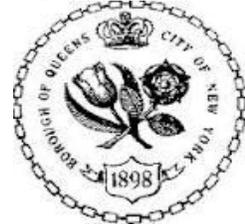




Chairman, Alvin Warshaviak

*The City of New York
Borough of Queens*

Community Board 8
197-15 Hillside Avenue
Hollis, NY 11423-2126
Telephone: (718) 264-7895
Fax: (718) 264-7910
Qn08@cb.nyc.gov



District Manager, Marie Adam-Ovide

Minutes of Community Board 8 Board Meeting held on Wednesday, February 13, 2013 at the Hillcrest Jewish Center, 183-02 Union Turnpike, Flushing, New York

Attendance:

Board Members Present:

Dilafroz Ahmed, Jagir Singh Bains, Robert H. Block, Susan D. Cleary, Kenneth Cohen II, Maria DeInnocentiis, Allen Eisenstein, Carolann Foley, Kevin Forrestal, James Gallagher, Jr., Michael Hannibal, Robert Harris, Steven Konigsberg, Mark J. Lefkof, Mitch Lisker, Elke Maerz, Tammy Osheroov, Charlton Rhee, Samuel Rodriguez, Jesse Rosenbaum, Seymour Schwartz, Michael F. Sidell, Harbachan Singh, Martha Taylor, Robert Van Pelt, Alvin Warshaviak, Albert Willingham.

Board Members Absent:

Carolyn Baker-Brown, Dr. Allen J. Bennett, Maurice Braithwaite, Monica Corbett, Mary Maggio Fischer, Florence Fisher, Howard A. Fried, Joshua Glikman, Marc A. Haken, Tami Hirsch, Frank Magri, Simon Pelman, Frances Peterson, Virginia Rallis, Steven Sadofsky, Annie Salvatore, Anna Sawchuk, Norma Stegmaier, Jacob Weinberg and Stanley Weinblatt.

Others Present:

Anthony Lemma, Jr. representing Congresswoman Grace Meng, Alen R. Beerman representing Councilman Mark Weprin, Costa Constantinides representing Councilman James Gennaro, Carly Liang representing Senator Tony Avella, Anthony Lemma representing Assemblyman David Weprin, Facia Class representing Assemblyman Michael Simanowitz, Megan Keane representing Assemblywoman Nily Rozic, Councilman Peter Vallone, Jamise Jones and Barbara McKeon, CB8 Staff Members.

Call to Order:

Chairman Alvin Warshaviak called this Board Meeting to order at 7:30 p.m.

Public Participation:

Nancy Copperman is the Director of Public Health Initiatives at North Shore LIJ Health Systems.

Ms. Copperman updated the Community Board on tobacco use in the Borough of Queens. They have been working along with the Queens' Smoke-Free partnership to try to decrease tobacco use and decrease second hand smoke to Queens residents.

Carly Liang formally introduced herself. She is representing the office of Senator Tony Avella. The Senator wanted to inform the community that he and Assemblywoman Nily Rozic had a follow-up meeting with Queens Hospital and HHC regarding the T-Building following the Town Hall Meeting. He was informed that they are possibly discussing the decrease of the number of units in the building. Once there are any updates the Senator will let the Community Board know.

Mark Deutscher is here this evening representing parents of P.S. 165. He read aloud a letter from Principal Raquel DeMillio to Councilman James Gennaro. There have been numerous injuries as a direct result of unsafe conditions in the adjacent schoolyard and playground to our school, located at 70-35 150th Street. She is hoping the Councilman would consider a Reso-A grant in order to provide a safe and enjoyable recreational schoolyard and playground.

Bernard Dolington is the Branch Manager of the new TD Bank location that opened this past Sunday. The new branch is located at 76-02 Main Street, Kew Gardens Hills. They provide a full range of products and services for the consumer and client. They have a number of programs for non-profit organizations. He asked that everyone come visit the new location.

James Gallagher, Jr. invited the Board Members to the General Meeting of the Fresh Meadows Homeowners Civic Association on Wednesday, February 27th, 2013 at 8:00 p.m. at the Utopia Jewish Center. The guest speakers will be representatives from the 107th Precinct. They will also have a DEP representative speaking about the new waterline service protection program.

Martha Taylor announced that recently she had to withdraw from her campaign in running for the City Council. She has health issues that need to be addressed. She is disappointed and saddened because she really wanted to make an impact in the community. She is very grateful for everyone for their support.

John Callari is on the Board of the Fresh Meadows Civic Association. They have extreme problems at PS 173. Carolann Foley was very helpful in getting Deputy Inspector Coyle to send five police officers to the school. They gave out 16 summonses for double and triple parked cars in the street. This is a very dangerous situation for the children.

Salute to the Flag

Chairman Alvin Warshaviak led the salute to the flag.

Approval of Minutes:

Mark J. Lefkof made a motion to approve the minutes of January 9, 2013 seconded by Michael Hannibal.

Board Members who approved the minutes:

Dilafroz Ahmed, Jagir Singh Bains, Robert H. Block, Susan D. Cleary, Kenneth Cohen II, Maria DeInnocentiis, Allen Eisenstein, Carolann Foley, Kevin Forrestal, James Gallagher, Jr., Michael Hannibal, Robert Harris, Steven Konigsberg, Mark J. Lefkof, Mitch Lisker, Elke Maerz, Tammy Osheroov, Charlton Rhee, Samuel Rodriguez, Seymour Schwartz, Michael F. Sidell, Harbachan Singh, Martha Taylor, Robert Van Pelt, Alvin Warshaviak, Albert Willingham.

Count in favor: 26 Opposed: 0 Abstained: 0

Chairman's Report

- Chairman Warshaviak was sorry to hear that Martha Taylor was not feeling well. He also felt that Martha Taylor has all the talent that would have made a great councilperson. This community will be lessened because she will not be in that position.
- When the proposed Board Meeting calendars are distributed, Board Members are asked to review the upcoming dates. He is sorry that Ash Wednesday did not come up in the discussion. He will make certain that in the future it does not happen. Again, he asked everyone to check your calendars before we send it out. Everyone is given a month's time to review and announcements are made at the Board Meetings. Please check the calendar at the beginning of the year.
- Chairman Warshaviak asked all the Board Members to take the time to read the brochure on the Queens Groundwater System from NYC Environmental Protection. The brochure gives information on the Queens Groundwater System and what you can expect to see in the coming months at the well in your neighborhood. Kevin Forrestal added that he has and will continue to follow-up with the contact people to see where they are at.
- District Manager Marie Adam-Ovide was granted a leave of absence so she may be able to campaign for City Council. In Chairman Warshaviak's opinion, she is such a great District Manager and he wishes her the best. He feels she would make a phenomenal City Council person. Chairman Warshaviak thanked the staff at CB8 for doing a great job in Marie's absence.
- Chairman Warshaviak read aloud a letter from the Kew Gardens Hills Civic Association.

"On behalf of our entire Board and our area homeowners, we wanted to convey our deepest condolences on the recent passing of Mrs. Jennifer Phillips Brosowsky. Many of us at the Kew Gardens Hills Civic Associations residents worked alongside her and recall her fondly."

District Manager's Report was distributed and submitted by Jamise Jones on behalf of Marie Adam-Ovide.

DOT –Department of Transportation provided responses to many of our outstanding requests.

FDNY – There were 411 structural fires in 2012, up from 401 in 2011. Non-structural fires decreased by 108, medical emergencies remained the same and non-medical emergencies decreased by 400 from 2011 to 2012. There was one civilian death in both 2011 and 2012. Suspicious fires also remained about the same from 2011 to 2012. There is a probationary class of 300+ in the Academy at this time. Candidates were promoted from EMS. FDNY will be switching from a manual building inspection system to a risk-based building inspection system.

DEP – The agency, jointly with American Water Resources is offering "*Homeowner Service Line Protection Programs.*" Water customers may participate in the service line protection programs at a present rate of \$3.99 per month for water line protection and \$7.99 per month for sewer line protection. DEP has also announced its 27th Annual Water Resources Art & Poetry Contest.

We requested the results of the flow monitor study once again. The DEP representative will check with the legal division.

DDC – SEQ 200534 (storm sewers on Santiago Street) is scheduled to begin on February 25, 2013. QED 989 is scheduled to start on March 11, 2013. QED 1000 has begun with pruning work commencing February 4, 2013.

DOB – There were 1,511 complaints made to 311 in 2012. Community Board 8 is down in total complaints year-to-date. Illegal conversion complaints are now 6% of CB8 complaints. There has been an increase in boiler and elevator complaints within the district.

Happy Birthday to: Maurice Braithwaite, Samuel Rodriguez, Alvin Warshaviak and Kevin Forrestal who are celebrating their birthdays this month.



Borough President’s Representative - Susie Tanenbaum

Susie is not feeling well and was not be in attendance this evening.

Committee Report:

Queens Hospital Center T-Building Comunilife Proposal – Maria DeInnocentiis

Maria DeInnocentiis presented facts on the Comunilife situation.

Comunilife met with the CB8 Executive Board on December 5th, 2012 and a Town Hall meeting was held on January 30th at which time over 300 members of the community, especially residents of Parkway Village voiced their opposition to the project. Many members of the Board attended the Town Hall that evening.

History: The T Building on the campus of Queens Hospital Center (QHC) is no longer needed by the hospital. The building is in disrepair. The property is leased by Queens Hospital Center from the owner: the City of New York.

- QHC admits homeless individuals who, if discharged have a substantially higher probability of being readmitted. Hospitals are no longer reimbursed for many readmitted patients. Therefore, the Queens Hospital leadership supports the proposal as a good use for the T Building.
- Comunilife is a not-for-profit human services agency. A non-binding letter of intent was provided to them by HHC to support the idea that they take over the building (from Minutes of the Board of Directors of New York City Health and Hospitals Corporation meeting held on September 27, 2012 via Internet) and redevelop it for permanent supportive housing. The total development cost is estimated at between \$58-70 million.
- At a presentation to CB 8Q Executive Committee, Comunilife presented a revised outline of 251 units of housing as follows.
 - 175 Studios
 - 39 one-bedroom
 - 33 two bedrooms
 - 4 three bedrooms

- The Studios or 70% will be used for referrals for QHC Queens patients who were homeless and need placement. The profile of these individuals will be homeless (formerly) with Mental Illness and HIV positive.
- The remaining will be rented to low income individuals. Special consideration will be given to veterans.
- The individuals with mental illness will not have any supervision and cannot be required to take any medication. Case workers and Social workers will be available at will.
- From Comunilife's web site:
 1. **Prospect Residence** – is 60-units with 25 tenants with special needs.
 2. **Three South Bronx-based apartment houses** provide 242 units which average to 80 units per building and only 25% (an average of 20 per building) are for tenants with special needs.
 3. **Dona Rosita I**, in the South Bronx, and **Dona Rosita II**, in Brooklyn are their two permanent supportive housing residences which serve homeless people with HIV/AIDS and mental health or substance abuse. Combined they total 100 apartments in 2 separate boroughs. For these residences Comunilife advertises a 65% success rate at these residences. Using that figure, 35% (over 88) of the 251 individuals in the T-building will leave the program and will NOT remain stably housed.
 4. **El Rio Residence** is just breaking ground. It will be a 64-unit South Bronx residence with only 35 apartments for adults who are homeless and living with mental illness and 29 for low-income seniors from the community
- This T-Building development is massively larger than the other residences operated by Comunilife.
- There are two schools within view of the T building. The Gateway School for Health Science is a 6-12 grand Public School on the same campus few hundred feet from the T Building. St. Nicholas of Tolentine Elementary School is diagonally across the street on Parsons Boulevard. There a many other schools within short walking distant.
- While, the NYC Health and Hospital Corporation (HHC) states that the T Building is on a list of properties the HHC considered excess, no RFP was issued for the property as was done several years ago when HHC attempted to lease the T Building.
- HHC estimated that it would take about \$2 million to operate the building and another \$50 million to bring it up to code without renovation for new use. Is this a good option for NYS our taxpayer dollars?
- HHC states that they do not need a ULURP review but will need NY City Council approval. Margaret Tietze needed a ULURP to use it as a nursing home. What has changed?
- Comunilife anticipates securing the needed grant dollars by April or May 2013.
- At the Town Hall Meeting a question was asked if Comunilife would have any special means to evict an individual or would they have to follow the lengthy City eviction process. This question was not answered.

Discussion:

- Chairman Warshaviak thanked Maria DeInnocentis for her report. From what he heard from other people, the overwhelming consensus was that everybody was against it. The Executive Board had discussed that we would like to have a resolution drafted and emailed to all Board Members.

- James Gallagher shared that on Monday, January 28, 2013, the Mid-Queens Community Council brought up the issue and are also opposed to the current plan.
- Maria DeInnocentiis urged all civic groups to send their letters of support opposing this proposal to her email.
- Allen Eisenstein questioned whether the \$50 Million to bring it up to code includes the asbestos abatement?

Answer: No. They are all estimate figures.

Motion:

Martha Taylor made a motion that Community Board 8 will prepare a “resolution opposing this project as submitted in its present condition” seconded by Samuel Rodriguez.

Seymour Schwartz will write the resolution and it will be sent out to all Board Members for comment and approval.

A role call was taken due to conflicts of interest.

Vote: 25 in favor 0 opposed 2 abstained with cause

Board Member who voted in favor of the resolution opposing the proposal as submitted:

Dilafroz Ahmed, Jagir Singh Bains, Robert H. Block, Susan D. Cleary, Kenneth Cohen II, Maria DeInnocentiis, Allen Eisenstein, Carolann Foley, James Gallagher, Jr., Michael Hannibal, Robert Harris, Steven Konigsberg, Mark J. Lefkof, Mitch Lisker, Elke Maerz, Tammy Oshero, Charlton Rhee, Samuel Rodriguez, Jesse Rosenbaum, Seymour Schwartz, Michael F. Sidell, Harbachan Singh, Martha Taylor, Robert Van Pelt and Alvin Warshaviak.

Board Members who abstained with cause (employees of Health and Hospital Corporation):

Kevin Forrestal and Albert Willingham.

Chairman Warshaviak acknowledged City Councilman Peter Vallone and wished him good luck and thanked him for visiting our Board.

Adjournment

This Board Meeting adjourned at 8:10 p.m.
Respectfully submitted, Barbara McKeon, CB8 staff
February 14, 2013