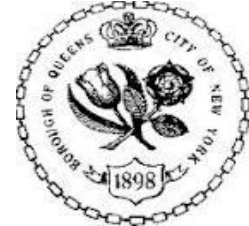




Chairman, Alvin Warshaviak

*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
www.nyc.gov/queenscb8



District Manager, Marie Adam-Ovide

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

Attendance:

Board Members Present: Dilafroz Ahmed, Jagir Singh Bains, Carolyn Baker-Brown, Dr. Allen J. Bennett, Robert H. Block, Susan D. Cleary, Kenneth Cohen II, Monica Corbett, Maria DeInnocentiis, Allen Eisenstein, Mary Maggio Fischer, Florence Fisher, Carolann Foley, Kevin Forrestal, Howard A. Fried, James Gallagher, Jr., Marc A. Haken, Michael Hannibal, Robert Harris, Tami Hirsch, Steven Konigsberg, Mark J. Lefkof, Mitch Lisker, Elke Maerz, Frank Magri, Tammy Osherov, Frances Peterson, Samuel Rodriguez, Steven Sadofsky, Seymour Schwartz, Michael F. Sidell, Harbachan Singh, Norma Stegmaier, Martha Taylor, Robert Van Pelt, Alvin Warshaviak and Albert Willingham.

Board Members Absent: Maurice Braithwaite, Joshua Glikman, Simon Pelman, Virginia Rallis, Charlton Rhee, Jesse Rosenbaum, Annie Salvatore, Anna Sawchuk, Jacob Weinberg and Stanley Weinblatt.

Others Present: Susie Tanenbaum representing Queens Borough President Helen Marshall, Alen Beerman representing Councilman Mark Weprin, Carly Liang representing State Senator Tony Avella, Anthony Lemma representing Assemblyman David Weprin, Facia Class representing Assemblyman Michael Simanowitz, Megan Keane representing Assemblywoman Nily Rozic, District Manager Marie Adam-Ovide and Barbara McKeon, CB8 staff member.

Call to Order:

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

Public Participation:

Andrew Dillon, the social worker in the Department of Mental Health Program at the Parsons Beacon, which is operated by the Child Center of New York, urged the Board Members and Elected Officials to help fight for the restoration of this program.

Mahendra Singh, Oscar Urias, Bibi Chaterpateah, Karim Ahmed and Tanajah Malachi spoke briefly on how important the Child Center of New York at the Parsons Beacon Program is to each of them. This program does great things for the adolescents and asked that the program not be cut.

Board Member Mary Maggio-Fischer thanked everyone for their prayers and donations for her daughter and the Cystic Fibrosis Foundation. This October, Mary will be planning a 25th Birthday party for her daughter as well as being able to dance at her daughter's wedding.

Allen Eisenstein invited everyone to the Community Board Member's annual Queens Zoo Community Breakfast. Saturday, June 1, 2013 from 8:30 a.m. to 11:30 a.m. Please RSVP to 718 271-7361. Mr. Eisenstein guarantees a great tour for the families.

Steven Sinacori is representing St. Francis Preparatory School and the proposed ULURP Application

C 130170 SMQ. The school requests approval of an application for a Zoning Map Amendment to change from an R3-2 Zoning District to an R4 Zoning District. The purpose of the requested action is to increase the permitted floor area of the project area from 1 FAR to 2 FAR and facilitate the expansion of the school by 42,271 SF. Currently the school has exhausted all of its floor area. The proposed rezoning is necessary in order for the school to modernize and expand its facilities to better serve its students. It is not the purpose of the expansion to increase the number of students in the school, but rather to provide the most up-to-date facilities.

Fred Mitron resides in the adjacent property to 65-43 171st Street. This one-family home has applied for a special permit to enlarge their existing home. Mr. Mitron is not in favor of the proposed special permit. He states the height will be too high and the proposed side entrance will be too close to his home.

Brother Leonard Conway has been the Principal at St. Francis Prep for the past 30 years. St. Francis Prep currently has about 2,600 students in the school. Five years ago, Prep celebrated its 150th anniversary. At that time, a master plan was developed to modernize the facility. Brother Conway asked the Board to approve a zoning change to allow for a three-story addition for the music and science programs. He wanted to ensure the Board that Prep is not doing this to increase the student population. In addition, parking spaces will increase. Prep will build state of the art facilities.

Christian Schlendorf is the architect for the St. Francis Prep rezoning project. She gave a brief presentation on the proposed plan. The Music Department will be on the first floor, locker rooms will be on the second floor and the Science Department will be on the third floor. Parking will be added and increased by 14 spaces.

Robert Corbino is the Music Department Chairperson for St. Francis Prep. He respectfully requests that the Community Board approve this proposal by St. Francis Prep.

Kelly Munziata and Noreen McNamara are seniors at St. Francis Prep. Both students urged the Board to vote in favor of the expansion of St. Francis Prep.

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 April 10, 2013 seconded by Dr. Allen Bennett.

Count in favor 36 Opposed: 0 Abstained: 0

Board Members who approved the minutes:

Dilafroz Ahmed, Jagir Singh Bains, Carolyn Baker-Brown, Dr. Allen J. Bennett, Robert H. Block, Susan D. Cleary, Kenneth Cohen II, Monica Corbett, Maria DeInnocentiis, Allen Eisenstein, Mary Maggio Fischer, Florence Fisher, Carolann Foley, Kevin Forrestal, James Gallagher, Jr., Marc A. Haken, Michael Hannibal, Robert Harris, Tami Hirsch, Steven Konigsberg, Mark J. Lefkof, Mitch Lisker, Elke Maerz, Frank Magri, Tammy Osherov, Frances Peterson, Samuel Rodriguez, Steven Sadofsky, Seymour Schwartz, Michael F. Sidell, Harbachan Singh, Norma Stegmaier, Martha Taylor, Robert Van Pelt, Alvin Warshaviak and Albert Willingham.

Chairman's Report:

- Carolann Foley welcomed Deputy Inspector Michael Coyle to our Board Meeting. Deputy Inspector Coyle will be leaving the 107th Precinct and will be going to the 105th Precinct.

Deputy Inspector Michael Coyle thanked Chairman Warshaviak and the Board Members. Deputy Inspector Coyle considered this Community Board his extended family during his tenure. It has been an honor to work alongside the men and women of the 107th Precinct. They are a great bunch of people and truly care about the people. The good news is that his replacement is Captain Frederick Grover. It is very important to Deputy Inspector Coyle to see Captain Frederick Grover succeed at the 107th Precinct. Carolann Foley announced Captain Grover will be a guest at our next Board Meeting in June.

- Board Member Stanley Weinblatt has had an injury due to a fall. He is home recuperating. Please give him a call and wish him well.
- Board Member Maurice Braithwaite has been ill. Please call him and also wish him well. Maurice Braithwaite sent a letter of support for the St. Francis Prep Rezoning proposal.
- Chairman Warshaviak called on Board Member Robert Van Pelt.

Robert Van Pelt announced that he and his family will be moving outside of the Community Board 8 borders. Therefore, it is with sadness that he gives his letter of resignation to the Executive Board and as a member of the Community Board. He is going to miss working side by side with the Board. Some of the finest people are on this Board. Chairman Warshaviak thanks Robert for his years of service and wished him the best of luck.

- Alma Karassivdis will be taking Jamise's position as Community Service Aide on a part-time basis.
- At the recommendation of the Executive Board, Chairman Warshaviak signed a letter of agreement with District Manager Marie Adam-Ovide. Everyone was extremely happy with this decision.
- The Community Board budget has been reinstated to \$206,895.

ELECTIONS – Mark Lefkof, Chair of Nominating Committee

The following people were elected:

Chairman - Alvin Warshaviak

1st Vice Chairperson – Stanley Weinblatt

2nd Vice Chairperson – Martha Taylor

3rd Vice Chairperson – Seymour Schwartz

Marc A. Haken casted a “No” vote.

Executive Secretary – Maurice Braithwaite

Treasurer – Due to Robert Van Pelt's resignation from the Board, a new Treasurer will be nominated and elected next month.

On behalf of all the Officers, Chairman Warshaviak thanked the Board for their trust and confidence in the Executive Board.

District Manager's Report

- District Manager's written report was distributed.
- Community Board 8's annual Health Fair is on Thursday, June 27, 2013. District Manager Marie Adam-Ovide invited everyone to participate. She invites everyone to volunteer and to provide services if you are a business owner or a health service provider. Please contact the Community Board if you are interested. It will be held from 2:00 p.m. to 6:00 p.m.
- Councilman James Gennaro will have a town hall meeting on Tuesday, May 21, 2013 at 6:30 p.m. at Jamaica High School. The plans for renovating Captain Tilly Park will be laid out. For more information you may contact his office at 718 217-4969.
- **DDC** – We have two new Community Construction Liaisons for our Board. They are:

Iva Christie – 718-297-1012 for project No. QED 1000 for water mains. This project will start sometime in July in multiple locations within CB8.

Niel Patel – 718-740-4982 for project No. SEQ 200534 that already started along Hillside Avenue in Holliswood/Hollis.

Happy Birthday to Board Members: Monica Corbett, Marry Maggio Fischer and Jacob Weinberg who are celebrating their birthdays this month.

Martha Taylor – U.S. Tennis Association Update

- The USTA has agreed to give back parts of the land to the New York City Parks Department equal to 1.56 acres. This is a little more than double for the loss of the 0.68 acre that is proposed for alienation under the application.
- .75 acre is open green space and .81 acre is for recreational use including five tennis courts.
- Chairman Warshaviak mentioned the most important point is when the USTA gave double the amount of park land back to the park, the USTA informed Martha Taylor it is because of Community Board 8. Martha Taylor said it is because of Chairman Warshaviak.
- Chairman Warshaviak also mentioned that it looks like the soccer stadium will be presented to the Board in the near future. The proposal will be discussed when it is presented.

Borough President's Representative – Susie Tanenbaum

- Queens Borough President Helen Marshall and the Queens Jewish Community Council invite you to attend a celebration of Jerusalem marking the 46th anniversary of the reunification of Israel's City of Gold at the 65th Anniversary of the modern State of Israel. Thursday, May 30, at 7:30 p.m. at the Young Israel of Hillcrest – 169-07 Jewel Avenue. Featuring internationally-renowned entertainer, Sandy Shmueli along with distinguished speaker, Rabbi Michael S. Miller. RSVP: (718) 286-2857.
- Queens Borough President Helen Marshall cordially invites you to celebrate Philippine Independence Day on Thursday, June 6, at 5:30 p.m. Queens Borough Hall, Room 213 in Kew Gardens. RSVP:(718)286-2857.
- Borough President Helen Marshall's annual Installation Ceremony will be held on Wednesday, June 5th at 6:30 p.m. at the NY Hall of Science. You will receive an invitation if you are up for appointment.
- Happy Bangladesh Independence Day, Happy Shabuoth and Happy Memorial Day.

Committee Report:

Unenclosed Sidewalk Café Renewal – Cinque Fratelli Inc. d/b/a Acquista Trattoria – 178-01 Union Turnpike in Fresh Meadows – Maria DeInnocentiis – Area 6 Chair.

- Acquista Trattoria has had the unenclosed sidewalk every summer for a number of years. They came before the Board for renewal. They are reducing the number of tables to 10 and seats to 20.
- Seven Board Members were at the Public Hearing. They all voted in favor of the renewal consent.

Motion:

Mark J. Lefkof made a motion to approve the renewal consent for an unenclosed sidewalk café at the Acquista Trattoria Restaurant, seconded by Marc A. Haken.

Vote: It was a unanimous vote in favor of the renewal consent.

ULURP No. 130170ZMQ – St. Francis Preparatory School – 61-00 Francis Lewis Blvd. In Fresh Meadows request for zoning change from R3-2 to R4 to facilitate development. Proposed redevelopment of 58,893 gross square feet of floor area. Maria DeInnocentiis – Area 6 Chair.

Motion:

Marc A. Haken made a motion to approve ULURP No. 130170ZMQ – St. Francis Preparatory School Rezoning, seconded by Carolann Foley.

Discussion:

Allen Eisenstein questioned if the proposed expansion is privately funded? Answer: Yes.

Vote:

36 in favor 0 opposed 0 abstained

Board Members who voted unanimously in favor: Dilafroz Ahmed, Jagir Singh Bains, Carolyn Baker-Brown, Dr. Allen J. Bennett, Robert H. Block, Susan D. Cleary, Kenneth Cohen II, Monica Corbett, Maria DeInnocentiis, Allen Eisenstein, Mary Maggio Fischer, Florence Fisher, Carolann Foley, Kevin Forrestal, Howard A. Fried, James Gallagher, Jr., Marc A. Haken, Michael Hannibal, Robert Harris, Tami Hirsch, Steven Konigsberg, Mark J. Lefkof, Elke Maerz, Frank Magri, Tammy Osherov, Frances Peterson, Samuel Rodriguez, Steven Sadofsky, Seymour Schwartz, Michael F. Sidell, Harbachan Singh, Norma Stegmaier, Martha Taylor, Robert Van Pelt, Alvin Warshaviak and Albert Willingham.

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BSA Calendar No. 86-13-BZ – 65-43 171st Street in Flushing. Special Permit in an R2 district for the enlargement of a one-family dwelling without the required open space ratio and exceeding the maximum permitted FAR. – Steven Konigsberg – Zoning Committee Chair

- Zoning Chair, Steve Konigsberg explained that a public hearing was held on April 22, 2013.
- At the public hearing, the attorney and architect for the applicant explained that the owner of the home would not be increasing the sides of the house. The owner will build up; the foot print will be the same.
- The open space ratio is 135% which is less than the 150% open space ratio required in the R2 zoning district.
- There were 3-4 people from the community that did speak. Their concerns had to do whether or not if the house was going to be expanded on the lot. There was no further opposition from the community, once the presentation was given, showing no expansion on the lot.
- This evening, a next door neighbor stated he was concerned about the light and air that might be constricted to the neighbor's house. That really was not presented the night of the public hearing. Should this gentleman have further concerns, he is welcomed to go to the Borough President's public hearing.
- The committee at the public hearing voted unanimously – 7 in favor.

Motion:

Marc A. Haken made a motion to approve BSA Calendar No. 86-13 BZ, 65-43 171st Street in Flushing, seconded by Dr. Allen Bennett.

Discussion:

Kevin Forrestal asked if the plan included windows in the attic. Answer: Yes.
Can this attic than be turned over to a bedroom? Answer: That would be an illegal use of that space.

Maria DeInnocentiis stated that if you square off the house and you change the plans, the house will be well over 2,500 sq.ft. . She was concerned that the plans the owner of this home is putting in, may not be what they finally end up with. The neighbors that were at the Public Hearing were happy with the footprint.

Mark J. Lefkof has concerns about continuing to permit enlargements without the required open space and exceeding the FAR. He will be voting against it.

Robert Harris has concerns about the side entrance being too close to the neighbor's property.

Tammy Osherov is concerned with the side entrance being an obstruction to the neighbor's driveway.

Dr. Allen Bennett explained that when he built his house, he had one child. Then when he had five children, he built a second floor. He put windows in the attic for ventilation. The job of the Community Board is to see if it is reasonable. The building next door is the same height, possibly 1 foot smaller.

Kevin Forrestal: In this case, it is obvious the homeowner intends to illegally occupy the attic space.

Steven Konigsberg stated he has been the Zoning Chair for 10 or more years. He has never really voiced an opinion in the past at any of these types of meetings whether he was for or against. There are ways and methods that are reasonable and allowed to seek special variances and changes. This is why we have laws, meetings and hearings. That is why there is a BSA and a City Council. If we want to shut down all possible changes, then we should pass a law that we can never change anything. He doesn't see what the objection is. He will vote in favor.

Vote: 13 in favor 23 opposed 0 abstained

Board Members who voted in favor of BSA Calendar No. 86-13 BZ, 65-43 171st Street: Dilafroz Ahmed, Jagir Singh Bains, Carolyn Baker-Brown, Dr. Allen J. Bennett, Howard Fried, Marc A. Haken, Steven Konigsberg, Elke Maerz, Michael Sidell, Harbachan Singh, Martha Taylor, Robert Van Pelt and Alvin Warshaviak.

Board Members who were opposed of BSA Calendar No. 86-13 BZ, 65-43 171st Street: Robert H. Block, Susan D. Cleary, Kenneth Cohen II, Monica Corbett, Maria DeInnocentiis, Allen Eisenstein, Mary Maggio Fischer, Florence Fisher, Carolann Foley, Kevin Forrestal, James Gallagher, Jr., Michael Hannibal, Robert Harris, Tami Hirsch, Mark J. Lefkof, Frank Magri, Tammy Osherov, Frances Peterson, Samuel Rodriguez, Steven Sadofsky, Seymour Schwartz, Norma Stegmaier, and Albert Willingham.

Adjournment

Carolann Foley made a motion to adjourn this meeting at 8:34 p.m., seconded by Susan Cleary.
Respectfully submitted, Barbara McKeon, CB8 staff
May 10, 2013