

MINUTES-BOARD MEETING MONDAY MAY 9, 2016

ATTENDANCE:

PRESENT:

CHARLES APELIAN	PHIL KONIGSBERG	WARREN SCHREIBER
JOHN BYAS	PETER KWIATH	KEVIN SHIELDS
TYLER CASSELL	FRANK MACCHIO	MATHEW SILVERSTEIN
JAMES CERVINO	BARBARA McHUGH	JOSHUA SUSSMAN
CHIN-HSIANG CHIANG	SELMA MOSES	JOSEPH SWEENEY
KIM CODY	KIM OHANIAN	CARLOS TALISAYSAY
NICHOLAS CORRADO	MILLICENT O'MEALLY	ALLISON TAN
ARLENE FLEISHMAN	TERENCE PARK	JOHN TSAVALOS
ROSE FORKAN	VANA PARTRIDGE	PETER TU
FRED FU	KRIS RAM	ARNOLD WAGNER
VINCENT GIANELLI	BELAL SALIM	HARPREET WAHAN
EUGENE T. KELTY, JR.	MARC SHIFFMAN	CLARISSA WONG

ABSENT:

KEVIN KANG	DEVON O'CONNOR
REV. McEACHERN	LINNA YU

EXCUSED FOR BOROUGH PRESIDENT TRAINING:

MICHAEL CHENG	ESTHER LEE
PABLO HERNANDEZ	PETER SUTICH
JEFF HUANG	JIE ZHU
LAWRENCE HUGHES	

GUESTS:

SUSIE TANNENBAUM - B.P.'S OFFICE
ELAINE FAN - OFFICE OF COMPTROLLER SCOTT ~~STRINGER~~
ERICK KIM - OFFICE OF CONGRESSWOMAN GRACE MENG
ADAM CHEN - OFFICE OF THE PUBLIC ADVOCATE
TIM THOMAS - OFFICE OF ASSEMBLYMAN MICHAEL SIMANOWITZ
CHAE NO - OFFICE OF COUNCILMAN PETER KOO

MEETING WAS CALLED TO ORDER AT 7:05 P.M. BY CHAIRPERSON EUGENE T. KELTY, JR.

PLEDGE OF ALLEGIANCE.

ANNOUNCEMENTS WERE MADE -ON FILE AT THE BOARD OFFICE.

NO APPROVAL OF MINUTES

ROLL CALL ATTENDANCE -36 BOARD MEMBERS PRESENT -4 ABSENT AND 7 EXCUSED FOR TRAINING AT THE BOROUGH PRESIDENT'S OFFICE.

GUEST SPEAKER MR. MARK SICARI FROM JASA LEGAL SERVICES. ATTACHED HANDOUT WAS DISTRIBUTED TO ALL BOARD MEMBERS REQUESTING THAT THEY FORWARD ON TO AS MANY PEOPLE AS POSSIBLE. JASA STANDS FOR JEWISH ASSOCIATION SERVING THE ELDERLY, AND WAS FOUNDED TO HELP SENIORS WITH VARIOUS SERVICES SUCH AS MENTAL HEALTH, SOCIAL WORK, LEGAL SERVICES AND HOUSING TO NAME A FEW.

HOUSING SCAMS SEEM TO BE DIRECTED TO OUR VULNERABLE SENIORS WHO ARE HOMEOWNERS. WE WORK WITH THEM TO MAKE SURE THAT THEY STAY IN THEIR HOMES. IN ADDITION WE WORK WITH THE CENTER FOR NYC NEIGHBORHOODS. THIS IS ONE OF OUR COLLABORATIVE PARTNERS.

MR. SICARI WENT INTO GREAT DETAIL REGARDING ITEMS (LETTERS) ON PAGES 3 AND 4 OF THE HANDOUT. IN 2014 25% OF THEIR CLIENTS WHO WERE IN FORECLOSURE RECEIVED THESE TWO PIECES OF CORRESPONDENCE. WHEN THEY RECEIVED THESE LETTERS IT SOUNDED GOOD TO THEM AND MANY OF THEM CALLED THE NUMBER ON THE LETTERS. THEY FOLLOWED UP WITH FORWARDING MONEY TO THE TRUST; HOWEVER, THESE PAYMENTS INSTEAD OF GOING TOWARDS THE MONEY THEY OWED OUT ON THEIR MORTGAGES, WENT TO THE TRUST, WHO IN TURN WERE THE SCAMMERS, RATHER THAN THE MORTGAGE HOLDERS. THEN WE -JASA- GOT INVOLVED - LUCKILY WE WERE ABLE TO GET THE MONEY BACK TO THE HOMEOWNER.

WE ARE TRYING TO PREVENT THIS AND THAT IS WHY WE ARE HERE TONIGHT ASKING FOR YOUR ASSISTANCE IN GETTING THE WORD OUT TO AS MANY SENIORS WHO MIGHT BE IN THIS SITUATION. WE DO HELP THESE SENIORS TO FILL OUT THE PROPER PAPERWORK, AND DIRECT THEM TO LEGITIMATE ORGANIZATIONS THAT WOULD ASSIST THEM WITH SERVICES. WE DO GO TO COURT WITH THEM - WE HAVE HOUSING COUSLORS ON STAFF, AND IF NEEDED, ASSIST THEM WITH REPAIRS TO THEIR PROPERTY.

Q. AT WHAT POINT DOES YOUR SERVICES STOP?

A. IF WE CANNOT HELP THEM ANY FURTHER, WE REFER THEM TO THE STATE ATTORNEY GENERAL.

Q. HOW DO YOU, OR THE SENIORS, KNOW THE GOOD GUYS FROM THE BAD GUYS?

A. DIFFICULT AT TIMES, HOWEVER, IF A SENIOR APPROACHES YOU, REFER THEM EITHER TO OUR OFFICE, OR, THE STATE ATTORNEY GENERAL.

Q. WHAT IS YOUR LEGAL ROLL IN THIS?

A. WE ARE A CIVIL LEGAL ASSOCIATION AND WE PARTNER WITH THE DISTRICT ATTORNEY IF IT TURNS OUT TO BE CRIMINAL.

PUBLIC HEARING

42-29/31149TH STREET -BSA CALENDAR # 106/107- 15-A -JOHN TSAVALOS -PROPOSED CONSTRUCTION OF A THREE STORY ,TWO FAMILY DWELLING WHICH RESTS ON THE MAPPED,BUT UNBUILT PORTION OF ASH AVENUE .

A COMMITTEE MEETING WAS HELD ON WEDNESDAY, APRIL 6, 2016 TO REVIEW THE APPLICATION AS PRESENTED . THE COMMITTEE REPORT IS ON FILE AT THE BOARD OFFICE WHICH GOES INTO GREATER DETAIL.

SINCE THIS WAS AN "A" ITEM, THE DEPARTMENT OF TRANSPORTATION, ENVIRONMENTAL PROTECTION AND FIRE WERE CONTACTED TO SEE IF IN THE FUTURE THESE LOTS WOULD BE UTILIZED BY THEM. AT THE TIME OF THE MEETING, THE ONLY AGENCY THAT RESPONDED WAS D.E.P.

THE COMMITTEE REVIEWED THE PLANS AS SUBMITTED, AND MICHAEL NACHMIAS, REPRESENTING THE APPLICANT, EXPLAINED THAT THE CURRENT 50 X 125 LOT WILL BE DIVIDED INTO TWO 25 X 125 LOTS, WHERE TWO SEMI-DETACHED THREE STORY, TWO FAMILY HOMES, WOULD BE BUILT. TWO OF THE UNITS WOULD HAVE SIX BEDROOMS, AND TWO WOULD HAVE 4 BEDROOMS. EACH WOULD BE PROVIDED WITH TWO PARKING SPOTS - ONE GARAGE AND ONE OPEN SPACE SPOT.

THE COMMITTEE MEMBERS WERE CONCERNED ABOUT THE PROPOSED CONSTRUCTION, THE AMOUNT OF BEDROOMS, AND A COMPLETE BATHROOM IN THE BASEMENT, A SEPARATE REAR ENTRANCE GOING INTO THE BASEMENT, AND SIX BOILERS IN THE BASEMENT, WHICH COULD INTRODUCE THE POTENTIAL OF ESTABLISHING AN S.R.O. AND, THE POSSIBILITY OF CONSTRUCTION NOT CONFORMING TO THE PREVAILING R4-1 ZONING.

THE APPLICANT SHOWED ARCHITECTURAL PLANS OF THE PROPOSED DWELLINGS FOR THE COMMITTEE TO REVIEW TO SEE HOW THE BUILDINGS WILL BE SITUATED ON THE MAPPED, UNBUILT PORTION OF ASH AVENUE, AND HOW THEY WILL APPEAR ON THE LOT IN RELATION TO THE ADJACENT BUILDINGS, AND THE STREET.

THE COMMITTEE REQUESTED THAT THE APPLICANT NEEDS TO PROVIDE LETIERS FROM THE OTHER TWO AGENCIES - D.O.T AND FIRE, AND ALSO A RENDERING OF THE PROPOSED NEW CONSTRUCTION.

A MOTION WAS MADE IN COMMITTEE TO TABLE THE APPLICATION UNTIL RECEIPT OF THIS INFORMATION.

A QUESTION AND ANSWER PERIOD FOLLOWED:

Q. IS CONSTRUCTION WITH THE ZONING CODE?

A. THE BUILDINGS WILL BE BUILT ACCORDING TO THE R4-1 ZONE.

A LENGTHY DISCUSSION ENSUED BETWEEN THE COMMITTEE CHAIRPERSON, BOARD MEMBERS, AND MICHAEL NACHMIAS REGARDING THE NUMBER OF BEDROOMS PROPOSED. THERE WAS CONCERN THAT THIS AMOUNT OF BEDROOMS ON SUCH A SMALL HOUSE, COULD POTENTIALLY LEAD TO THIS BECOMING AN S.R.O. THE FOLLOWING MOTION WAS VOTED UNANIMOUSLY (35) WITH ONE ABSTENTION FOR CONFLICT TO DENY THIS APPLICATION TAKING INTO CONSIDERATION THE FOLLOWING STIPULATIONS:

- 1) NO RECEIPT OF SIGN OFF LETIERS FROM D.O.T AND FIRE DEPARTMENTS,
- 2) SIX BOILERS-SHOULD ONLY BE ONE FOR EACH HOUSE,
- 3) THE POTENTIAL FOR ANOTHER BEDROOM TO BE BUILT ON THE SECOND FLOOR WHERE PRESENTLY THERE IS OPEN SPACE

THERE WERE NO SPEAKERS FOR PUBLIC PARTICIPATION.

GENE ASKED BOARD MEMBERS TO REMAIN SINCE HE WANTED TO DISCUSS THEIR ATTENDANCE AT COMMITTEE MEETINGS. IT IS THE RESPONSIBILITY OF BOARD MEMBERS TO NOTIFY A COMMITTEE CHAIRPERSON IF THEY CANNOT ATTEND A MEETING. TOO MANY TIMES, WHILE THE COMMITTEES

MIGHT BE LARGE, ONLY TWO OR THREE BOARD MEMBERS SHOW UP. THIS IS NOT FAIR TO THE CHAIRPERSON OF THE COMMITTEE, AND/OR THE APPLICANT.

NO FURTHER BUSINESS, THE MEETING WAS ADJOURNED AT 8:30 P.M.

RESPECTFULLY SUBMITTED,

MARILYN BITTERMAN
DISTRICT MANAGER