

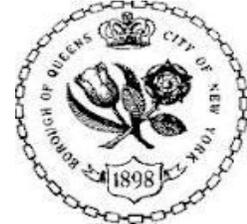


Chairman, Alvin Warshaviak

*The City of New York  
Borough of Queens*

**Community Board 8**

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District Manager, Marie Adam-Ovide

Minutes of Community Board 8 Board Meeting held on Wednesday, October 14, 2015 at the Hillcrest Jewish Center, 183-02 Union Turnpike in Flushing, New York.

**Attendance:**

**Board Members Present:**

Dilafroz Ahmed, Carolyn Baker-Brown, Dr. Allen J. Bennett, Robert H. Block, Edward Chung, Susan D. Cleary, Maria DeInnocentiis, Allen Eisenstein, Mary Maggio Fischer, Florence Fisher, Carolann Foley, Kevin Forrestal, James Gallagher Jr., Joshua Glikman, Robert Harris, Sylvia Hernandez, Tami Hirsch, Fakrul “Delwar” Islam, Steven Konigsberg, Paul S. Lazauskas, Bright Dae-Jung Limm, Elke Maerz, Jennifer Martin, Rabbi Shlomo Nisanov, Simon Pelman, Frances Peterson, Jesse Rosenbaum, Steven Sadofsky, Seymour Schwartz, Douglas Sherman, Michael F. Sidell, Harbachan Singh, Martha Taylor, Mohammed Tohin, Jacob Weinberg, and Albert Willingham.

**Board Members Absent:**

Jagir Singh Bains, Kenneth Cohen II, Monica Corbett, Howard A. Fried, Marc A. Haken, Michael Hannibal, Mark J. Lefkof, Mitch Lisker, Frank Magri, Tamara Oshero, Charlton Rhee, Samuel Rodriguez, Alvin Warshaviak and Stanley Weinblatt.

**Others Present:**

Stephen Everett representing City Planning, Susie Tanenbaum representing Borough President Melinda Katz, Sara Abiboutros representing City Council District 23, Stephanie Campanha representing State Senator Tony Avella, Aaron Siegel representing Assemblyman David Weprin, Marilla Li representing Assembly Member Nily Rozic, Marie Adam-Ovide, CB8 District Manager, and Alma Karassavidis, CB8 staff member.

**Call to Order:**

Second Vice Chair Martha Taylor called this Board Meeting to order at 7:30 p.m.

**Public Participation:**

**Paul Lazauskas** - I want to update everyone on a couple of events that will be taking place on campus (*St. John's University*) in the next couple of weeks. Next Tuesday, the Queens Borough President's salute to Italian Heritage. All are invited. We have great Honorees this year. It is going to be a great event. If anyone from the Elected Officials offices would like to attend, just reach out to me and I will make the arrangements. Also on November 10<sup>th</sup> we will have our Salute to Veterans Day on campus. It will be in the D'Angelo Center, indoors this year. Lastly, on November 8<sup>th</sup> is the American Cancer Society's Breast Cancer Walk at Flushing Meadow Park. The date had to be changed because of the Mets playoff schedule.

**Sylvia Hernandez** – October is Domestic Violence Awareness Month. Queens College would like to invite the community to participate in their ceremony, which will take place on Wednesday, October 28<sup>th</sup> at 11:00 a.m. in the Rosenthal Library. There will be more details to follow and we will also have the information posted on the Queens College website.

**Salute to the Flag**

Second Vice Chair Martha Taylor led the salute to the flag.

**Approval of Minutes:**

**Second Vice Chair Martha Taylor** - After the September Board Meeting, one of our members questioned the policy that one can only abstain from voting for cause. Community Board Meetings are supposed to be governed by Roberts Rules of Order. Under these rules, no one can be compelled to vote and should have the option of abstaining. The Borough President’s office and the Law Department will be reviewing this at their October 22, 2015 District Managers’ Meeting. Therefore, the Minutes of the September Board Meeting are being tabled until we receive an answer. If someone wants to abstain, then he/she can do it (*perhaps, we are not sure*) without having cause. I would like to thank the member of the Community Board for bringing this up, because I have a feeling he/she may be right. I have always just taken it as a rule because for many years we were told by the governing body of the Community Boards that this was the way it had to be done. Perhaps they are wrong, we will find out.

**Steven Sadofsky** – Asked if there would be voting on anything at tonight’s meeting.

**Second Vice Chair Martha Taylor** – No, we cannot.

**Steven Sadofsky** – If there are no abstentions there is no reason not to vote.

**Second Vice Chair Martha Taylor** – True, but we don’t know if there are going to be abstentions until we come to each particular point.

**Kevin Forrestal** – How are we going to pass the Capital and Expense Budget Items?

**Second Vice Chair Martha Taylor** – We are going to have to table it, unless we come to the place where we can make the report and then I will ask if there will be any abstentions.

**Kevin Forrestal** – Unless it is so close and the one vote would sway it, it shouldn’t matter.

**Second Vice Chair Martha Taylor** – It shouldn’t matter. If there are no objections, I think that is fine. Is anyone objecting or do we have abstentions?

**Kevin Forrestal** – As far as the Minutes are concerned, that was what was presented. What we vote on is what was presented, it does not state that it is correct. We could approve the Minutes and then get clarification later.

**Second Vice Chair Martha Taylor** – I will entertain the motion.

Carolann Foley made a motion to approve the minutes of September 9, 2015 seconded by Dr. Allen J. Bennett.

Count in favor   29                        Opposed:   0                        Abstained:   0  

**Board Members who approved the minutes:**

Dilafroz Ahmed, Carolyn Baker-Brown, Dr. Allen J. Bennett, Robert H. Block, Edward Chung, Susan D. Cleary, Allen Eisenstein, Mary Maggio Fischer, Florence Fisher, Carolann Foley, Kevin Forrestal, James Gallagher Jr., Robert Harris, Sylvia Hernandez, Tami Hirsch, Steven Konigsberg, Paul S. Lazauskas, Bright Dae-Jung Limm, Elke Maerz, Jennifer Martin, Jesse Rosenbaum, Steven Sadofsky, Seymour Schwartz, Douglas Sherman, Michael F. Sidell, Harbachan Singh, Martha Taylor, Mohammed Tohin and Albert Willingham.

**Board Members who did not approve the minutes:**

None

**Second Vice Chair Martha Taylor** – I want to say again I think it is a really good point and I am waiting for clarification on it as well as at least one other person on this board. He/she will remain nameless, unless he/she wants to reveal their identity.

**Bright Dae-Jung Limm** identified himself as being the Board Member posing the question.

**Second Vice-Chair’s Report – Martha Taylor:**

- Community Board 8’s Memorial to honor Shirley Weinstein, who was a CB8 employee and Civic Activist, is being tabled until the November 12<sup>th</sup> meeting.

- It was the consensus of the Executive Committee to change our next CB8 meeting date from November 18<sup>th</sup> (*third Wednesday*) to November 12<sup>th</sup> (*second Thursday*). This change is to enable Community Board 8 to vote at the Borough Board Meeting on Monday, November 16<sup>th</sup> on the Proposed Zoning Text Amendment.
- The Public Hearing on the Text Amendment will be held on Monday, October 26<sup>th</sup> at 7:30 p.m. here at Hillcrest Jewish Center.
- In your packets, you will find a list of proposed meeting dates for 2016. If there are any issues with these dates, please contact Marie Adam-Ovide by November 1<sup>st</sup>. If there are no changes, these dates will become final.

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**District Manager’s Report, October 2015**

**NYPD**

Detective Motta informed us that we are doing well. The 107<sup>th</sup> Precinct is down 4.5 % on all major crimes. There was a rise in robberies the last time he reported; however, arrests were made recently.

**HPD**

Local Law 65 came into effect on August 25<sup>th</sup>. If the Department of Housing Preservation and Development is called on the same issue three times or more, the agency will assess the property owner a \$200 fee for the inspection. The fee will be collected by the Department of Finance. If it is not paid, it will remain on the property as a lien.

Property registration was required for all multiple dwellings. Two-family dwellings that are not owner-occupied or not occupied by a family member must also register with HPD. If you have not done so, you will be unable to cure any violations for that property.

Please note that when filing complaints for hot water of heat, you must give your contact information and location. The agency must inspect your apartment; take the internal temperature of your apartment to determine if a violation is warranted.

**DOB**

The Department of Buildings website will be updated by December of this year. They estimate that it takes 8 ‘clicks’ to reach the property information. The new website will facilitate searching for information. Users will need to use less ‘clicks’ to get the same information. They will schedule a training session at the end of the 2016 winter season or in early spring for the Community Board and elected officials.

The customer service week is approaching where administrators come to the outer boroughs to check on how the employees interact with the public. The expanded homeowner’s night has been very successful and the agency recommends referring homeowners with building issues. The Queens office sees an average of 56 homeowners each Tuesday night. They see more than 50% more homeowners than the other boroughs.

The agency anticipates the hiring of 300 personnel who will be mostly plan examiners and inspectors. There is still a need for eight (8) support staff members in Queens to input information in a timely manner and prevent a backlog. They would also be helpful during the extended homeowner’s night hours

**DDC**

The Department of Design and Construction informed of two issues while working on Queens Boulevard between Hillside Avenue and 84<sup>th</sup> Drive under the QED1001 Project. On September 30<sup>th</sup> a large rock broke the window of Lee’s Toyota. The window has been repaired. On October 5<sup>th</sup> a Bus Shelter’s glass shattered during construction. They have contacted DOT and will have an update after the scheduled inspection (within 10 days). They already started to work on Queens Boulevard between 87<sup>th</sup> Avenue and 84<sup>th</sup> Drive.

**DEP**

Community Board 8’s complaints were mostly related to leaks and noise last month. The agency has seen a surge in complaints regarding construction noise. To address this issue, a new noise unit has been formed to address noise from construction at night. We were informed at the Budget Consultation that there will be five (5) people assigned to that unit. They encourage residents when they file complaints to give a timeframe as to when the noise is occurring (*i.e. every evening from 8 to 10 p.m.*).

**HRA**

The agency is increasing its outreach efforts to young adult ages 18 to 24 years old. To encourage custodial parents to start a child support case and to encourage non-custodial parents to meet their obligation. They have several programs to assist all involved. There are mediation services available; ways to manage child support accounts online; free child care programs for parents who are students.

**DFTA**

The Department will host its Annual Public Hearing on Monday, October 19, 2015. The venue has changed from the Borough President’s office to the Sunnyside Senior Center located at 43-31 39<sup>th</sup> Street in Sunnyside. There is minimal parking and the use of public transportation is highly recommended. If anyone wants to testify they must first register by going to the DFTA website at [www.nyc.gov/aging](http://www.nyc.gov/aging). For those without computer access, please contact the Community Board as soon as possible and we will assist you.

**DOT**

The Department of Transportation stated that it must wait for the Department of Design and Construction to complete all work under the QED1001 Project before resurfacing streets in the project area. It appears that this DDC project will be expanded.

We receive many complaints regarding the cleanliness (lack thereof) of the arterial highways. The NYCDOT is given a very minimal funding from New York State to address the clean-up. They usually go every six week to a location. Unfortunately, within a week of cleaning the location it is littered again.

Once again, there is no funding allocated to repair or replace curbs. The Borough Commissioner stated that every year the Department requests funding and every year it is turn down. The City is responsible for installing and repairing curbs according to the City Charter. The agency cannot meet its obligation without funding. Even when a City agency breaks someone’s curb it is not being repaired. The homeowners are asked to file a Comptroller’s claim; pay for the repair out of pocket and wait to be reimbursed. Not everyone has the funds to pay for this repair and wait to be reimbursed, especially some of our seniors on fixed incomes. When they are unable to do so, in time the sidewalk becomes damage and then it becomes the responsibility of the homeowner.

***Happy Birthday to Susan Cleary, Howard Fried and Bob Harris who are celebrating their birthdays this month!***

**Marie Adam-Ovide**

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**James Gallagher Jr.** - I would like to add (*under DEP*) that this Sunday from 11:00 a.m. to 2:00 p.m., there will be a rain barrel giveaway for those who live in Assembly Member Nily Rozic’s district. (*Mr. Gallagher directed an inquiry to Marilla Li, representing Assembly Member Nily Rozic whether or not there were any barrels left*).

**Second Vice Chair Martha Taylor** – Invited Marilla Li to respond to Mr. Gallagher’s inquiry.

**Marilla Li, representing Assembly Member Nily Rozic** – There are still some rain barrels remaining. If you would like to reserve one, you are welcome to speak with me after this meeting or call the office at 718-820-0241.

**James Gallagher Jr.** - I have one other question. You said the deadline for any changes to the 2016 Meeting schedule is Sunday, November 1<sup>st</sup>. Is that correct?

**Marie Adam-Ovide** – That should be changed to Monday, November 2<sup>nd</sup>.

### **Borough President's Representative – Susie Tanenbaum**

- I will echo Paul Lazauskas in saying that on behalf of Borough President, Melinda Katz, I want to cordially invite everyone to the Annual Italian Heritage and Cultural Month event at St. John's University this coming Tuesday at 7:00 p.m. Last year as you may remember we had the pleasure of honoring Maria DeInnocentiis. We hope you will join us.
- Borough President Katz has a new Newsletter, which I am distributing to everyone. Borough President Katz asked Community Board members and community members whether they are receiving weekly online updates from our office. If you are not, please add your name and email address to the list to receive the online Newsletter. I am passing it around the room.
- I would also like to wish all the October babies a Happy Birthday. I share a birthday with you this month as well.

### **Office of City Planning – Stephen Everett**

- The Jamaica Now Leadership Council is tasked with providing community support and oversight in conjunction with the Borough President's office on the previously announced Jamaica Now Action Plan. Our second Council Meeting is coming up. The Council itself has been identified but the Council Committees are not required to be made up completely of Council Members. If anyone is still interested in being active in this engagement, please let me know after the meeting and I will give you my contact information.
- There will be a Public Hearing on Monday, October 26, 2015 at 7:30 p.m. here at this same location regarding the Mandatory Inclusionary Housing Text and Quality and Affordability Zoning Text Amendment. I will be making the presentation and answering questions at that time.

### **Committee Reports:**

#### **Jesse Rosenbaum - Transportation Committee Chair- PIN X051.63: NYSDOT Proposal to rehabilitate the 188<sup>th</sup> Street Bridge over Grand Central Parkway**

**Jesse Rosenbaum** - We had a Public Informational Hearing in regard to the 188<sup>th</sup> Street bridge refurbishment, which is the bridge that runs over the Grand Central Parkway. The Hearing was held at the Young Israel of Jamaica Estates on Thursday, October 8, 2015. The bridge, as it stands right now is over 50 years old and in safe condition. However, because the bridge needs repair to infrastructure, there is a project underway which anticipates to add 30 years of life to the bridge. The project itself will take approximately 16 months. Construction will begin in April 2016. The bridge will remain open throughout the entire construction project. The bridge roadway will be replaced with something called an Accelerated Bridge Construction method. This method is 20% more expensive but is a much quicker approach to doing the repairs. The roadway will be replaced with a pre-cast deck type of panel. The work itself will take place over four weekends this coming summer. The summer was selected because they feel that the traffic use is lower with schools closed and people on vacation. Work will be done in the evening after rush hour on Friday night through Monday morning prior to rush hour. The bulk of the construction will be on the infrastructure itself which will not affect use of the bridge. They will replace electrical, telephone and sewer work which will take place during the 16 months span. Over the four weekends the bridge itself will have one lane open in each direction as well as pedestrian lanes throughout the entire process, so the bridge will always remain open. There will be traffic guards for safety while the project is going on. There was an issue of an *Eruv* which permits the Orthodox Jews in the community to bring a carriage or a wheelchair or to carry across the bridge. DOT is working with the local Rabbinic to have that taken care of. This was just a summary of the project. You will find a much longer explanation in your packets.

**Marie Adam-Ovide** – I just want to mention that it is not in your packet. We found an error just prior to the meeting and didn't have time to correct it. The corrected version will be re-sent via email in the morning.

**Second Vice Chair Martha Taylor** – This is not going to begin until April 2016 so there will be reminders because we are all going to forget about it between now and then.

**Seymour Schwartz - Health Committee Chair** – Update on T-building

**Seymour Schwartz** - You will recall a meeting that we held where we discussed the recommendations of the Health Committee with regard to the T-building. We came away collectively with a number of stipulations before we could agree to support the proposal for the T-building. I will say parenthetically we were told unequivocally that the approval of the Community Board nor the Borough President is required to move forward with the project. It is beyond our ability to mandate or demand anything.

Our stipulations included:

1. *8,000 SF rent free to the Community Board for use as a Community Center.*
2. *Union labor to be employed throughout the project.*
3. *Priority to CB8 residents when selecting tenants for the property.*
4. *Priority for Veterans when selecting tenants for the property.*

We met with the developer because there were a number of unanswered questions. Susan Cleary and I had a very productive and successful meeting with Mr. Dunn.

During our meeting the first thing discussed was the matter of union labor. Mr. Dunn reported that the estimated cost of union labor would add an additional \$21-\$27 million to the project. The City Agency sponsoring the project said it would not provide any additional funding above the amount originally planned for the project. Mr. Dunn has been meeting with the Building and Construction Trades Council and a number of its affiliate union locals. Slowly but surely, there seems to be agreement on the part of a number of these union locals and the Trades Council itself, where a formula is being created to satisfy the issue of union labor. I can tell you that it appears as if we can be very optimistic about that happening. There appear to be no barriers at this time. Mr. Dunn said if we resolve this issue, we can accomplish the rent free 8,000 SF for the use of the Community Board. A community facility in CB8 is sorely needed for residents of all ages. The approval is only required by the local City Council Member and the NYC Council; and subsequently it will move forward.

The discussion then turned to the planned 75 out of 206 units that will be set aside for special needs residents. We were given every assurance that the vetting process would be absolutely rigid and reliable. It is estimated that 50,000 people will apply for housing and will be selected by lottery. The proposed occupants will first be screened by Health and Hospitals Corporation (HHC), followed by the service provider, who we assume is Comunilife (*for the 75 clients with special needs*) and finally the developer, Mr. Dunn will do the final background screening. Mr. Dunn pointed out to us more than once, that he has the biggest stake in seeing to it that the people selected among the 75 will not create the kinds of problems that we may foresee. He made clear that these residents will be scattered through the building, and not be clustered.

There is an old City regulation that says that in affordable housing of this type, it calls for a 50% preference for current Community Board residents. The City at the current time would like it to be reduced to a 30% requirement. In either case, there will be the stipulation for residents of our Community Board. We are speaking now of the remaining units. The law also requires that 5% of the units be set aside for City employees, and 2% for those with visual or mobile impairment. In response to another issue raised by CB8, he responded that a preference for veterans “can be worked out”.

Mr. Dunn reminded us that they have already set aside 12,000 SF rent free for use by HHC. At the current market rate for the 8,000 SF that we may acquire for CB8, the value is somewhere in the area of \$250K. He returned to the question of getting approval for the union labor issue. He repeated that there is reason to believe we can get the 8,000 SF rent free. He made it clear that he would make that part of his revised recommendations to the City Agency and that he will continue to be helpful in securing the rent free community facility. We remain in contact with Mr. Dunn regularly and feel that he is acting in the interest of our community. Clearly, if we are to succeed, our board will then have to: find the considerable funding necessary for operational expenses, and to consider the creation of programs to serve the needs of community residents of all ages. Mr. Schwartz asked Susan Cleary if she would like to add any comments to his report.

**Susan Cleary** added that we are cautiously optimistic on the project going forward.

**Seymour Schwartz opened the floor for questions**

**Douglas Sherman** – I sit on the Board of Directors for Parkway Village, which is directly across the street from the T-building and one of the concerns that residents have is security. Was that subject discussed?

**Seymour Schwartz** – Yes, that subject was discussed more than once. There will be personnel in the building 24/7. They have established a procedure for vetting the people who will be in the 75 units placed there by HHC. I think they are quite conscious of the need for assuring the security of the project.

**Douglas Sherman** – The impact on parking is another issue of concern. We already have an issue with people from the hospital coming into Parkway Village and parking. We currently have a very aggressive towing program. We are towing any vehicle that we find illegally parked inside the village.

**Seymour Schwartz** – The parking question was asked of Mr. Dunn and HHC. They assured us that many of the seniors in the building, in their experience, will not require much parking. They feel confident that the space inside the area of Parsons Boulevard should prove satisfactory. We recognize that there is a problem at Parkway Village. We hope that the problem will be contained.

**Kevin Forrestal** – It's not just Parkway Village. People have to look to park in the surrounding neighborhoods like Hillcrest Estates and Flushing North. I am not disputing their assurances, but I haven't heard a builder yet tell me that there was inadequate parking.

**Florence Fisher** – I would like to know why as the Chairperson [Building/Housing Committee], I was not invited to this meeting with Mr. Dunn?

**Seymour Schwartz** – Simply because this was not meant to be a full meeting. It would be difficult to select who from our Committee would go. Susan went because she volunteered to carry forward on the project.

**Florence Fisher** – Why do you have a Housing Chairperson on this Committee if you don't include them in an issue as big as this one?

**Second Vice Chair Martha Taylor** – I think we need to take that up at another time.

**Seymour Schwartz** – Florence it is a little late for that. It is over now. This is what we did. If you want to pursue it in any way, present it to the Executive Board.

**Mike Sidell** – Is the trailer behind the T-building going to be removed and what is happening with the warehouse on the corner?

**Seymour Schwartz** – You want me to be an expert on the Queens Hospital property.

**Second Vice Chair Martha Taylor** – I am amazed at the work you have done Sey and Susan and your Committee. We have to thank you for a job more than well done!

**Martha Taylor – Interim Budget Chair – Fiscal Year 2017 – Capital and Expense Budget Items Priorities**

**Second Vice Chair Martha Taylor** – Since I was not able to attend the meeting regarding the Capital and Expense Budget Items Priorities Seymour Schwartz chaired the meeting. Sey will now cover the vote for the last item on the agenda.

**Seymour Schwartz** – So that you are aware of the procedure on Capital and Expense items, the Area Chairs meet and they select who goes first. Each Area Chair had a list of requests both for Capital and Expense items. This is what we came up with. If you have looked it over, we hope that it is time for a vote.

**Dr. Bennett made a motion to accept the recommendations for Capital and Expense Items, seconded by Steven Sadofsky.**

*A hand vote was taken on the motion.*

Count in favor   36                        Opposed:   0                        Abstained:   0  

**Board Members who voted in favor:**

Dilafroz Ahmed, Carolyn Baker-Brown, Dr. Allen J. Bennett, Robert H. Block, Edward Chung, Susan D. Cleary, Maria DeInnocentiis, Allen Eisenstein, Mary Maggio Fischer, Florence Fisher, Carolann Foley, Kevin Forrestal, James Gallagher Jr., Joshua Glikman, Robert Harris, Sylvia Hernandez, Tami Hirsch, Fakrul "Delwar" Islam,

Steven Konigsberg, Paul S. Lazauskas, Bright Dae-Jung Limm, Elke Maerz, Jennifer Martin, Rabbi Shlomo Nisanov, Simon Pelman, Frances Peterson, Jesse Rosenbaum, Steven Sadofsky, Seymour Schwartz, Douglas Sherman, Michael F. Sidell, Harbachan Singh, Martha Taylor, Mohammed Tohin, Jacob Weinberg, and Albert Willingham.

**Board Members who voted against:**

None.

**Carolann Foley** - On Sunday, October 25<sup>th</sup>, the 107<sup>th</sup> Precinct Community Council is holding its Annual Children's Halloween Party from 12 Noon to 4:00 p.m. Come in costume. All donations will be accepted - candy, decorations, labor, etc.

Carolann Foley made a motion to adjourn this meeting at 8:26 p.m., seconded by Steve Sadofsky.

*Respectfully submitted,  
Alma Karassavidis, CB8 staff  
October 22, 2015*