



Community Board 7

Borough of Queens

Bay Terrace, College Point, Beechhurst, Flushing
Malba, Queensborough Hill, Whitestone and Willets Point

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Eugene T. Kelty Jr.

Chairperson

Marilyn McAndrews

District Manager

COMMUNITY BOARD #7 PUBLIC HEARING & REGULAR MEETING

MONDAY, APRIL 24TH, 2017

UNION PLAZA CARE CENTER

33-23 UNION STREET

FLUSHING, NEW YORK

PRESENT

Charles Apelian

Kevin Shields

Chin-Hsiang Chiang

Arthur Barragan

Jeff Huang

Kim Ohanian

Barbara McHugh

Vana Partridge

Millicent O'Meally

Tyler Cassell

Peter Kwiath

Phil Konigsberg

Richard Forman

Warren Schreiber

Matthew Silverstein

Kris Ram

Kim Cody

Selma Moses

Peter Sutich

Arnold Wagner

Lawrence Hughes

Marc Schiffman

Belal Salim

Michael Cheng

Terence Park

Jie Zhu

Alison Tan

Joshua Sussman

Rev. R. McEachern

Joseph Sweeney

Arlene Fleishman

Pablo Hernandez

Harpreet Wahan

Eugene Kelty

Linna Yu

John Tsavalos

Carlos Talisaysay

John Choe

Lei Zhao

ABSENT

John Byas

James Cervino

Li Li Mei

Peter Tu

Frank Macchio

Nicholas Corrado

Vincent Gianelli

Esther Lee

Fred Fu

Clarissa Wong

COMMUNITY BOARD #7 STAFF

Marilyn McAndrews, District Manager

Mary Zuliani, Community Assistant

Mary O'Neill, Community Assistant

Sherine Perez, Community Service Aid

GUESTS

Amber Yoon - Assemblyman Braunstein's office

Don Capalbi - Congressman Meng's office

Marco Guzman - Councilman Peter Koo's office

Chair Eugene Kelty opened the meeting at 7:15 pm with the Pledge of Allegiance followed by a moment of silence to pray for our armed forces in harm's way and their safe return, as well as a special prayer for those innocent individuals brutally murdered by terrorists in France.

Chair Kelty then took the roll call attendance with (39) Present (3) Absent (6) Excused

New members, John Choe, Executive Director of the Flushing Chamber of Commerce and Lei Zhao both looking forward to being a part of our board, as well as Arthur Barragan, who we are very happy to have back with us. He then gave the announcements and list of job openings, including fire department openings for firefighter's ages 17 to 29 years. Announcements can be reviewed at the end of the meeting and at the Board office tomorrow. He reminded everyone collection for the Sunshine Fund year 2017 is now ongoing.

First Vice Chair Chuck Apelian advised he had to leave immediately this evening because his wife is undergoing Surgery. We wish her a quick recovery. Before leaving, however, he wanted to let everyone know of the upcoming film, "The Promise", a beautiful love story during the horrific Turkish genocide of 1.5 million Armenians in 1915 during the First World War, 102 years ago today. It's being shown at the Bay Terrace theatre. The producer, Kirk Kikorian, who used his own money to make this film, has made arrangements for all proceeds from the film to be dispersed to various non-profit organizations.

The February 13, 2017 minutes were approved after a minor misspelling of the word "gel" was noted by board member, Millicent O'Meally.

ITEM # 5 – NY Presbyterian Queens – Jacqueline Zouris – Director of Cancer Service Program – Cancer being the second leading cause of death in NY State has prompted NY Presbyterian Queens to initiate a Free program committed to giving all Queens residents access to screening if they have no insurance or have insurance that does not cover screenings. Prevention is less expensive than treatment. She asks for the Board's help in distributing brochures that are printed in every language to get the word out and urged men and women age 50 and older with an average risk to have a colorectal cancer screening and those at Increased or high risk to have a colonoscopy to test for colorectal cancer, which is very curable; also women age 40 and over should test for breast and cervical cancer; and if you are a long term heavy smoker, a test for lung cancer is suggested. Men should check with their doctors about prostate cancer surgery since it is a very slow developing cancer and surgery has been found to bring worse problems.

ITEM # 6 – American Red Cross – Gary Chin, spokesman for the Queens American Red Cross, spoke about disaster response and preparedness which saves lives, especially since there were two serious fires this month alone with loss of life. A smoke alarm is necessary for every bedroom in your home as well as outside each bedroom in the hall. Also, the combination carbon monoxide and smoke alarm detector is needed on each level of the home. The new alarms now have batteries that last for 10 years.

ITEM # 7 – Lewis H. Latimer House Museum – Ran Yan - Ms. Yan invited the community and Board #7 to their Light Spectrum display opening and their garden exhibit sculpture on view from April 15 through August 6, 2017. If you have any questions, Ms. Yan can be reached at 607-351-4326.

ITEM #7A - U.S. POST OFFICE MAIL FRAUD - John Del Giudice, Postal Inspector, is the law enforcement agent of the U.S. Post Office, similar to the Police. He advised us 1) never to drop your mail in the postal collection boxes after the last pick up by a postman. This gives a thief time to look for your checks in the mail. It's best to bring your mail directly to our Post Office. Although there are hundreds of ways for fraudsters to steal from the public, he mentioned two more scams. 2) Notification by phone that you won a foreign lottery and to send a sum of money to cover the taxes and 3) An individual caller impersonating a police officer reporting a family member in trouble in need of a wire transfer of money. Mail fraud can include government look-alike mail, solicitations disguised as invoices, chain letters, charity, medical, internet and home repair fraud, to name a few. If you have suspicions or feel you have been victimized, you can contact the U. S. Postal Inspection Service at 877-876-2455 or your local 109th Police Precinct. Mr. Del Giudice left us brochures listing all the current scams being used.

Q. Is this considered a Federal crime?

A. It depends, but if found guilty, the Federal statute on the books is five years.

Q. Are they looking for special mail?

A. Yes, they are looking for mail with checks or cash.

Q. Does each borough have its own postal inspector?

A. Yes, my team handles Queens. Each borough, as well as Nassau and Suffolk Counties, has their own team.

Chair Kelty and Board Member Harpreet Wahan announced that tomorrow, April 25, 2017 the Sikh festival celebration at Queens Borough President's office is at 7 pm to 8 pm. On this day in 1699 the distinct identity of the Turban was given to the Sikhs.

ITEM # 8 - 132-15 14TH Avenue – BSA #2016-4275-BZ – Committee Chair Bill Salim – Application for special permit pursuant to 73-36 ZR for legalization of an existing Physical Culture establishment on the first floor, basement and mezzanine of the existing commercial building in a M1-1 zoning district. The business owner, a third generation resident, his representative, Sandy Aganosto, and their attorney, Mr. Caliendo, were introduced by Mr. Salim. The establishment operating since 2013 is located in the 14th Ave. shopping center with accessory parking. There were two meetings with discussion regarding handicap accessibility and the hours of operation. Hours of operation will be Monday to Thursday from 4:30 am to midnight; Friday from 4:30 am to 11 pm; Saturday from 6:30 am to 9:30 pm and Sunday 7:30 am to 8 pm. Also the architect said handicap accessibility will be provided on every level within the space available in the facility without changing the structure, since the building is not new and under the old building code. Prior to 2013 it was a dance studio. They have 4000 members with peak hours being between 5 pm and 9 pm with 60 to 70 members an hour. Under the lease there is stipulation for 35 parking spaces with the remaining members parking on the street.

Q. Are all the locker rooms on one floor?

A. Yes!

Q. Do you have changing rooms and showers?

A. Yes, all on the same floor as the locker rooms.

Q. Were there any complaints or violations registered?

A. No complaints or violations.

Q. How many bathrooms and how many are handicap compliant?

A. There are 3 bathrooms and all are handicap compliant.

Q. What is the square footage of the entire establishment?

- A. 13,490 square feet, with maximum occupancy load of 284 persons.
- Q. How many persons does the actual gym level floor hold?
- A. 200 persons.
- Q. Have you ever had prior major renovations that exceeded the size of the building?
- A. No, because the building is huge already, but we did expand and renovate into the warehouse area of the building
- Q. Does this building have a sprinkler system and is it tied to the fire alarm system.
- A. Yes!
- Q. What percentage of the building did you make changes to?
- A. Approximately 2% of the assessed value of the building.
- Q. What is the value of the building?
- A. About \$30 million.
- Q. Do you have personal trainers who will charge for their services?
- A. Yes. However, if someone doesn't know how to use a machine, personnel will assist.

Committee Chair Salim, said the committee motion was to approve with the following stipulations:

- 1. The BSA will be mindful and approve only if the owner provides reasonable accommodation to Individuals with disabilities in compliance of handicap laws.**
- 2. Provide a canopy over all exterior entrances for protection of handicap patrons waiting.**
- 3. A door buzzer and camera at all entrances to alert employees are waiting to gain entrance.**

The committee motion was unanimously approved.

The friendly motion now on the floor is to approve with the above three stipulations and the addition of a ten (10) year term to the motion.

Discussion followed: There was concern about the sprinkler system which is already in the building and the applicant only has to arm it into the fire alarm system. Several board members also were not convinced there was reasonable and sufficient accommodation for the handicap and it did not meet the DOB code and would, therefore, vote No.

The vote taken was (29) For (8) Against (1) abstain/no conflict (which is a NO vote)

ITEM # 9 – Fountain of the Fairs & The New York State Pavilion – Parks Committee Chair Kim Ohanian discussed the Schematic Design Review meeting held by the Parks Dept. with CB 4 and CB 7 on April 4, 2017 on both subjects. Reconstruction of the observation towers and the exterior and interior clean-up of the Pavilion's super structure will cost \$14 million and take approximately 18 months commencing in Spring 2018. The plan for the Fountain of the Fairs is to repurpose the area of three of the fountains, which are in the 100 year flood zone, at a cost \$5 million for Phase I, and will commence September 2018 and take 15 to 18 months.

ITEM #10 – Details on New Public School in College Point – Education Committee Chair Arlene Fleishman spoke about the CEC meeting held on April 3, 2017 held by the Office of District Planning about the new Middle School #336 located at 124-06 14th Avenue, formally the St. Fidelis school site.

There will be a total of 507 seats available which will open in September 2018 for 6th grade only. The year after 6th and 7th grade and by 2020-21 6th, 7th and 8th grade. Of the scheduled 19 rooms, 15 will be classrooms (5 for each year class), plus an art room, science lab, band area and a gym. Special education students, under the New Reform, must attend their zoned school and accommodated regardless of their numbers. The two other schools in the College Point area presently overcrowded; one with 715 students and the other over 1100 students which already has approval to build an extension. This new middle school with 284 students planned for the first 6th grade already will not meet the needs for the future 7th and 8th grade planned for. Therefore, it cannot meet the needs of College Point since it will be an open enrollment middle school which any child in district 25 can apply to. Students out of the zone will be selected by lottery unless it is filled to capacity with students within the zone. All eligible students will receive bus service.

In the final analysis, the schools in the district are already bursting at the seams. At the same time, new residential buildings continue to be built housing families without any planning for school space availability. It's a recipe for disaster!

The meeting closed at 9:30 p.m.

Respectfully,

Mary Zuliani