



Chairperson, Martha Taylor

The City of New York
Borough of Queens

Community Board 8

197-15 Hillside Avenue
Hollis, NY 11423-2126
Telephone: (718) 264-7895
Fax: (718) 264-7910
Qn08@cb.nyc.gov
www.nyc.gov/queenscb8



District Manager, Marie Adam-Ovide

Minutes of Community Board 8 Meeting held on Wednesday, May 13, 2026, at the Hillcrest Jewish Center at 183-02 Union Turnpike, Queens, NY 11366.

Attendance:

Board Members Present:

Sara Abiboutros, Dilafriz Ahmed, Saaif Alam, Edward Chung, Damian Corbett, D. Lavelda Davis, Sheleeza Deen, Maria DeInnocentiis, Marva Dudley, Allen Eisenstein, Sultana Fatema, Sharlene Forbes, Howard Fried, Bhitihara Martha-Fulton, James Gallagher Jr., Wendy Gennaro, Kiiru Gichuru, Ashan Habib, Michael Hannibal, Mohammed "Delwar" Islam, Neeta Jain, Elke Maerz, Jennifer Martin, Caitlin Marziliano, Nikolas Michael, Rebecca Montalbano, Marisol Morales, Dilip Nath, Alan Ong, Tammy Oshero, Marisol Perez, Israel Peskowitz, Frances Peterson, Mohammad Rahman, Jesse Rosenbaum, Araliya Senerat, Seymour Schwartz, Kelly Sexton, Douglas Sherman, Martha Taylor, and Amy Tse.

Board Members Absent:

Heather Bennett-Idels, Armando Echeverry, John Gebhard, Doretha McFadden, David Mordukhaev, Hersh Parekh, Dr. Penny M. Stern, Mayer Waxman, and Jacob Weinberg.

Others Present:

Michael Carlier representative of Queens Borough President Donovan Richards, Keith Felsenfeld representative of Council Member Linda Lee, Peter Paolo representative of Council Member James Gennaro, Marlon Palacios representative of District Attorney Melinda Katz, Scott Sieber representative of Senator John Liu, Ryan Alwi representative of Senator Comrie, Wael Abdallah representative of Senator Toby Stavisky, Vanessa Dinardo and Anthony Lemma representative of Assembly Member David Weprin, 107th Precinct Officer Tim Gorman, 107th Precinct Officer Kevin McCarthy, Andrew Germansky representative of Westhab, Justine McPherson representative of Westhab, D.M. Marie Adam-Ovide, CB8 Staffer Nettie V. Norris and CB8 Staffer Soleil Griffin-Green.

Call to Order:

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

Public Participation:

Michael Sidell

There is no handicap ramp near Mauro Park. You have to go to 72nd Avenue to access the sidewalk. There are people scamming seniors. The seniors should just hang up the phone. He requested that fire hydrants should have three rubber poles like the bike racks to prevent people from blocking it.

James Gallagher

The Water Board met on Monday, May 11th and decided to have a rate increase of 6% as of July 1st. There will be a Public Hearing on June 1st at JFK Jr. School.

Elected Officials' Announcements

Marlon Palacios representing District Attorney Melinda Katz

District Attorney Katz case regarding Sgt. Diller was closed. They found the man who shot and killed the police office guilty at trial. The DA's office was also able to secure \$2.5 million in restitution for 13 victims of a scam known as pig butchering. This scam convinced the victims to invest in fraudulent assets through fake websites. The DA's office was able to seize 1,400 illegal and unregistered scooters.

Ryan Alwi representing Senator Leroy Comrie

Senator Comrie has upcoming events. The Senator also has budget proposals and bills that he is sponsoring. One proposal of the budget is a pilot program requiring drivers with 16+ speeding or speed camera violations in one year to install a speed restrictor. Another proposal would classify road rage against motor vehicle inspectors as a Class B misdemeanor for intruding into a work zone and highway workers as a Class E Felony for menacing a highway worker. To learn more about the events and bill proposals, you can give their office a call at (718) 765-6359.

Peter Paolo representing Council Member Jim Gennaro

Council Member Gennaro has upcoming events. To learn more about the events, you can give their office a call at (718) 217-4969.

Shannar White representing Congress Member Grace Meng

Congress Member Meng has upcoming events. To learn more about the events, you can give their office a call at (718) 358-6364. The Congress Member introduced a bill that protects human rights and public health. She continues to fight for the rights of constituents against ICE.

Scott Seiber representing Senator John Liu

Senator Liu has upcoming events. To learn more about the events, you can give their office a call at (718) 765-6675.

Anthony Lemma representing Assembly Member David Weprin

Assemblymember Weprin was informed by residents of their concern over an event that was to take place last night on 188th Street. Their office worked with the other elected officials and the 107th precinct to make sure there were no incidents. There were over 300 officers at the location. If any constituent needs any assistance, they can give their office a call at (718) 454-3027.

Keith Felsenfeld representing Council Member Linda Lee

Council Member Linda Lee has upcoming events. To learn more about the events, you can give their office a call at (718) 468-0137. The Council Member also congratulates the new and reappointed board members.

Waael Abdalh representing Senator Toby Stavisky

Senator Stavisky has upcoming events. To learn more about the events, you can give their office a call at (718) 145-0004.

Michael Carlier representing Queens Borough President Donovan Richards

Mr. Carlier is the Director of Community Boards for the Borough President. The Borough President is hosting several events in which residents can register. The QR code to register for the events was provided. For any questions or concerns, Mr. Carlier can be reached at 718-286-2618.

Officer Kevin McCarthy, 107th Precinct Community Affairs

On May 31st from 10 a.m. to 1:00 p.m., the Precinct is hosting a Touch a Truck event at Queens College in parking field 6. Community Affairs is doing their car wash on June 14th. For \$15 you get a car wash plus a hamburger or hot dog and a drink.

DM Adam-Ovide announced we have a quorum.

Approval of Minutes: Michael Hannibal made a motion to approve the minutes of Wednesday, April 15, 2026, seconded by Jesse Rosenbaum.

41 Yes 0 No 0 Abstentions

Members for: Sara Abiboutros, Dilafoz Ahmed, Saaif Alam, Edward Chung, Damian Corbett, D. Lavelda Davis, Sheleeza Deen, Maria DeInnocentiis, Marva Dudley, Allen Eisentstein, Sultana Fatema, Sharlene Forbes, Howard Fried, Bhitihara Martha-Fulton, James Gallagher Jr., Wendy Gennaro, Kiiru Gichuru, Ashan Habib, Michael Hannibal, Mohammed “Delwar” Islam, Neeta Jain, Elke Maerz, Jennifer Martin, Caitlin Marziliano, Nikolas Michael, Rebecca Montalbano, Marisol Morales, Dilip Nath, Alan Ong, Tammy Osherov, Marisol Perez, Israel Peskowitz, Frances Peterson, Mohammad Rahman, Jesse Rosenbaum, Araliya Senerat, Seymour Schwartz, Kelly Sexton, Douglas Sherman, Martha Taylor, and Amy Tse.

As per the bylaws, the nomination to serve on the Community Board Executive Committee was held in April. The slate was approved and there were no nominations from the floor. The nomination was then closed.

- Chairperson - Martha Taylor
- 1st Vice-Chair - Michael Hannibal
- 2nd Vice-Chair - Seymour Schwartz
- 3rd Vice-Chair - Dilip Nath
- Treasurer - Hersh Parekh
- Secretary - Bhitihara Fulton

Alan Ong asked for a motion to approve Bhitihara Fulton as Secretary

Howard Fried made the motion to approve Bhitihara Fulton as Secretary. It was seconded by Martha Taylor.

Yes - 41

No - 0

Abstention - 0

Members for: Sara Abiboutros, Dilafriz Ahmed, Saaif Alam, Edward Chung, Damian Corbett, D. Lavelda Davis, Sheleeza Deen, Maria DeInnocentiis, Marva Dudley, Allen Eistentstein, Sultana Fatema, Sharlene Forbes, Howard Fried, Bhitihara Martha-Fulton, James Gallagher Jr., Wendy Gennaro, Kiiru Gichuru, Ashan Habib, Michael Hannibal, Mohammed “Delwar” Islam, Neeta Jain, Elke Maerz, Jennifer Martin, Caitlin Marziliano, Nikolas Michael, Rebecca Montalbano, Marisol Morales, Dilip Nath, Alan Ong, Tammy Oshero, Marisol Perez, Israel Peskowitz, Frances Peterson, Mohammad Rahman, Jesse Rosenbaum, Araliya Senerat, Seymour Schwartz, Kelly Sexton, Douglas Sherman, Martha Taylor, and Amy Tse.

The newly elected Secretary, Bhitihara Fulton cast one vote for the rest of the slate. The election was then concluded

Chairperson’s Report – Martha Taylor

Welcome our new Community Board 8 Member Kiiru Gichuru, who was unable to attend our meeting last month.

Thank you to all the CB8 members who returned their Committee Selection Forms last month. I am reviewing all the requests. You can expect your assigned committees next week. Please make every effort to attend all your assigned committee meetings. You are also welcome to attend the other committee meetings.

There is a letter from Assemblymember William Colton which you can all read. If you feel that you would like to support his position, we can have it on the agenda for the next meeting.

Health Minute with Dr. Penny Stern – Health Committee Chair [written report submitted]

Who knows what America’s number one cause of disability is? Give up? It is arthritis – yes, arthritis! May is National Arthritis Awareness Month, a time when we try to bring awareness of this very debilitating condition to the public’s attention. Millions of people suffer – including adults and children – in the US from complaints relating to arthritis. But what is arthritis? It is the term applied to inflammation of one or more joints. The result is pain, swelling, and stiffness that over time can limit mobility. There are more than 100 different joint diseases but the most well-known are osteoarthritis and rheumatoid arthritis. Osteoarthritis is often referred to as the wear-and-tear arthritis while rheumatoid arthritis is an autoimmune condition. Osteoarthritis is the most common joint disease. Age, joint overuse, and obesity all can contribute to osteoarthritis. Rheumatoid arthritis is caused when the immune system attacks the lining of the joints with the result being erosion of the bones, especially in the hands, wrists and feet.

So, what to do during this awareness month?

We can work to increase understanding of arthritis and promote treatment options and, ultimately, support searching for a cure. In the meantime, we can try to help those who suffer from severe pain, which affects over a quarter of people with arthritis. Their lives can be impacted by reduced mobility, trouble sleeping, and problems with working.

Presentation:

Senior Citizen Supportive Housing – 138-50 Queens Blvd. by Constantinople & Vallone Consulting

Andrew Germansky, Chief Real Estate Officer, informed the community about the Department of Housing Preservation and Development’s Funded Senior Citizen Supportive Housing in Briarwood. Westhab is a nonprofit

affordable housing developer and community service provider. They primarily build affordable housing, supportive housing, and transitional housing. This is in partnership with Slate Property Group, which is a for profit affordable housing developer. Slate Property Group will be doing the construction while Westhab is the manager and service provider. The building is a to be determined address; however, it is next to 138-50 Queens Blvd. in the Briarwood neighborhood which is next to an existing homeless shelter for seniors that they currently operate.

The project will have 93 units of affordable/supportive housing. This will be for a mix of rent restricted and low-income individuals, families and former homeless seniors. There will be a minimum of 30% units for former homeless seniors. It will have 60 studio units, 32 one-bedroom units, and one supers unit. The funding from HPD is part of their Sara's Program. Units that are not restricted for seniors will be available for any age population with 60% of the average median income (AMI) or below. The 60% AMI household for an individual is under \$68,000 per year. Rent will range from \$1,274 to \$1,604. Former homeless seniors will pay 30% of their income. The rent will be subsidized by NYC through one of their rent and subsidized programs which is to be determined. Westhab will provide case management, entitlement services, community linkage services and onsite security. The amenities include a private terrace, community room, social service suite, security, laundry room and bike storage.

Chairperson Taylor – Is this a community facility? Do you need approval by this community board?

Answer [Andrew Germansky] – It is a residential building not a community facility. It is as of right. We are here to notify the community.

Maria DeInnocentiis – How many stories will it be?

Answer [Andrew Germansky] – 15.

Response [Maria DeInnocentiis] – How many apartments?

Answer [Andrew Germansky] – 93.

Response [Maria DeInnocentiis] – The 93 units is all senior housing with nothing happening in it?

Answer [Andrew Germansky] – No. It is all affordable housing with a mix of seniors and regular affordable housing. It will be restricted to 60% of the area median income or below.

Response [Maria DeInnocentiis] – How many senior apartments do you plan to have?

Answer [Andrew Germansky] – We are still determining that. It would be a minimum of 30% of the building, which is about 30 units, but it can go up to 50. This is still being worked out by our housing finance agents.

Response [Maria DeInnocentiis] – Do we have any input in that? We want more senior housing.

Answer [Andrew Germansky] – We are trying to get as many seniors as possible. The max will be 60%, but that is still being worked out.

Sheleeza Deen – There is a shelter in Briarwood with a population of males over 50. What is the plan to transition them into homes?

Answer [Andrew Germansky] – The homeless shelter in Briarwood for senior men and the building next door are two different buildings with two different programs. Our goal is to get people out of the homeless shelter and into our senior housing building. We have had people move out of the shelter and into supportive housing buildings.

Kelly Sexton – Will there be a community set aside for any of the apartments?

Answer [Andrew Germansky] – No.

Kiiru Gichuru – How are you able to make the determination that you will have a minimum of 30% of the 92 units set aside for former homeless individuals?

Answer [Andrew Germansky] – It is likely going to be more than that. My guess is that it will be between 50% and 60% former homeless seniors. There is a standard way that the housing agencies in NYS and NYC build out programs. Each program is defined a number of percentage of units for a particular population and affordability level.

Response [Kiiru Gichuru] – Given that a lot of seniors have fixed incomes, is it a guarantee that the rest of the rent will be subsidized by the different programs?

Answer [Andrew Germansky] – Yes. All of the senior units will be subsidized. That way, the tenant pays only 30% of their income.

Amy Tse – When you say supportive housing, what does that entail?

Answer [Andrew Germansky] – Supportive housing is for former homeless individuals and families. This is permanent housing for people who are able to live independently. There will be support systems onsite.

Marisol Morales – Who is helping these individuals get into apartments? Is it Housing Connect?

Answer [Andrew Germansky] – Yes, some of it will come from NYC homeless referrals. The new administration is working to replace Housing Connect with something new.

Wendy Gennaro – Similar to the previous question, what is the selection process like?

Answer [Andrew Germansky] – There's two aspects to this. Half of the selection process are former homeless individuals and families, while the rest will come from a lottery system. There will be a full marketing period where we go out and advertise at the community board and newspapers.

Response [Wendy Gennaro] – Like most of the places that have gone through that system around here, they tend to defer to the community to make space for people in that community. Why is that not happening?

Answer [Andrew Germansky] – We can speak with the city about that. Typically, we have not done that in the past because of the Fair Housing Laws. This is not our decision to make.

Saaif Alam – Did you collect surveys from seniors of the community to see how they feel about this development?

Answer [Andrew Germansky] – It is not guaranteed that seniors from this community will be living there.

Chairperson Taylor – Will there be a community advisory board?

Answer [Andrew Germansky] – Yes.

District Manager's Report, May 2026

Department of Parks and Recreation

Work is ongoing at Cunningham Park's upper parking lot. Parks Manager Nelson Fung hopes that the work will be completed in June, in time for barbecue season.

There is an issue with young people using private scooters (not the City Program) inside the city parks. They are concerned with the safety of park goers and the staff. These scooters are not registered nor licensed.

Con Edison

The utility company reiterated that the Enhanced Energy Affordability Program (EAP) that was only available to customers enrolled in certain government assistance programs, such as SNAP, Medicaid, and the Home Energy Assistance Program has expanded. It is now available to customers with household incomes below the area median who are not currently enrolled in government assistance programs. Bill discount amounts vary based on household income and size. Customers who qualify based on income will need to apply directly for program benefits.

The flyer is available on their website, conEd.com/EAP.

Department of Buildings

It is National Construction week. The DOB Commissioner released a report on site safety for workers. A copy is available online on the DOB website. See link below:

<https://www.nyc.gov/assets/buildings/pdf/csr2025.pdf>

The stats for CB8 are as follows:

Work Without Permit	88
Illegal Conversion	85
Elevator Complaint (more than one)	80
Zoning not Conforming	72
Electrical	44
Defective Boiler	26
Fence	22
Certificate of Occupancy	22
Construction Safety Compliance	22
Structural	21

Department of Transportation

It is bike month. The agency has a new interactive map online - more information to follow. Most of the potholes that our office submitted have been repaired. We submitted about 10 new ones today.

The following changes have been approved by DOT:

- No U-Turn on 169th Street/Homelawn Street/ Hillside Avenue
- Speed Hump - Chevy Chase Street/Union Tpke/ 80th Road
- 2 Speed Bumps 184th Street / 75th Avenue /Union Turnpike
- APS (Accessible Pedestrian Signal) 84th Drive/Chapin Parkway

Fire Department

So far, this year there were 37 fatalities from fire. The agency wants to reiterate that we must Close the Doors during a fire. This is to prevent the fire from spreading. They are willing to attend events to spread fire safety messages. They have gone to present to schools, and they are willing to come to your events.

Police Department

Our precinct is still having issues with Grand Larceny. The jewelry scams continue to target seniors as well as the telephone scams. Scammers contact them and ask them to send money for their grandchildren who have been arrested.

On another note, the NYPD's Hiring Campaign continues until mid-May.

Department of Social Services

For individuals aged 18 to 64 who are considered Able-Bodied Adults Without Dependents (ABAWDs), there's a new requirement to work or engage in qualifying activities for at least 80 hours each month. The activities that qualify include paid work (whether full-time or part-time), approved volunteering or participation in approved employment and training programs. Individuals who don't meet the 80-hour monthly requirement during March, April, or May 2026, their benefits could be cut starting in June 2026.

Department of Design and Construction

There is a new DDC Commissioner – Paul Ochoa. He used to work for DOT and City Hall previously.

Project HWPR20QC – Complex Ped Ramp – They are starting with excavation work this week at 164th Street/ Horace Harding Expressway near the center medians. There is no update yet for the area near GCP.

HBPED800Q Tide Gate Bridge – They are doing the demolition of parapets on the bridge on the east approach of the roadway. The contractor will do watermain work and will check if Avery Avenue (off College Point Blvd.) will be affected.



Happy Birthday to: Heather Bennett-Idels, Edward Chung and Jacob Weinberg!

Marie Adam-Ovide

Chairperson Taylor requested a motion to adjourn.

Wendy Gennaro made the motion. Adjourned at 8:39 p.m.

*Respectfully submitted,
Soleil Griffin-Green, CB8 Staff
May 22, 2026*