



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, May 9, 2018 at the Hillcrest Jewish Center, 183-02 Union Turnpike in Flushing, New York.

Attendance:

Board Members Present:

Dilafroz Ahmed, Jagir Singh Bains, Carolyn Baker-Brown, Robert H. Block, Edward Chung, Susan D. Cleary, Maria DeInnocentiis, 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, Tami Hirsch, Fakrul “Delwar” Islam, Steven Konigsberg, Paul S. Lazauskas, Mark J. Lefkof, Bright Dae-Jung Limm, Elke Maerz, Mary Maggio, Frank Magri, Jennifer Martin, Dilip Nath, Rabbi Shlomo Nisanov, Tamara Osherov, Simon Pelman, Frances Peterson, Jesse Rosenbaum, Seymour Schwartz, Dr. Penny M. Stern, Martha Taylor, Mohammed Tohin, Stanley Weinblatt and Albert Willingham.

Board Members Absent:

Dr. Allen J. Bennett, Kenneth Cohen II, Monica Corbett, Allen Eisenstein, Mitch Lisker, Charlton Rhee, Douglas Sherman, Harbachan Singh, Rachele Van Arsdale and Jacob Weinberg,

Others Present:

Susie Tanenbaum representing Borough President Melinda Katz, Rianna Young representing Councilman Barry Grodenchik, Henry Yam representing Councilman Rory Lancman, Anthony Lemma representing Assemblyman David Weprin, Honorable Assembly Member Daniel Rosenthal, Daniel Blech representing Assembly Member Daniel Rosenthal, Hudy Rosenberg representing Assemblywoman Nily Rozic, Marie Adam-Ovide, CB8 District Manager and Jatnna Reyes, CB8 Staff Member.

Call to Order:

Chairperson Martha Taylor called this Board Meeting to order at 7:30 p.m.

Public Participation:

Nephelie Andonyadis – Ms. Andonyadis was representing Cornerstone Theater Company. A professional non-profit theater company based in Los Angeles. With support from Queens College, they are creating a play about Queens. They are looking for people and organizations to participate. They will be stationed at Queens College from July 12th through August 12th. Performances will be held on August 10th and August 11th. For more information, please visit: www.cornerstonetheater.org.

Denise Downing – Ms. Downing is from the Queens Borough Public Library, Queens Village branch. She is spoke about the Older Adults Services and Mail-A-Book program. Flyers were left at the table with the next upcoming events.

Eric Palatnik – Mr. Palatnik is the attorney representing Bolla Gas Corp., the applicant for BSA Cal. No. 539-66-BZ – 61-19 Fresh Meadow Lane.

Salute to the Flag

Chairperson Martha Taylor led the salute to the flag.

Approval of Minutes:

Mark J. Lefkof made a motion to approve the minutes of April 18, 2018, seconded by Carolann Foley.

Count in favor 35 Opposed: 0 Abstained: 0

Chairperson Martha Taylor asked Mark J. Lefkof to begin the Elections for the Executive Officers

Mark J. Lefkof, Chair of Nominating Committee – In accordance with the By-Laws of CB8, nominations were held at the April meeting for the positions of Chairperson, 1st Vice-Chair, 2nd Vice-Chair, 3rd Vice-Chair, Treasurer and Secretary. In accordance with the By-Laws, elections are held for these positions. There will be a roll call vote for each nomination.

Nomination for Chairperson – Martha Taylor.

Count in favor 35 Opposed: 1 Abstained: 0

Board Members against:

Tamara Osherov.

Martha Taylor was re-elected Chairperson of Community Board 8.

Nomination for 1st Vice Chair is Stanley Weinblatt.

Count in favor 37 Opposed: 0 Abstained: 0

Board Members against:

None.

Stanley Weinblatt was re-elected 1st Vice Chair of Community Board 8.

Nomination for 2nd Vice-Chair is Seymour Schwartz.

Count in favor 37 Opposed: 0 Abstained: 0

Board Members against:

None.

Seymour Schwartz was re-elected 2nd Vice-Chair of Community Board 8.

Nomination for 3rd Vice-Chair is Michael Hannibal.

Count in favor 37 Opposed: 0 Abstained: 0

Board Members against:

None.

Michael Hannibal was re-elected 3rd Vice-Chair of Community Board 8.

Nomination for Treasurer is Harbachan Singh.

Count in favor 34 Opposed: 3 Abstained: 0

Board Members against:

Maria DeInnocentiis, Tami Hirsch and Albert Willingham.

Harbachan Singh was re-elected Treasurer of Community Board 8.

Nomination for Secretary is Carolyn Baker-Brown.

Count in favor 37 Opposed: 0 Abstained: 0

Board Members against:

None.

Carolyn Baker-Brown was re-elected Secretary of Community Board 8.

Mark J. Lefkof, Chair of Nominating Committee closed elections for all categories.

Chairperson’s Report – Martha Taylor:

- Congratulations to Board Member Harbachan Singh who is being honored this evening by Councilman Costa Constantinides.
- Best wishes to Board Member Dr. Allen Bennett who is recuperating.
- Welcome back to Stanley Weinblatt!

Chairperson Martha Taylor welcomed Honorable Assembly Member Daniel Rosenthal and asked him to say a few words.

Honorable Assembly Member Daniel Rosenthal – Assembly Member Rosenthal thanked Mr. Lefkof for his 40 years of community service well served. He thanked the 107th Precinct for catching the perpetrator in South Carolina that harmed a woman in Kew Gardens Hills about a week ago. He advised that if anyone has any issues or concerns to contact his District Office at: 718-969-8326.

Chairperson Martha Taylor read a letter addressed to Borough President Melinda Katz from Mark J. Lefkof regarding his resignation from the Community Board. She invited him to say a few words.

Mark J. Lefkof – Mr. Lefkof mentioned that he is very honored to have a get together with everyone from the Community Board to celebrate his retirement on May 22, 2018. Mark and his wife are making a transition and are setting up permanent residence in Boynton Beach, Florida. He stated that it was an extreme honor to serve his community and the entire Community Board 8 area for the past forty years. He has been very active in many things. He was on the committee to find a site for the 107th Precinct. He received one of the four (4) shovels from the ground breaking ceremony, which is now at the Community Board 8 office. He stated that Community Board 8 is one of the most civilized Community Boards of the Borough. We get a lot accomplished and we are respectful of each other.

District Manager’s Report, May 2018

DOH & MH – The mosquito season and West Nile Virus season started on April 1st. They are encouraging the residents to report any standing water. That issue can be reported until the end of the season on October 1st. For standing water issues that are on City property or within the City’s jurisdiction, the department contacts the agency directly to ask them to remedy the situation. No violations are issued to a sister agency.

The agency will host a Food Safety Workshop for restaurants at Borough Hall on May 16, 2018. For more information and to register send an email to infobfsc@health.nyc.gov or please call 646-632-6001. It is an opportunity for restaurants to change their grades to an A.

DOT – OEM encourages all residents to get the Notify NYC App and the 311 App on their mobile telephones. The OEM Representative reiterated the need to have a working smoke detector. This is in light of the deaths from the fire that occurred in Queens Village recently. Make sure that your electrical wiring conforms to code. As the weather is getting warmer, residents will be using their AC units. Please plug them directly onto an outlet. Many fires are caused by faulty electrical wiring or the misuse of electrical extension cords.

DFTA – He informed us that there will be a training for newcomers to Medicare on May 23rd at 2 Lafayette Street in Manhattan from 10 a.m. to 12:30 p.m. Please call (212) 602-4180 to register. May 1st was the start of the cooling season. There will be heat cooling assistance at Borough Hall 120-55 Queens Blvd, 2nd floor on Mondays and Wednesdays. They will cover the cost of installation which cannot exceed \$800.

DOB –CB8 saw a 6% decrease in complaints reported to 311 in February and a 22% increase in March. The increase is attributed to the fairer weather and residents being out and about. Most of our complaints were for work without permit. If there are any co-ops that need inspections to have their gas turned on, please contact us and we will work with Buildings to have the work expedited.

DOT – DOT did not have a date yet for the street markings slated to be done in CB8. Our DOT Representative drove on the eastbound Grand Central Parkway S.R. and observed the issue created by the lack of markings. He stated that he will look to have something done temporarily to address it. The CB8 requests are still being given priority. Union Turnpike resurfacing should be completed very soon.

NYPD – Unfortunately, the NYPD was not in attendance at our DSC this morning. We hosted the first NCO meeting for Sector B in our office on April 30th. We had about 30 residents in attendance many of whom were members of the Holliswood Civic, Jamaica Estates Association and Cunningham Heights Tenants. It was standing room only. They voiced their concerns and will receive follow-up calls directly. Many had to do with traffic, commercial vehicles and speeding.

PARKS – The work at Cunningham Park is progressing. In response to the complaints from the community about accessing areas that have been closed off, the deadline for completion is fall 2018. There must be a scoping meeting done first to ensure that all requirements have been met. There is no access until DPR can make sure that all is safe.

QPL – The Queens Public Library had their Annual Public Hearing on April 19th and they are still accepting public comments. These comments can be submitted via their website until May 20th at www.queenslibrary.org/budget or they can mail it to the 89-11 Merrick Boulevard in Jamaica, New York 11432.

In addition, libraries are cooling centers. All are welcome.

DEP, DHS, FDNY & DSNY - These agencies did not attend the District Service Cabinet.

Happy Birthday to Jacob Weinberg, Monica Corbett, Ed Chung and Mary Maggio celebrating their birthdays this month!



Marie Adam-Ovide

Borough President's Representative – Susie Tanenbaum

- On behalf of Borough President Melinda Katz, Ms. Tanenbaum invited everyone to attend her annual Memorial Day Observance Ceremony on Thursday, May 24, 2018 at 11:00 a.m. at the Veterans Memorial Garden at Queens Borough Hall [120-55 Queens Boulevard]. Anyone interested in attending must RSVP at: www.queensbp.org/rsvp or 718-286-2661. Also on this day at Noon, Assemblywoman Nily Rozic will be hosting her annual Asian American heritage Month event at Townsend Harris High School in Flushing. One of the honorees on this day is one of our own Board Member Bright Limm. Everyone is invited to attend.
- Also on behalf of Borough President Melinda Katz she asked everyone to mark their calendars for Tuesday, May 22, 2018 at 6:00 p.m. for the Borough President's annual Queens Iftar Observance event. It will be held at the Helen Marshall Cultural Center at Queens Borough Hall.
- She mentioned that Borough President Katz will be in attendance for Mark Lefkof's Retirement Dinner Celebration. Ms. Tanenbaum expressed to Mr. Lefkof how much he will be missed by all. She thanked him for his service to this community for the past 40 years.
- On behalf of Borough President Katz, she wished all of those celebrating a Happy Ascension Day on May 10th, Happy Mother's Day on May 13th, Happy Yom Yerushalayim (Jerusalem Day) on May 13th, a blessed Ramadan on May 15th and 16th, Happy Shavuot which begins on May 19th, a blessed Vesak (Buddha Day) on May 29th and 30th and a Happy Memorial Day to everyone celebrating on May 24th.

Committee Reports:

Jagir Singh Bains, Area 4 Chair

BSA Cal. No. 539-66-BZ – 61-19 Fresh Meadow Lane – A Public Hearing was held on Monday, May 7, 2018. At the Public Hearing there was a presentation by Mr. Eric Palatnik representing the applicant of the above premises. This application is a request to reopen and amend the variance of a gasoline service station previously granted to permit the proposed reconstruction of an existing gasoline station with a new accessory convenience store. No one from the public signed up to make any comments about this application. A motion was made to grant the request to reopen and amend the variance for the reconstruction of this establishment. The vote was unanimous, 4 in favor, 0 opposed and 0 abstained.

Marc A. Haken made a motion to approve BSA Cal. No. 539-66-BZ, 61-19 Fresh Meadow Lane, to reopen and amend the variance of a gasoline service station previously granted; to permit the proposed reconstruction of an existing gasoline station with a new accessory convenience store with the conditions of not having an in-store eating facility and correct the issue of parking on the sidewalk, seconded by Kevin Forrestal.

[Chairperson Martha Taylor opened the floor for questions/discussion from the Board Members.](#)

Maria DeInnocentiis – Ms. DeInnocentiis had concerns about food preparation at this location. She wanted to know if there will be a kitchen at this establishment.

Answer: [Eric Palatnik] – Mr. Palatnik stated that this will be a convenience store. There will be food, but most of it will be pre-made. There will be a microwave and a toaster.

Another question brought up by Ms. DeInnocentiis was the sale of alcohol on premises. She wanted to know if the distance from the school to the gas station was checked to see if it meets the requirement for selling alcohol close to a school. She is opposed to the selling of alcohol close to a school.

Answer: [Eric Palatnik] – Mr. Palatnik stated that he does not know where the nearest school is located in relation to the premises.

Answer: [Carolann Foley] – Right around the corner.

Mr. Palatnik stated that he was not aware of these requirements. They will check and if there is a prohibition, of course they won't be selling alcohol at this establishment.

[Chairperson Martha Taylor asked Michael Hannibal, Liquor License Committee Chair and DM Adam-Ovide to look into this matter and make sure this gets addressed.](#)

DM Adam-Ovide – DM Adam-Ovide stated that there is a 200 foot rule.

Jesse Rosenbaum - Mr. Rosenbaum asked if the soil has been tested at this location for contamination

Answer: [Eric Palatnik] – Mr. Palatnik stated that the soil will be tested and whatever portion of the soil that needs to be removed, will be removed according to the consent for the NYS Department of Environmental Conservation (DEC).

Mark J. Lefkof – Mr. Lefkof stated that there is a Junior High School within less than 200 feet from this establishment and there is a High School on the other side of the Expressway. In the past, there have been many issues not only with the youth hanging out around the Wendy’s, Arby’s and the Dunkin Donuts. As Chair of the Public Safety Committee, he suggested that there be some type of security measure so that the youth don’t hang out near the convenience store.

Answer: [Eric Palatnik] – Mr. Palatnik stated that they wouldn’t want that to happen either. They spoke about this at the public hearing and he was given the contact information of the local NCO officers to establish a relationship with them.

Susan D. Cleary – Ms. Cleary asked if there will be available parking, since there will be a convenience store at this location.

Answer: [Eric Palatnik] – Mr. Palatnik stated that there will be available parking at this location.

Kevin Forrestal – Mr. Forrestal stated that the original application had included a Burger King restaurant at this location. This is why several questions were raised about seating area. This is no longer the case. In regards to parking, going back to the original variance, the BSA made an error leaving the word “not” out of the statement that there will not be parking on the sidewalk that would obstruct the crossing of pedestrians.

A roll call vote was taken.

Count in favor 32 **Opposed:** 6 **Abstained:** 0

Board Members against:

Maria DeInnocentiis, Florence Fisher, Carolann Foley, Tami Hirsch, Mary Maggio and Albert Willingham.

Adjournment

Carolann Foley made a motion to adjourn this meeting at 8:27 p.m.

*Respectfully submitted,
Jatna Reyes, CB8 staff
May 15, 2018*