



The City of New York
Borough of Queens

Community Board 8

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Chairperson, Martha Taylor

District Manager, Marie Adam-Ovide

Minutes of Community Board 8 Board Meeting held on Wednesday, March 13, 2019 at the Hillcrest Jewish Center, 183-02 Union Turnpike in Flushing, New York.

Attendance:

Board Members Present:

Carolyn Baker-Brown, Robert H. Block, Edward Chung, Susan D. Cleary, Florence Fisher, Carolann Foley, Kevin Forrestal, Howard A. Fried, Bhitihara-Martha Fulton, James Gallagher Jr., John Gebhard, Joshua Glikman, Marc A. Haken, Michael Hannibal, Robert Harris, Steven Konigsberg, Paul S. Lazauskas, Bright Dae-Jung Limm, Elke Maerz, Mary Maggio, Frank Magri, Rabbi Shlomo Nisanov, Tamara Osherov, Simon Pelman, Charlton Rhee, Seymour Schwartz, Douglas Sherman, Harbachan Singh, Dr. Penny M. Stern, Martha Taylor, Mohammed Tohin, Jacob Weinberg and Albert Willingham.

Board Members Absent:

Dilafroz Ahmed, Jagir Singh Bains, Dr. Allen J. Bennett, Kenneth Cohen II, Monica Corbett, Maria DeInnocentiis, Allen Eisenstein, Tami Hirsch, Fakrul “Delwar” Islam, Mitch Lisker, Jennifer Martin, Dilip Nath, Frances Peterson, Jesse Rosenbaum, Rachele Van Arsdale and Stanley Weinblatt.

Others Present:

Susie Tanenbaum representing Borough President Melinda Katz, Davinder Paul Singh representing Council Member Barry Grodenchik, Henry Yam representing Council Member Rory Lancman, Soojin Choi-Lee representing State Senator John Liu, Pierre Millien representing State Senator Leroy Comrie, Dylan Cepeda representing Assembly Member David Weprin, Daniel Blech representing Assembly Member Daniel Rosenthal, Marilla Li representing Assembly Member Nily Rozic, Marie Adam-Ovide, CB8 District Manager and Izabela Szczepanska, CB8 Staff Member.

Call to Order:

Chairperson Martha Taylor called this Board Meeting to order at 7:31 p.m.

Public Participation:

Marc Bresky – He is an attorney and his firm has been retained by the Holliswood Civic Association to convey the community’s vigorous objection to the waiver of General City Law. They strongly oppose the two applications. A letter was prepared detailing specifics as to why these applications should be denied.

Paul Graziano – He is the planner for Holliswood. They ask that Community Board 8 rejects this proposal. He stated that the developer wants to put the access road on a separate lot. He stated that these four properties will not own lot 52.

Alex Olsen – He is a neighbor of the hospital and would like to speak against this variance request. The developer has not found a solution without seeking a variance. He stated that they have not measured any of the possible environmental impacts that this proposal would have on the community. He stated that there was a lost opportunity for public participation in the developer’s master plan.

Linda Valentino – She is the president of the Holliswood Civic Association. She stated that since the developer has not been thoughtful of Holliswood. The other night the architect was asked what they plan on

doing with the hospital and they do not know. The architect was also asked how much a home will be selling for and he did not know. She stated that they will be selling them for \$2,180,000. DOB ordered him to secure the building and he did not. He has been a terrible neighbor.

Chairperson Martha Taylor introduced Honorable Barry Grodenchik.

Councilman Barry Grodenchik – He has been working with everyone in this community. He had several meetings with the developer and has been disappointed. He finds that they have not lived up to what they have said that they would do. He is against this variance. He does not know the plans for the hospital building. He can never support a zoning change in that area. He is Chair for the Parks Committee of the NYC Council and has launched the Play Fair Coalition. He is happy to say that Friends of Cunningham Park are a member as are 100 community groups throughout the City. They are asking for an increase in the Parks budget of \$100M dollars. Mayor de Blasio has been relatively good to Parks and has funded a lot of capital improvements. He urges everyone to speak to their Council Members and the Mayor’s office in support of this.

Aida Vernon – She is a resident of Briarwood and spoke about the plan to build a jail behind Borough Hall. She stated that this is close to Briarwood as well as schools, playgrounds, and libraries. The City will go before the City Planning Commission on March 25th to certify its application to build jails around NYC. The proposed size is humongous and plans to build a 30-story two tower. She asked the Community Board to support Community Board 9.

Helene Pangalos – She lives across the street from the synagogue. She stated that they turned a two family home into a Bukharian synagogue. They are looking to undo all of the restrictions. She stated that the last three years the BCC has knowingly violated all restrictions; currently has 49 open violations and have not cured any of them. The kitchen is being used and this is known as one of the best restaurants in the neighborhood [*showed an ad from the newspaper of the synagogue advertising catering*].

Margo Pangalos – She is a resident that lives across from the synagogue. She stated that they have 49 violations and are able to build this kitchen. In 2016 she received a ticket for the garbage in front of her house. She asked why everyone has to follow rules except them. She asked what kind of example this would set for the neighborhood if this variance is approved. She requested another traffic study because not everyone walks to the synagogue.

Judy Greenstein – She stated that they are now asking for a variance after the commercial kitchen had already been installed. She believes that once laws are broken they shouldn’t be allowed to change them and make it legal. They need to take the commercial kitchen out. She stated that they advertise selling of their food that is cooked in the commercial kitchen and parties that can be hosted for 500 people. She stated that they continue to break the law and this needs to be stopped.

Simon Pelman – He stated that he is a Board Member and President of Greater New York Health Facilities Association. He thanked the Assembly and Senate for rejecting the Governor’s health care cuts. He stated that this year they negotiated a contract with 1199 and its employees for all nursing homes and hospitals. The governor at that time granted a 1.5% increase. In November, they got a raise and started paying a 3% increase; even though, they only got a 1.5% increase in December. Two weeks ago the Governor decided that he didn’t want to pay for the contract anymore and is taking the money back. His association and 1199 went up to Albany; convinced the Assembly and Senate that this was an unfair way of doing business. They also rejected the .8% cut in Medicaid across the board. He asked that we all thank our representatives at the Assembly and Senate.

Jann McKanic – She asked the Board to vote against this variance. She stated that this road will open to traffic on McLaughlin Avenue and Grand Central Parkway. There is no way traffic will be able to travel since it is too narrow. She stated that a proper study was not conducted to tell what the impact would be. She stated that the developer has an answer to this problem and that is to not build as many homes or deal with the hospital.

Laura Schwartzberg – She lives on the corner of 80th Road and Chevy Chase Street. BSA deliberately put restrictions on the construction to mediate the hardship for homeowners. She stated that there were 14 accidents in 33 months on the corner. A member’s car went through her yard. She stated that she picked up

garbage today [*showed pieces of garbage to the board including a business card from the Bukharian Center*]. She stated that a catering business is not necessary for a religious practice.

Leo Lee – He has lived in the neighborhood for the last 22 years. He stated that there aren't any parking lot facilities. He does not know where you can park an additional 80 cars on top of the 225. Parking is taken by those who take the express bus, use businesses on Union Turnpike, and go to the Day Care. He stated that he has a hard time finding parking. He asked that the Board disapprove this variance.

Ariel Shimunov – He is the Director of the Children's program in the Bukharian Synagogue. During Shabbat they host 40-50 kids. He stated that the wall protects the children when they are playing outside and does not believe that bushes would be able to save children and keep them safe. He stated that a preparation kitchen is the same as a warming kitchen. Cooking food is the same thing as bringing food in. He stated that this is their religious right when they eat and celebrate.

Angelica Shimunov – She is a member of the Hillcrest Jewish Center and Bukharian Jewish Center. She also serves on the Board for Jamaica Estates Association. She asked the members to listen to her plea to save their ritual. She stated that they are blessed with the kitchen. They are able to serve fresh and delicious food that is cooked within their religious guidelines. She would like the Board Members to rest assure that this is not a catering hall but a community service for members. She asked [*the Board to*] save their community.

Nela Harris – She moved to this neighborhood 20 years ago and at that time they did not have a Shul. She stated that it is convenient to have a kitchen. She understands the concerns regarding the parking. The kitchen is essential for the important functions that they have. She stated that the kitchen is essential for people to gather. It is also convenient for older people who cannot prepare food for themselves.

David Murdchayer – He asked the Board to vote in favor of the variance. He stated that the Public Hearings are an important aspect. The preparation kitchen is an essential need for the congregation. He asked, "Why is hot and freshly prepared food essential to a cultural event?" He stated that it goes back to basics of hospitality. In their culture if you are on their doorstep you are always welcome inside for a hot beverage and a hot meal - not frozen pizza.

Rabbi Kogan – He does not think that his neighbors are upset that they have a kitchen but how it affects them. As a community they came to listen to the neighbors. They know how important it is for everyone to work together. He stated that one of the fundamental basis of Jewish religion is love your neighbor as you love yourself. They asked their constituents to pick up garbage and clean the area. On Monday, they discussed [*having*] a committee and they are willing to do that. He asked the Board for support on this variance.

Richard Zav – He wrote to the Board Members to voice his support of the variance. He attended and graduated P.S. 178 but not as an observant Jew at that time. His family moved around and found the Bukharian Synagogue a place they can call home. As a member of the Shul he stated that they have used their resources to accomplish many community based events. They welcomed the New York State Chaplin Task Force. The community would volunteer with visiting the elderly, community services including clean up and going to emergency centers. He thanked BCC and stated that the nature of their culture is to love their neighbors like they love themselves.

Nathan Abramov – He stated that he is here today to work with the Board and the Bukharian Community Center as one. The synagogue has centralized where the Bukharin's come to congregate and pray. He stated that the kitchen is essential because it brings people together. He stated that food is very important to them and if this kitchen is approved it can help them grow.

Mike Nektalov – He stated that 35 years ago there was one synagogue and now there are five within the vicinity. He stated that the community tries to preserve the culture. He informed everyone that during WWII when the Nazis were bombarding the Ukraine and Russia 1.5 million people came to America. He stated that their people accepted them and provided them with food. This is very important to them.

Michael Reichwald – He has lived in this neighborhood for 27 years and is a member of the Board of Directors in Jamaica Estates Association. He is responsible for the security patrol and is the liaison for the Police and Fire Department in Jamaica Estates Association. He stated that at this capacity he is not aware of any past police or security issues regarding the synagogue or any events that were held there. He lives on the same street and has never had any issues with people in his driveway or excessive litter. As an active member of the community and neighbor of the synagogue he has no objections to this variance.

Pauline Bartfield – She is representing the Department of Transportation and would like to provide an update regarding the Van Wyck Expressway capacity and access improvements to the JFK airport project. She informed everyone of a public informational meeting on Monday, March 25th from 6:00 p.m. to 9:00 pm at the Radisson Hotel JFK airport. She encouraged everyone to come and take part in questions regarding the expressway [*flyers were left on the table for more information*].

Sherry Reisner – Is a resident of the community. She stated that the synagogue has many outstanding summonses and this concerned her. She stated that they say things they are going to do but never do. She stated that she is sure that they do wonderful things for their community but is concerned with safety. If the Board were to approve this variance and it is a hazard then you [*the Board*] will have this your conscience.

Chairperson Martha Taylor introduced Honorable Rory Lancman to speak.

Rory Lancman – He gave an update regarding the City Government. They are in the process of adopting the City budget. The Mayor has proposed a \$92.2B dollar budget. March is the month where Council Committees will have hearings on the Mayor’s budget. He stated that everyone is welcome to come and testify or attend the hearings. Community Board 8’s budget priorities is what Elected Officials look at. He stated that there are not a lot of new initiatives in the Mayor’s budget. Once the Council is done with the hearings in March they will assess and evaluate their own priorities. He stated that he has submitted a letter of support for the synagogue. He stated that it is rare that the growth of a church, mosque or synagogue hasn’t been good for our community. He listened to everyone during public participation and believes that legitimate concerns were discussed. He stated that legalizing the kitchen is worth encouraging the growth of institutions that have a positive effect. He stated that this is a positive development and believes we can figure out a way that the synagogues growth will also consider the concerns neighbors.

Chairperson Martha Taylor introduced representatives for other Elected Officials.

Daniel Blech – He is the representative for Daniel Rosenthal and at this time has no available updates. In the coming weeks he will have an update.

Anthony Lemma – He is the Community Director for Assembly Member David Weprin. He discussed two Chinese newspaper articles that stated that Assemblyman Weprin was in favor of the developer. He stated that this is not true and he is not in favor. He stated that Assemblyman Weprin supports the Holliswood Civic Association. He read Assemblyman Weprin’s statement in support of the synagogue [*written statement on file at CB8*].

Salute to the Flag

Chairperson Martha Taylor led the salute to the flag.

Approval of Minutes:

Michael Hannibal made a motion to approve the minutes of February 13, 2019, seconded by Marc A. Haken.

Count in favor 33 Opposed: 0 Abstained: 0

Chairperson Martha Taylor introduced Guest Speaker Jamalodeen Baksh, Regional Partnership Specialist from the U.S. Census Bureau – 2020 Census Presentation.

Guest Speaker:

Jamalodeen “Jamal” Baksh – Mr. Baksh gave a presentation on the 2020 Census. These were some of the main highlights of his PowerPoint Presentation:

- The mission is to serve at the nation’s leading provider of quality data about its people and economy.

- The purpose is to conduct a census of population and housing and disseminate the results to the President, the States and the American People.
- 2020 Census is mandated by Article 1, Section 2 of the U.S. Constitution.
- With the increasingly diverse and growing population (300 million people and over 140 million housing units) they are trying to count every resident living in the United States.
- All responses collected are protected by the Federal Law and are only used to produce statistics.
- Violating Title 13 is a serious federal crime. Violators are subject to serve penalties, including a federal prison sentence of up to five years, a fine of up to \$250,000 or both.
- Census information determines the number of seats each State has in the U.S. House of Representatives.
- Determines the annual allocation of \$675 billion dollars in federal funding.
- The Census will be available in 12 different languages.
- Wave 1 and Wave 2 Area Census Offices were established and will need to hire people from the community to work in the offices. They will be recruiting now through spring of 2020 for various positions (*flyers were left on the table*).
- The 2020 Census will have obstacles and the Census Bureau cannot complete the 2020 Census alone, they need partners to overcome challenges.
- The partnership program is meant to engage the community at the grassroots level in order to reach everyone in the community. They want to partner with every trusted voice in the community.
- In the past, some partners held specific events to raise awareness about responding to the Census or the employment opportunities with the Census Bureau. Examples of the events would range from a media kick-off promoting the Census, a job drive for possible applicants, or an outreach events to promote Census participation.
- Allowing Census Bureau staff the opportunity to have a presence at your events speaks volumes to the community. They are available to speak or participate at your events to share the Census message.

Mr. Baksh opened the floor for questions from the Board Members. Chairperson Martha Taylor thanked Mr. Baksh for her presentation.

Chairperson Martha Taylor Report, March 2019

- Chairperson Taylor read a letter from Honorable Rory Lancman regarding his support for the variance application for 80-14 Chevy Chase Street [*written statement on file at CB8*].

District Manager’s Report, March 2019

HRA – The agency issued the SNAP benefits earlier in February to compensate for the Federal shutdown. To ensure that there isn’t too long of a gap between the issuance in February to the one in March, most benefits were issued between March 1st and March 7th. They asked recipients to monitor and budget accordingly. We learned that there was an increase in people receiving Medicaid in 2018 as compared to 2017.

DDC – They were still doing shut downs last week during the hours of 3:30 p.m. to 11 p.m. The shutdowns should be during the day this week from 7 a.m. to 3:30 p.m. DDC will notify residents. Please contact the Community Board if there are any issues.

DFTA – The agency’s message this month to senior citizens is to change the batteries in their smoke and C.O. detectors. They are also advising them *against* using candles in their home whenever possible. Practice getting out of the home by using two means of egress. It is also a great idea to purchase a fire ladder.

DOT - The agency should resume street marking refurbishments now that it is getting warmer. Priority will be given to the major roads. If you are aware of any location that needs refurbishment, please contact Community Board 8. We learned that 1.7M speed camera tickets were issued last year.

DEP – We had 582 DEP complaints for the month of February. The highest and lowest categories are as follow: noise, leaks, and sewer back-up, dirty catch basin, construction and water main break.

Parks – We have a new Parks Commissioner for the borough of Queens – Michael Dockett who is a resident of Laurelton. We had a scoping meeting for the renovation of the comfort station at Captain Tilly Park on Monday, March 4, 2019.

NYS Comptroller – The state has a *new* savings program akin to the 529 Plan college savings program. This plan is for disabled individuals up to age 26. They can save \$25 a week pre-tax. I will have more information on this soon and will include it in a future CB8 Newsletter.

DSNY – We received notice that residents can now line their brown bins with a clear plastic liner and use any plastic bags in their kitchen container! DSNY has the ability to separate out the plastic from the organics. Lining the bins helps to prevent food from freezing to the bins in the winter, keeps odors down in the summer and makes it easier for Sanitation Workers to collect them. Of course, DSNY still accepts compostable bags and paper bags too. Find tips for participating at on.nyc.gov/BagOrganics.

Remember that on the days that Sanitation collects the organics, they have a split truck. They cannot collect bulk items. Please put out the bulk item on your other collection day.

We are working with Sanitation to provide even better services this year for Passover. I will have the details later this month and they will be included in our Newsletter for April.

Happy Birthday to Board Members: Michael Hannibal, Harbachan Singh and Dilip Nath.



Marie Adam-Ovide

Chairperson Tylor announced that Susie Tanenbaum waved her public speaking time. She provided the following information via email.

Borough President’s Representative – Susan Tanenbaum [written submission]

- Borough President Katz has made the following changes to her staff:
 - Shurn Anderson has been promoted to the position of Economic Development Director: sanderson@queensbp.org; (718) 286-3157
 - Brent Weitzberg has joined the staff as Director of Health & Human Services and Senior Services: bweitzberg@queensbp.org; (718) 286-2680
 - Anayeli Gomez-Brittain has joined as Policy Advisor; women’s issues are also a part of her portfolio: abrittain@queensbp.org (718) 286-2942
- The Borough President’s African American Heritage Committee (AAHC) coordinated an impressive Black History Month event this year, which took place on February 26th in the Helen Marshall Cultural Center. Fourteen high school students were awarded \$1,000 college scholarships; eight honorees received Citations of Honor for their outstanding achievements in various fields; and keynote speaker Oba Babatunde gave a memorable motivational speech. Congratulations to Community Board 8 members Marc Haken and Harbachan Singh, who have served on the Borough President’s AAHC for many years. The committee sets the bar very high!
- The Borough President’s annual Bangladesh Independence Day event took place on March 13th in the Helen Marshall Cultural Center. Community Board 8 member Dilip Nath serves on the Borough President’s planning committee, and Delwar Islam has served on this committee in years past. Congratulations on the success of this event!

- The next monthly meeting of the Borough President’s Queens Complete Count Committee is scheduled for Thursday, March 14th. Community Board 8 members Kevin Forrestal, Michael Hannibal, Carolyn Brown, Dr. Penny Stern, and Delwar Islam serve on the committee – the Board is well-represented. The topic this month is: Citywide Census Efforts. The speakers are Jorge Fanjul, Deputy Director of the Office of the Census for New York City, and Dr. Joseph Salvo, Director of the Population Division in the NYC Department of City Planning. Susie will be glad to make Dr. Salvo’s power point presentation available to CB 8 after the meeting.

Committee Reports:

Zoning Committee – Steven Konigsberg, Committee Chair

- **80-14 Chevy Chase Street**– Mr. Konigsberg stated that there were two public hearings on March 11th. The second public hearing was regarding the application BSA Cal. No. 23-08-BZ, Block 7248 lot 44, 182-69 80th Road also known as 80-14 Chevy Chase Street. This is an application seeking to amend a previously granted variance by BSA Cal No. 23-08-BZ. The variance to amend is in three respects. First it is to permit the use of the brick wall versus what is required by BSA and the original variance for shrubbery and bushes. Second it is to prevent using the basement not just as an assembly room. It is to hold functions and to increase the space. Third it is to permit a food preparation kitchen on the premises. He stated that there were many speakers who were speaking against these requests for various reasons. They were repeated tonight and can be found on the drafted minutes. He stated that Richard Lobel spoke in support of the application and spoke about the necessities for these requirements. In conclusion there was a round of questions and the vote came out to four in favor of the resolution to approve the application and four against.

Marc A. Haken made a motion to approve BSA Cal. No. 23-08-BZ, 182-69 80th Road a/k/a 8-14 Chevy Chase Street, this application is pursuant to sections 72-01 and 72-22 of the zoning resolution of the city of New York. This would legalize the existing Synagogue by allowing a larger assembly space in the cellar with an accessory kitchen, seconded by Harbachan Singh

Zoning Chair Konigsberg opened the floor for discussion.

Discussion:

Kevin Forrestal – I have no question that the synagogue does good work and they are good people. You heard testimony tonight that it is essential. Last Monday the representation was that the kitchen would only be used for the congregation. There were numerous advertisements on the internet. Numerous ads spoke about DJs, luxurious meals. Clearly it is going beyond that and are reaching out beyond their community and congregation to have food. There are \$91,000 in fines that are established. The application says that they would be resolved by the approval of this variance. There are numerous violation that deal with hazardous conditions and are unresolved or were not corrected. There were numerous events where they had no permits for work that they completed. They knew this was a violation and ignored it. The original application was submitted to get a permit and the building was not built as per the approved plans. After completion of the building they proceeded to alter the building to allow catering and events. I believe they should not be rewarded for their intended deception.

Carolann Foley –How as a Community Board could we approve anything with these outstanding fines to the degree they are? Are we going to approve this and let these violation accrue? It is something to think about. They should be corrected before we proceed any further here.

Marc A. Haken - Several people spoke about private streets there are no private streets they are all public streets.

Kevin Forrestal – It is not Holliswood.

Marc A. Haken – Secondly, a gentleman spoke about the difference between prepared food and food you are going to cook right there. I am glad you are not taking care of me. A major concern of mine is that this is a violation of what was said in regard to the kitchen. I see all these ads. This is a business, no question in my mind that this is a business. Other places can have businesses but not this one.

Simon Pelman – I have been to this synagogue and I have spoken at the synagogue. They do a lot of good in the community. He spoke with Assembly Member Daniel Rosenthal, Assembly Member David Weprin and heard good things. He has also heard a lot of problems here tonight that have to be resolved. I spoke to the Rabbi about his meeting with the community; finding out what the problems are; resolving them. As much as he is for this project he would like to see them withdraw the application for six months; come back and tell us what they have done. Otherwise, I am for this application.

Steven Konigsberg – I am aware others would like to speak on the motion. He was just informed by the president of the Bukharian Community Center in Jamaica Estates **Mr. Edward Zavlyanov** that they wish to withdraw the application at this time. We do have a motion on the floor and I think in the Roberts Rules the Board Member who made it must withdraw the motion.

Marc A. Haken made a motion to withdraw, seconded by Harbachan Singh. Steven Konigsberg announced there is no longer a motion pending and the application is no longer pending for quorum. He advised them to speak with the attorney.

- **87-27 Palermo Street** - Mr. Konigsberg stated that the first public hearing on March 11th was in regard to the Holliswood application BSA Cal. No. 2018-184-A through 189-A Block 10509, Lot 52 87-27 Palermo Street Holliswood NY 11423. This application is seeking to waive the requirements of General City Law (GCL) sections 35 and 36. One of which pertains to being permitted to build within the mapped street but unbuilt portion of Clover Place; to allow for the construction of buildings which are land locked and do not front on a city street and would have a drive in road that would be maintained by HOA. There was a presentation from his representative, Richard Lobel. Concluding the presentation we discussed building within a mapped but unbuilt street. The only thing you need to do in order to qualify is find out from DOT if they have any plans within the next ten years to destroy the street. It would make no sense to build the street, build a house and then have to remove it. That was approved by DOT. The second item that caused the provision in GCL regarding streets where you have housing would be ameliorated by the fact of a private street and there are many in our neighborhood. This would allow for members of the public to have access and for homeowners to have access to their houses. The proposal is to construct 19 houses. Without these two waivers they would have to build 13 houses. We have many representatives from the area who spoke against it and again we do have a draft of the minutes of the public hearing. We had many questions from the Board and took a vote on the motion. It was affirmative to the application nine against and zero in favor.

Marc A. Haken made a motion to approve BSA Cal. No. 2018-184-A through 189-A, 87-27 Palermo Street, this application seeks a waiver of GCL sections 35 and 36 to permit the proposed development within the mapped but unbuilt portion of Clover Place; to allow for the construction of buildings that do not front a mapped street, seconded by Seymour Schwartz.

Discussion:

Marc A. Haken – Whereas I don't live in the exact community. The questions were asked who owns this easement for these houses and who will maintain it. Will it be the four houses? The answer was no. This falls under Lot 52. Lot 52 is a former hospital. This entire request for a variance is a bunch of non-sense he urges his fellow members to vote against this variance.

Bright Limm- He agrees with what Marc said and wanted to add that he also agrees with the statement in the minutes made by Paul Graziano.

Kevin Forrestal – Just to follow up on what Marc said the approval for the zoning in Lot 52. DOB issued a notice of revoke and has taken no action since. Also the common roadways in many cases on what they proposed as tax lots one assumes that they become zoning lots. They are not on the property where the house is, which is a problematic. The Homeowners Civic Association does not exist now. They said it would be in the agreement to buy the house and they would have to join. Those who have common driveways, we know how hard it is to get everyone to pay for work that is required. It is very problematic and he urges everyone to vote against this variance.

Harbachan Singh – At the hearing the President of the Holliswood Civic Association had very clearly put up a strong case that the developer had so many obstacles and objections that he was not willing to accommodate the application. He was asked the question whether these variances could be avoided by redesigning. And he said he would have to build less houses and it is his own choice.

Howard Fried – He attended the Public Hearing on Monday and heard the points that were raised and the answers by the developer. Two things that concern him is the issue with the easement and the money answers we received about who ultimately is going to maintain it how is it going to be maintained that roadway and ultimately with an association that does not exist. Second point when asked the question why has the hospital building been demolished now. There was no answer there either. With all those reasons and everything else said with tonight I am against this.

Roll call vote was taken. Unanimously against this application.

Count in favor 0 Opposed: 31 Abstained: 0

Committee Reports:

Health Committee – Seymour Schwartz, Committee Chair

- Ad Hoc T-Building Committee – Mr. Schwartz spoke about the T-Building and its history. In 2014, a developer came forward taking advantage of the laws of the City through the Department of Housing Development and Preservation. He came forward with a proposal for rehabilitation of the building. That included: 206 affordable housing apartments, 12,000 square feet given to the Health and Hospital Corporation for its free use and 8,000 square feet. The developer held a notion and was cooperative when given a number of stipulations. He moved forward and built a contract with 8,000 square feet rent free for a community center to serve central Queens. A couple months ago, we proposed to the developer of lending a million dollars for the rehabilitation. He agreed and Queens Community House stands responsible for the million dollars. They will be backed up by the developer if they cannot come up with all the money. They will begin construction on the T-Building in either April or May and believe it will take two years. A prepared statement by Queens Community House was distributed as to how they will conceive their contribution. Assembly Member Weprin has originated a forceful letter to the NY State Legislature backing it up for capital funding. The Board has a responsibility when it next considers the City budget for 2021 and that is to include our community center [T-Building]. To request City and State Legislatures to do the same thing. He asks the Board to support our next new community center.

Capital and Expense Budget Committee – Marc A. Haken, Budget Director

- Response to the Mayor’s 2020 Preliminary Budget – We have submitted to the City both of our requests for Expense Budget and Capital Budget. They answered us back with the same answers that they had given us each year. We responded to their response [in the letter you will see what our responses are to their responses].

Chairperson Martha Taylor announced that Bhitihara Fulton will table her report until next month. She also wished a Happy Birthday to Michael Hannibal, Harbachan Singh, and Dilip Nath.

Adjournment

Carolann Foley made a motion to adjourn this meeting at 9:25 p.m.

*Respectfully submitted,
Izabela Szczepanska, CB8 staff
March 25, 2019*