glover, Anthony Greene, Edward Harap, Richard Hellenbrecht, Lloyd Hicks, Fay Hill, Vernal Holder, Mohamood Ishmael, Rhonda Kontner, Kangela Moore, Nagassar Ramgarib, Anup Ramnauth, Peter Richards, Ashok Satkalmi, Sanu Thomas, Mathew Thomas, Pritpal Singh Walia, Derrick Warminton, Clive Williams, Jackie L. Wilson, Jerry Wind.**

#### **Absent:**

**Terence Banks, Corey Bearak, Kyle Bragg, Daisy Carew, Andrea Foy, Jack Friedman, Bonnie Huie, Marcia O'Brien,**

#### **Elected Officials/ Representatives of Elected Officials:**

**Lynette Shelborne-Barfield representing Senator James Sanders, Earnest Flowers representing Assemblyman William Scarborough, Robert Flake representing Senator Malcolm Smith, Jeong-ah Choi representing Borough President Melinda Katz.**

#### **Office Staff Present:**

**Lawrence T. McClean, District Manager, Stephanie Rainkie, Community Coordinator, Maxine Brannon, Community Associate.**

**Mr. Block, Chairman of the Board called the meeting to order at 7:30 PM . Mr. Block welcomed Lloyd Hicks back after a brief illness.**

**Mr. Block announced that Congressman Meeks was called to Washington DC and unable to attend tonight's meeting, he will be rescheduled.**

The April minutes were accepted, Delroy Dawkins made a motion, it was seconded by Dr. Ashok Satkalmi.

Mr. Block Called the roll, there were 26 present, we had a quorum.

### Chairman's Report

On April 3<sup>rd</sup> Mr. Block attended the 105 Precinct Council meeting, and the Rosedale Civic Association meeting.

On April 12<sup>th</sup> Mr. Block attended an event honoring Borough President Melinda Katz for her years of service.

On April 17<sup>th</sup> Mr. Block attended a street co-naming for Rev. Mixon who was the former pastor of the Maranatha Baptist Church.

On April 18<sup>th</sup> Mr. Block attended St. Benedicts, they had a Health and Welfare event.

On April 19<sup>th</sup> Mr. Block attended the Queens Borough Board at Borough Hall.

Motion was made by Richard Hellenbrecht to accept the Chaiman's report and seconded by Bess DeBetham.

### District Manager's Report

Mr. McClean thanked the Rev. and Mrs. Sellers for allowing us to use their church for this Board Meeting.

Mr. McClean mentioned an event " I Love Laurelton" to be held on June 21, 2014.

The Grand Rebbe Anniversary will be held June 30<sup>th</sup> into July 1<sup>st</sup>. A multi agency task force will coordinate services, 15,000 people are expected to attend.

Mr. McClean went on to explain his report in detail to the Board. On May 22<sup>nd</sup> the Queens Borough President is having a Veteran's event at Borough Hall.

Motion was made by Richard Hellenbrecht and seconded by Rhonda Kontner to approve Mr. McClean's report.

Kerry Edge from the Edge School of the Arts spoke next. Ms Edge stated that her school has been in operation since 1996, and is a family owned business. The school is located in Laurelton on Springfield and Merrick Boulevards. They pride themselves in high quality training that normally you would have to travel to Manhattan to get. They teach all phases of dance to children and adults. They have a standard enrollment that is available to anyone from children to adult, and they have a professional enrollment that is for the more serious student who has both talent and commitment.

Fay Hill stated that she has seen their productions and they are outstanding.

Mr. Rondell John of the Dept. of Consumer Affairs was the next speaker. He spoke about a meeting being held at the Mount Moriah AME Chuch in Cambria Heights on NYC's Paid Sick Leave, and what it means for your business.

This will be a forum to help employers understand their responsibilities under NYC's Paid Sick Leave Law. You can get further information by going to [www.nyc.gov/paidsickleave](http://www.nyc.gov/paidsickleave) .

Mr. Block acknowledged the elected officials/ and or their representatives.

Richard Hellenbrecht, Land Use Chair spoke next. Mr. Hellenbrecht stated that there was a Public Hearing last week BSA 755-85BZ 133-33 Brookville Boulevard. ( Cross Island Plaza ). In 1985 a variance was granted, the building was sold a few years ago, the variance expired in 2012. This is to extend and renew the existing variance. Mr. Hellenbrecht introduced Jordon Most the attorney for this item.

Mr. Most stated that this is an application for the Board of Standards and Appeals that's requesting a few minor things. The buildings now occupies the entire block between Merrick Boulevard, Brookville Boulevard, 133 Avenue and 243 Street. They are asking the Board to eliminate the 25 year term, to change or eliminate the buffering, and to modify the parking layout. Eliminating the term of years is being requested because it makes it difficult for financing and leasing , there are about 70-80 tenants that have terms of various years. It becomes hard to re-lease space in the building when you see the BSA term which is on the Certificate of Occupancy and there is only a few years left of the BSA term ( variance ) it makes it difficult to negotiate a 5-15 year lease with a prospective tenant.

Mr. Hellenbrecht stated that the Land Use Committee met last week and some of the things that were pointed out were 1) the term of 25 years gives us a reason to come back and look at this property once in a while and make sure they are living up to their requirements. 2) They were concerned about the parking, the parking on the site is strictly for tenants, across Merrick Boulevard there were houses that were torn down and now there are parking lots ( they are not owned by the current owner of Cross Island Plaza ). It was recommended that if sometime in the future they could acquire one of the properties and use it for visitor parking. 3) they talked about lighting in the parking lots. Mr. Hellenbrecht asked about cell phone towers ( there is a flag pole to the side of the building ) This pole is quite fat and its because it's a Stealth cell phone tower, the committee did ask that they commit to not putting arrays of cell phone towers on the property. They also mentioned trees being planted along the perimeter. Signage telling people who come to park that if they are not tenants they must park across the street.

The Committee met briefly after the Hearing and voted to approve the variance WITHOUT changing the 25 year variance, Councilman Richards concurs with this also. Derrick Warmington asked about the cell phone towers, and Mr. Most said that they really haven't discussed this yet. There are no plans to do anything and maybe the Board should put that in as a condition if they feel that way. Mr. Most said that he wasn't sure that the BSA grants 25 year terms, possibly it is now only 10 year terms. Sam Elliott asked if there were any plans for parking, Mr. Most said that the only way this building works is by providing tenants with parking. It would be hard to lease the space if parking was not provided. Possibly if the owners could get the lots across Merrick Boulevard it could be for Visitor Parking. Mr. Berrouet asked if there were a list of tenants, Mr. Most said that he knows of a few tenants but did not have a list. There are a few Cargo & Freight Companies, SNAP, the building has 70-80 tenants and is 70-80% occupied.

**Mr. Hellenbrecht accepts a motion to approve the BSA variance with the 25 year condition and the condition that they not include cell phone towers on the property. Charles Farruggia made the motion and it was seconded by Bess De Betham. Mr. Block took a roll call vote. There were 35 votes in favor and 1 abstention.**

**Mr. Hellenbrecht said that the ICCC is due to present before the BSA on July 22, 2014. Which means that a month before they must file the documents with their plans. The Community must respond within two weeks after that.**

**Mr. Hellenbrecht spoke on Minority Business Development at Delta Airlines, the Terminal 4 Expansion Program.**

**Phase II extends for another 11 gates at the cost of \$200,000,000. Phase I is pretty much completed with a construction cost of \$700,000,000. Mr. Hellenbrecht explained the amount of minority workers and businesses involved in this endeavor.**

**Delta would come out and speak to Civic groups, let Mr. Hellenbrecht know if you want a presentation.**

**Derrick Warmington asked if all the skilled and non-skilled employees had to be unionized?**

**Mr. Hellenbrecht said that they did. It's a union job.**

**Speaking Time:**

**Ms. Williams spoke about the liquor store on 210 Street and Murdock Avenue( 210-14 Murdock Avenue). A petition with over 150 signatures has been submitted to the Board. They sent letters out voicing their concern about a liquor license being issued for that location. They have not received a response.**

**Mr. McClean said that the State Liquor Authority does not require that a liquor store has to notify the Community Board because the consumption of alcohol is not on the premise. The Board sent out a general letter objecting to the application. Mr. McClean said that he has not received a response to that letter. Mr. McClean explained the proximity of churches and day-care centers to this liquor store. Children get off the Q83 bus at the very location of the liquor store.**

**Peter Richards: Chairman of the Parks and Environmental Committee**

**Mr. Richards said that there will be a Parks Tour on May 31, 2014. The tour is scheduled to leave from the Community Board office at 10 AM, Parks Committee members interested in coming on the tour should meet Mr. Richards at the office.**

**Verdell Boncoeur: Chair of the Nominating Committee**

**Ms. Boncoeur stated that the Committee met but that no slate was put together at this point, they are meeting again later in the week.**

**Clive Williams: Chair Public Safety Committee**

**Mr. Williams stated that their committee has been made far more efficient, Mr. McClean has introduced a new system to review the new applications and renewals of liquor licenses.**

A form is filled out for each application and members of the committee can fill in what decisions should be considered for each submission.

Jerry Wind is able to go on line and access problems with renewals and new applications, Mr. Wind has been attending all Public Safety committee meetings.

Mr. Williams said that there was one outstanding issue, an application that's a renewal, Twin Ponds Bakery. They received a letter from the attorney representing Twin Ponds, Mr. Williams responded to both the attorney and the parties concerned. Mr. Williams said that they will hopefully attend the next meeting of the committee.

Mr. Williams said that the crime stats were not available this evening, due to the fact that Detective Cooper was called on assignment.

He stated that there are spikes in crime in Queens Village and Rosedale, break-ins and various scams.

**Rhonda Kontner: Chair, Youth and Education Committee**

Ms. Kontner said that her committee met on May 7, 2014. Unfortunately it was only Alain Berrouet and herself, if there are any other committee members who have a problem with the time or the day, the first Wednesday of the month at 7:30 PM, they are open to making changes.

They are going to focus on the FAA Tour at the airport over the summer. They will pick up additional agenda items when it comes to September. They would like to get someone from Queensborough, Martin Van Buren H.S. to speak on their programs as well.

Mr. Berrouet stated his interests on this committee as well as other issues that he feels need to be addressed.

**Kangela Moore: Chair, Seniors and Special Needs Committee**

Ms. Moore will be starting a new committee addressing Seniors and people with Special Needs. If there are any new members that would like to be on this committee, please contact Kangela Moore, the Committee Chair, or the Board Chair Bryan Block.

Ms. Moore spoke of her accomplishments as Chair of the Youth and Education Committee. This will be the fourth year of the FAA Tour which she was the founder of, she also initiated an essay contest, they were given awards for their essays by the Parks Committee. They had also drawn attention to synthetic marijuana and brought this issue to the State level. Ms. Moore said that she will make a concerted effort to make sure that our Seniors and People With Special Needs are taken care of.

The Nominating Committee will meet at the Board office on Friday, May 23<sup>rd</sup> at 7 PM.

Mr. McClean stated that last month Fox Car Service had an application before the Board. There has been much discussion on this, and the item was tabled. Mr. McClean stated that this Board took its position because of the position taken by the Queens Colony Civic Association and Councilman Weprin.

Mr. Block stated that last month some of the Board members had questions.

Clive Williams said that he understand that Ms. Augugliaro's first responsibility is to protect her neighborhood. Angela Augugliaro is the President of the Queens Colony Civic Association. He stated that the Civic always speaks for the best interest of the community.

**His concern was that the civic would not meet with Mr. Jogindar Singh from Fox Car Service.**

**Mr. Mohamood Ismael had the same concerns.**

**Angela Augugliaro, President of the Queens Colony Civic Association stated that her Civic was informed that a car service wanted to rent space on Jericho Turnpike, at 247-07 Jericho Turnpike. This is not a typical storefront, it's a storefront with other businesses inside it. Jericho Turnpike is extremely crowded with cars. Parking is a major concern to all the businesses there. With a car service coming in, we are talking about the cars that are being used, the cars that the drivers come to work in. There is no room for these additional cars on Jericho Turnpike. The area is inundated with cars during the day, the people that go into Bellerose Village to take the Long Island Railroad to work. She said that Mr. Singh stated in the first letter he sent them that a Mr. Danbar had granted Mr. Singh permission to park five cars in the rear ally behind the stores. Ms. Augugliaro went to look at the location and this area is a drive-thru not a parking lot. Several of the store owners were called and they told Ms. Augugliaro that this area was not for parking cars, that the drive thru was for truck delivery. Ms. Augugliaro presented that information to her members and said that Mr. Singh wanted to come to their meeting, the membership did not change their mind, they didn't want a car service in the area and saw no point in inviting Mr. Singh to speak.**

**The membership voted 36 opposed to car service, 2 abstentions, and 2 in favor. Therefore they did not feel it was necessary for Mr. Singh to come to their meeting.**

**Ms. Augugliaro stated she received another letter stating that Mr. Singh is not going to park all his cars behind 247-07, he has arrangements with 238-07 Braddock Avenue , which is the parking lot of Super Bazaar Market. Michael O'Keefe President of the Creedmoor Civic sent her pictures of the establishment in question, if you were to park five cars in that lot there would be no room for patrons.**

**The main reason they did not have Mr. Singh come down was because the membership felt that it was not necessary.**

**There was some discussion about the need for a car service in the Bellerose area. Ms. Augugliaro stated that most people have their own cars, there is a Nassau and City bus that also runs along Jericho Turnpike, also buses that run along Hillside Avenue. Ms. Augugliaro stated that she has been on the Board for fifteen years, and many businesses have been denied by the Board, why all of a sudden are we singling out this civic association. Its OK to not want a liquor store, but not OK not to want a car service?**

**Mr. McClean explained that TLC notifications come to the District Manager, he has gone to several Civic Associations to ask their opinions on car services that want to come into their area, He's been to the Federated Blocks of Laurelton, Rosedale Civic. These are Green Cars, they can cruise for a fare or be dispatched.**

**Angela Augugliaro stated that she didn't understand why everyone was attacking her civic association for not wanting a car service. Bess DeBetham said that she wanted the record to show that she felt this was a discussion not an attack. Ms. Augugliaro agreed that it was a wrong choice of words.**

**Mr. Singh stated that he and his wife both drive cabs and that they have lived in Bellerose for over twenty years.**

**Clive Williams had a statement but it caused disagreement among the members and others present.**

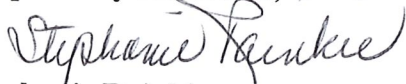
**Mr. Block had to ask the group to quiet down. Mr. Block said that Mr. McClean had sent a letter out stating the position of the Board.**

**Mr. Block took a roll call vote as to this position.**

**There were 17 members in favor of letting the position stand, to oppose the car service. 4 members wanted to reverse the decision, and 8 members abstained.**

**The meeting was adjourned at 10 pm**

**Respectfully submitted,**

A handwritten signature in cursive script that reads "Stephanie Rainkie". The signature is written in black ink and is positioned above the printed name.

**Stephanie Rainkie**

**Community Coordinator**