



Melinda Katz
Queens Borough President

Community Board No. 2

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*Revised on January 8, 2016

Patrick A. O'Brien
Chairman

Debra Markell Kleinert
District Manager

December 3, 2015

Community Board 2 Meeting Minutes

Attendees

Terri Adams
Ana Bridge
Bessie Cassaro
Claudia Chan
Lisa Deller
Sally Frank
Dana Frankel
William Garrett
Kenneth Greenberg
Richard Gundlach
Benjamin Guttmann
Anne Hart
Reverend Jerome
Ellen Kang
Denise Keehan-Smith
Badrun Khan
Marie Konecko
Jordan Levine
Sheila Lewandowski
Dominic Lippolis

Charles Markey
Dorothy Morehead
Patrick Murray
Lakshmi Reddy
Norberto Saldana
Moitre Savard
Beth Sexton
Regina Shanley
Lauren Springer
Carol Terrano
Mary Torres
Karolina Tosi
Rebecca Trent
Anthony Tudela
Santiago Vargas
Al Volpe

Absentees:

Czarinna Andres
Diane Ballek
Sandra Bigitschke
Stephen Cooper
Mohammed Jewel
Donald McCallian
Patrick A. O'Brien
Elliot Park
Elba Santiago
Michael Son

Community Board 2 Staff

Debra Markell Kleinert, District Manager
MaryAnn Gurrado

Elected Officials

Senator Michael Gianaris
Council Member/Majority Leader Jimmy Van Bramer
Yoni Bokser, Queens Borough President Melinda Katz's Office

Matthew Lerch, Senator Gianaris's Office
Matthew Wallace, Council Member/Majority Leader Jimmy Van Bramer's Office
Jason Banrey, Council Member/Majority Leader Jimmy Van Bramer's Office
Maggie Hayes, Council Member Elizabeth Crowley's Office

Department of City Planning

Penny Lee
Alexis Wheeler

New York City Police Department

Captain John Travaglia, 108th Police Precinct
Police Officer Luis Diaz, 108th Police Precinct Community Affairs

Public Comment

William Kregler
James Condes
Dorothy Kominsky
Barry Druss
Peter Johnson
Rob Basch, Hunters Point Park Conservancy
Jonah Gensler, Sunnyside Community Services
Paul Salow
Tom Ryan, Northern Woodside Coalition
Miguel Cavanos
Christina Veg
John Martin, Valley Inc.

Public Hearing Speakers

Tom Ryan, Northern Woodside Coalition

Guests

Justin Chin, NYC Health and Hospital Elmhurst
Leslie Wright, NYS Parks
Christina Amez, Hunters Point Park Conservancy
Noah Kaufman, Long Island City Roots
Felix Figueroa

Ms. Deller, 1st Vice Chair welcomed everyone to the meeting and announced she would be chairing the meeting in Mr. O'Brien's absence.

Pledge of Allegiance

Ms. Deller welcomed Captain John Travaglia, Commanding Officer, 108th Precinct who provided the following update:

- Wished all happy holidays and safe travels.
- Captain Travaglia announced he has completed his first year.
- The 108th Police Precinct is experiencing another great year.
- Captain Travaglia provided crime stats for the last 28 days with a year over year comparison
 - Robberies 11 versus 11
 - Felony Assaults 10 versus 10
 - Burglary 20 versus 13, up 7%
 - Grand Larceny 40 versus 43, down 7%
 - Grand Larceny Auto 14 versus 10, up for the last 28 days
 - Murders 2 versus 2
 - Rape 15 versus 14
 - Robbery 25% decrease
 - Burglaries 13% decrease
 - Felony Assaults 7% decrease
 - Grand Larceny 21% decrease
 - Grand Larceny Auto up 8 for stolen cars
- Praised the work of the 108 Police Precinct Detective Squad. They have the highest clearance rate of cases in Queens North. Index crimes are down and their arrests are up; bringing cases to a successful conclusion. The Squad Commander is doing a fantastic job.
- Traffic Program, up 1% with motor vehicle accidents which are 38, and are up for the year.
- There were three (3) traffic fatalities.
 - Bike summonses 930 in 2015 versus 340 in 2014
- Captain Travaglia stated that bicycles must follow the rules of the road.
- Captain Travaglia discussed the mobile command unit in the Sunnyside area.
- Captain Travaglia provided an update on Secrets, which is an active investigation due to a shooting.

Captain Travaglia entertained questions.

Senator Mike Gianaris

Senator Gianaris provided the following update:

- Attended Thanksgiving Day event at Sunnyside Community Services. He thanked Sunnyside Community Services for all the great work that they do.
- Senator Gianaris spoke about the corruption issue in Albany. He is hoping for changes with regard to the legislature members having a law practice or outside business beyond the income allowance. He would like them to adopt the same rules as the Congress.

- Working hard to have more school space due to the growth in LIC, as there are not enough school seats.
- Pushing for street safety and increase the penalty for people who drive with suspended licenses that kill someone. Seeking to change the state law to make sure the punishment matches the crime.
- Discussed the 12 hour parking spots under the #7 Line. Will go back to revisit this issue.
- Discussed Move NY.

Senator Gianaris entertained questions.

Council Member/Majority Leader Jimmy Van Bramer

Council Member/Majority Leader Jimmy Van Bramer provided the following update:

- Wished all Merry Christmas, Happy Hanukkah, and Happy Holidays.
- Discussed the hearing on two bills that would strengthen the penalties for hit and run drivers and repeat offenders who are found guilty of hit and run crashes.
- Reported that hit and run crash statistics this year so far is 38,000.
- There have been 4,000 cases year to date where a driver hit someone and left the scene of the accident. The Council Member spoke of one man who struck and killed a pedestrian who left the scene of the accident. That driver did the same thing five years ago.
- The bill increases penalties and the NYPD supports it. It will require NYPD to report the data on these bills. Expects this Bill to pass on December 16, 2015.
- Last year passed a bill where a driver hit Luis Bravo, who was killed on Broadway and 60th Street. The driver is still out there and has not been caught.
- Discussed the issue concerning the cleanliness on 43rd Street and thanked all for their concern regarding this issue.
- Council Member Van Bramer announced that he has employed, through tax payer dollars, Wildcat Cleaning Services. They have cleaned the area of 43rd Street and the area will continue to be maintained and monitored. Council Member Van Bramer wrote a letter to the LIRR and the MTA who have an obligation to maintain and care for their areas and will his office will keep up the pressure on them to maintain it. The Council Member also stated he has written a letter to the MTA/LIRR concerning increased lighting for the area.
- Addressed the issues of new schools and that the new school PS 361 opened in Woodside, first to open in Woodside in 60 years.
- Continues to fight for a middle school in District 30.
- Hopes to have news on new schools in Hunters Point, LIC.
- Discussed the Mayor's Zoning Proposals ZQA and MIH and that Community Board 2 voted it down. Has met with the Administration and the proposal will come to the City Council. Council Member Van Bramer reported he has taken very seriously what the Board has said. He has concerns and will see if they can get all the qualifications that are attached to the vote into the final legislation, should it pass. There is no guarantee that it will pass, but he is working with the administration. Council Member Van Bramer has set with the Deputy Mayor and the process is ongoing and it is anticipated that it will go to the City Council in February/March.
- Reported that Six (6) Day library service is back.
- Woodside Library is open on Saturday for the first time in seven years.

- Ribbon cutting ceremony to expand the Court Square library next Friday, this will double the size of the library.
- Announced that Noonan Playground Phase II Construction on handball courts and basketball courts has begun and the cost is \$3 million dollars.
- Announced his office is conducting the 6th Annual Holiday Food Drive is currently underway now through December 14, 2015 and donations can be dropped off at the district office or library branches.
- Will be attending Sohncke Square Tree Lighting Ceremony and will be attending many holiday lightings in this district.
- Attended a ground breaking ceremony with the Mayor on the Phase II Hunters Point South in LIC. The council Member stressed that any further building has to come with new schools.
- Council Member Van Bramer announced the City Council has allocated \$170 million to add 1300 new police officers and that there should be more police officers on bikes.
- Thanked the following individuals:
 - Chairman Patrick O'Brien
 - Everyone for their service
 - Lisa Deller
 - Joe Conley
 - Thanked everyone for giving him the opportunity to be their City Council Member.

Council Member Van Bramer entertained questions.

A board member spoke about cyclists who do not obey traffic rules or wear safety equipment. She discussed the issue of insurance and licensing and that they are mandated to wear safety equipment. Council Member Van Bramer stated that everyone should follow the rules of the road and NYPD has stepped up enforcement and are ticketing cyclists.

A board member thanked Council Member Van Bramer for all that he does. She informed that Woodside has lost some board members, and asked that when appointments come up, that the board is brought up to scale with the other two communities. Council Member Van Bramer stated this is an important issue and that all neighborhoods should be equally represented and that we have balance in the community.

A board member spoke about a dangerous situation on 11th Street and Jackson Avenue where trucks are making a left turn. This is just going to lead to more problems.

Council Member Van Bramer recognized members of his staff:

- Matthew Wallace, Chief of Staff
- Jason Banrey, Deputy Chief of Staff

Dorothy Morehead reported there are people living in boats on Newtown Creek who are posting ads on Craig's List. There are approximately 18 sail boats at the end of Vernon Boulevard along the Creek into the canal; this is a dangerous situation as people are climbing onto the fences to gain access.

A board member requested more officers patrolling on bicycles.

Santiago Vargas stated there is a need for proper order and procedure during the running of the agenda at the Community Board 2 Meetings. He made the following recommendations:

- That the Board appoints a parliamentarian who is versed in Roberts Rules of Order.
- Booklets should be given to CB 2 member for their education and use.
- That the Board appoints a Sargent at Arms to maintain order and proper discourse in the room, someone who is cordial and diplomatic and large enough to control people.
- That the Board makes a request for a uniformed officer to be a presence at meetings, as these meetings could be considered a soft target.

Carol Terrano requested that a parliamentary procedures manual be distributed to all Board Members.

Ms. Deller stated everyone is a little edgy about public meetings due to what is going on around the country and this will continue to be a topic of discussion.

Ms. Deller stated we have Parliamentary Procedures, By-Laws and Roberts Rules of Order and this will be shared with all the board members.

Yoni Bokser, Queens Borough President Katz's Office

Mr. Bokser provided the following update:

- The Borough President held her own independent recommendation on the Zoning Proposal for ZQA and MIH. She is opposed to the Proposals and her full letter is accessible on line.
- The Borough President attended the Hunters Point South Ground Breaking.
- The Borough President and the Transportation Chair of the MTA attended a Real Estate Breakfast. One of the highlights of the MTA Capital Plan is that the East Side Access Sunnyside Station has been included on the Plan.
- \$10 million has been allocated for the rehabilitation of the Hunters Point Rail Road Station, as well as other stations in this district.
- Home Energy Assistant program is back up and anyone can come to Borough Hall on Monday through Wednesday from 9 to 5 for assistance with applications.
- The Borough President held two informational sessions for the Parent Advisory Board.

Questions were entertained.

Maggie Hayes, Council Member Elizabeth Crowley

Ms. Hayes announced the following:

- Council Member Elizabeth Crowley extends her holiday wishes.
- December 8, 2015 holiday party will take place at:
 - District Office in Glendale at the Shops at Atlas Park from 4 to 7 pm

Elizabeth Lusskin, Long Island City Partnership

Ms. Lusskin announced the LIC Partnership is conducting a census of the Long Island City area and is requesting that everyone complete the Long Island City Business & Organization Survey. She announced with the assistance of the local elected officials they were able to secure resources for this project. The survey will collect data and the information gathered from the survey will be used to help maintain and

enhance LIC's vibrant, mixed-use community while accommodating its growing sectors. The survey may also be completed on line at www.licpartnership.org. The survey closes on January 15, 2016.

Leslie Wright, NYC Regional Director provided an update on Gantry Park and New York State Parks and Recreation.

Ms. Wright presented a slide presentation on Gantry Plaza State Park.

- Opened second and newest dog run.
- Opened new set of public restrooms.
- Discussed park office and ranger station.
- The tot lots, basketball and handball courts will be restored. The backboard posts and nets will be updated, and the tot lot surface and the play equipment will be changed .
- They will be cleaning out the drainage system.
- The entire wall along the back will be fixed. The disconnected fence will be taken down and replaced with a higher fence to prevent handballs from going over the wall.
- Will not be adding lights.
- The construction will begin in Spring, 2016 and will open in Summer of 2016.
- Thanked Rob Basch and works very closely with Hunters Point Park Conservancy.
- Ms. Deller asked if there is still an opportunity for community engagement in the redesign. Ms. Wright stated people can submit ideas and they are open to comments, however there is very little they can do as it is limited space.
- Ms. Lewandowski reported the basketball courts were poorly designed. It feels like a done deal and those who live adjacent to the courts were not consulted on the redesign and many people have a lot to say about their short term use. Ms. Lewandowski has observed people climbing over the fence. There are things that those who live there think are very important and they would like to have a discussion.
- Ms. Wright stated she would be happy to speak to the people; however she did attend a meeting of the Friends of Gantry and gave the same presentation.
- Dorothy Morehead asked about tree plantings. Ms. Wright stated she fully supports more trees but they do not own any land outside the courts.
- Ms. Deller asked that the Community Board be kept informed as the project moves forward.

Public Comment

William Kregler

Mr. Kregler reported the Queens Boulevard bike lane project is terrible. It takes too long to travel, the roadbed is cracking, there are potholes and collapsing sewer grates. There is an increase in jay walking and more accidents. Parking was removed, making it difficult for businesses.

Jim Condes

Mr. Condes spoke about the following:

- Requested that Community Board 2 put Access-A-Ride into the City Budget.
- Requested an appointment with Council Member/Majority Leader Jimmy Van Bramer.
- Explained the difference between the voucher and broker system for Access-A-Ride.

Dorothy Kominsky

Ms. Kominsky spoke about Access-A-Ride Services.

Barry Druss

Mr. Druss spoke about the following:

- Bike lanes on Greenpoint Avenue and the hazardous conditions that exist.
- The area is gridlocked and backs up to the Greenpoint Avenue Bridge.
- Sunnyside Station access to the airport from Sunnyside.

Jason Banrey

Mr. Banrey explained that he will take the information Mr. Condes presented back to the office. He stated the Council Member's office has advocated for Jim Condes over the years. A lot of work needs to be done and the Council Member is working aggressively to fix the Access-A-Ride issue. Mr. Banrey communicates all issues that Mr. Condes brings before the Board.

Yoni Bokser stated that the BP is aware of this issue and it is a complex issue. The BP and Council Member are discussing this issue.

Peter Johnson

Mr. Johnson spoke about the following:

- Is concerned the Paragon Paint Building will be another high rise building on Vernon Boulevard.
- Requesting the Land Use Committee find out if the building proposal is a 421-A and where the affordable housing will be.
- Inquired if the developer has been a major contributor to Sheldon Silver and the Glenwood Management.
- Asked if any board members of CB 2 have any professional or personal interest with the developer.

Rob Basch, President of Hunters Point Park Conservancy

Mr. Basch provided the following update:

- Spoke about all the programs at the park.
- January 1, 2016 Champagne Toast on the waterfront at LIC Landing.
- January 9 & 10, 2016, Chipper for mulch fest.
- Working on more winter programming.
- Looking for ideas and are seeking community support.
- Hope to have more events.
- Looking for new volunteers.
- Hunters Point Park is on Facebook and have a website: hunterspointparksconservancy.org
- Discussed the Ice Skating Rink.

Jonah Gensler, Sunnyside Community Services

Mr. Gensler provided an update on the following:

- SCS serves 14,000 people throughout the community.
- Employ many people both full time and part time.
- Announced a Job Fair on Wednesday from 6 to 9 pm.
- Awarded a grant to expand the Care Giving program.

- Middle school slots and pre k slots are still available.
- Launching a young adult program for those who are out of school and work to fast track them into the food industry business.

Tom Ryan, Northern Woodside Coalition

Mr. Ryan spoke about National Grid work to install new gas services. He would like more information on this project as his home is heated by natural gas and this will cause a hardship.

Miguel Cavanos

Mr. Cavanos spoke about the following:

- DOT Phase II bike lanes did a great job, however it is more narrow and there is a lot of traffic.
- Mayors Housing Proposal.
- Hotel on 52-09 31st Place.
- There is no green space in the area.
- Non Union construction workers.
- Access A Ride
- Parks Letter

Christina Vega

Ms. Vega spoke about the following:

- Thanked Council Member Van Bramer regarding the issue on 43rd Street.
- Spoke about the homeless in the area and the garbage issue continues to be a problem.

John Martin

Mr. Martin spoke about the following:

- Bike lanes on Greenpoint Avenue have impacted 11 businesses from 37th Street to 38th Street.
- There is a lack of truck loading and unloading zones and metered parking which force them to double park and cause bottle necks, creating dangerous conditions.

State Liquor Authority Application for Woodbines at 47-10 Vernon Boulevard. The applicant is requesting a change to hours of operation.

Ms. Deller announced the applicant was in attendance. She stated their application was submitted to the City Services & Public Safety Committee. The committee voted to make a recommendation as they did not have a quorum at the meeting.

The establishment is currently open until 2am from Sunday through Thursday and 4am from Friday and Saturday.

Ms. Deller stated the proposal from the Committee is to support the renewal of their liquor license with the stipulation that the establishment would be open until 4am every evening and keep the kitchen open until 2am. If they were to close earlier than 4am that the kitchen would be open until 2 hours before they close.

William Garrett stated they are great neighbors in comparison to previous tenants. There is an increased demand for 4:00am licenses on Vernon Boulevard. It extends noise and dangerous situations.

However, Woodbines is a great neighbor. Other establishments have been granted 4 am closings and it would be unfair to them.

Mr. Burke owner of Woodbines stated his establishment is seeking to stay open until 4:00am, 7 days a week and will more than likely not stay open that late. He would like to have an opportunity to compete with the other establishments.

BSA Application 60-06 /12 Northern Boulevard 17-92 BZ This is a proposed variance application for the eating and drinking establishment (Taco Bell) with an accessory drive-through facility and parking which does not conform to the use regulations.

Ms. Deller reported the following:

- CB 2 has been in discussions regarding Taco Bell and received a number of letters and testimony from an organization in Woodside that has been in communication with the board from 1992.
- CB 2 received this information today.
- Taco Bell attended the Land Use Committee to discuss changing signage and to seek a renewal of their BSA variance from 20 years ago that has expired 18 months ago.
- Taco Bell came to seek support for renewal and upgrading of their signage.
- Tom Ryan has presented letters to say they have not been a great neighbor.
- Ms. Deller spoke with the applicant and this item has been tabled and applicant will be invited to the December 16, 2015 Land Use Committee Meeting.

Attendance

<u>Total Present</u>	36	<u>Total Absent</u>	10
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Approval of the November 5, 2015 Community Board 2 Meeting Minutes

Santiago Vargas made a motion and it was seconded to approve the November 5, 2015 Community Board 2 Meeting Minutes. All were in favor by a show of hands.

Chairman's Report

Ms. Deller provided an update on the following:

- Wished Al Volpe a very happy '90' birthday.
- Phipps Project posted on CB 2 Website. Has not been filed yet.
- 61-14 Laurel Hill Boulevard
 - The Judge has not made a determination at this time on the DOB issue.
 - The Health Department is checking to see if they have any jurisdiction.
 - DEP has not provided an update yet. We are monitoring this issue.

District Manager's Report

Ms. Markell Kleinert provided the following update:

- Longtime volunteer Blanche Klein who was 96 years old passed away.
 - She volunteered at CB2 from 2001 and we celebrated her 90th birthday together in 2009.

- In response to a question by Al Volpe, Ms. Markell Kleinert stated that parks will be working on a project in Windmuller Park to add a small slope for skate boarders. They will work with the Community Board and Councilman Van Bramer's office on this project. It is planned to be off the basketball courts with a small 3ft slope.
- Patrick O'Brien and Captain Travaglia will be attending SLA Hearing for the 21 Street Entertainment Group on December 16, 2015.
- The next meeting of the City Services & Public Safety Committee will take place on December 9, 2015.

Penny Lee, Department of City Planning

Ms. Lee provided the following update:

- Public Parking garage at Queens Plaza, there was an application that went through the public review process five years ago that reduced the required amount of public parking in the garage. It was originally supposed to be 1150 and it was cut in half to 550.
- As this site is being redeveloped, 550 spaces have to be put back. The first building has 180 spaces and when the rest of the site is developed the balance of 362 spaces will go in.
- There will be a meeting on Wednesday night that DOT and Council is sponsoring for a roadway streetscape project by DOT and DDC in the Hunters Point Community. The meeting will take place at the CUNY Law School Community Room from 6 to 9 pm.
- There will be a presentation by DOT and the community can provide their input.
- City Planning Commission public hearing for the Affordable Housing Zoning text changes will be held on December 16, 2015. The meeting will be held at the Museum of American Indian and it will begin at 9:00 am.
- Discussed the need for schools in Hunters Point community and stated the City is aware that there is a need for schools in the Hunters Point Community as well as other parts of CB 2. There is a working group at City Hall with City Planning, SCA and HPD that are actively working to identify school sites for current and future conditions.
- Discussed the LIC Core study and hope to come out to discuss recommendations early next year.

Transportation Committee

Denise Keehan-Smith provided the following update:

- Next Transportation Committee Meeting is scheduled for December 7, 2015, 6:30 pm.
- Move NY to present on congestion pricing.
- Jason Banrey, Council Member Van Bramer's Office to discuss legislation for insurance requirements, helmets, etc.
- DOT will be present to discuss LaGuardia College safety improvements.

City Services & Public Safety Committee

Woodbines 47-10 Vernon Boulevard

Santiago Vargas made a motion and it was seconded to not oppose the City Services & Public Safety Committee's Recommendation to renew their license and extend their hours of operation. It also includes an agreement for the kitchen to close at 2 am, or two hours before the establishment closes.

All were in favor by a show of hands 1 opposed and 0 abstentions.

Land Use Committee

Ms. Deller discussed the following:

- Paragon Paint has been tabled. This is for a BSA Variance for a 28 Story building with commercial space, a park, and the rehabilitation of Paragon Paint Building.
- This is a complex proposal.
- The representatives came to Land Use Committee and presented renderings and there is a lot of documentation on the project. They were invited in October and requested to come in November. There was not sufficient time to do community outreach.

Ms. Deller announced some of the weaknesses of this project:

- Not a widespread public review process.
- Schools, transportation, and health care facilities are not in the proposal.
- Will change the character of the area.
- Want to be careful of how we consider all of the lots in the area.
- Displacement of small manufacturing businesses.
- Week argument in favor of the variance.
- Many reasons to table this.
- BSA application process is not like ULURP, have a 60 day window to look at it. They will accept our feedback and findings and contributions after 60 days.
- Letter from Howard Goldman that they will accept our feedback after 60 day window.
- Want to write a letter to the BSA that we acknowledge weaknesses and we are opposed to the plan as is.

A short discussion followed:

A few members expressed serious concerns about how the developers did not come to the community for input or support prior to filing with the BSA. This left the community with little time over the holidays to provide input or comments.

Ms. Lee provided an update on the Paragon Paint site.

Ms. Deller stated the applicant was not present at the meeting and that even though it is a toxic site and they need to do a lot of remediation, there are nice features, such as parks, affordable housing, 300 apartments and many positive aspects.

Kenny Greenberg made a motion and it was seconded to vote to allow the Chair to send a letter to the BSA that the proposal is flawed and that for all the reasons listed and we would oppose the application as it is.

The vote was all in favor

2 opposed

1 abstention

Environment Committee

Dorothy Morehead provided the following update:

- Provided an update on the Brownfields Program.
- There was no Environmental Committee meeting in November, nor will they have one for December.
- Montauk Cutoff Coalition is a group that is working on the redevelopment of a section of the MTA rail line which was a spur that went from Skillman Avenue at grade between Austell and 49th Avenue. It served factories to get freight over 49th, 50th and Borden Avenues and to Dutch Kills. The property will be owned by the railroad but they are trying to find another use for it. The coalition is a group of people that have been working together to get a proposal or a response.
- Initial response that this group has to have is an expression of interest, which becomes a request for proposal. Committee is hoping for open space and public access. They would like facilities for artists, craftsman and boat makers.
- Ms. Morehead will pass along the link and the photos. They will be meeting in early January and an expression of interest has to be done by February 6, 2016.

Health and Human Services

Moitre Savard provided the following update:

- First meeting of the year with new members of the committee.
- ACQC Needle Exchange Program representative was in attendance.
- Satellite Vans in LIC. They have had some problems in the area of 42nd Road and Crescent Street. Police and construction activity created a challenge in getting clients to the vans. May have to move north of the Queens Borough Bridge.
- CB 2 would support them; they save lives and have a new affiliation with the Aids Health Care foundation.
- Next meeting will be January 11, 2016, at 5:30.

The meeting was adjourned.

Respectfully submitted by:

MA Gurrado

