



COMMUNITY BOARD # 8 NEWSLETTER

DISTRICT OFFICE

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OFFICERS

CHAIRPERSON: Martha Taylor
1st VICE CHAIR: Michael Hannibal
2nd VICE CHAIR: Seymour Schwartz
3rd VICE CHAIR: Dilip Nath
EXEC. SECRETARY: Bhitihara-Martha Fulton
TREASURER & BUDGET DIRECTOR: Hersh Parekh

CITY COUNCIL MEMBERS

Honorable Sandra Ung - 20th District
Honorable Linda Lee - 23rd District
Honorable James Gennaro - 24th District

BOROUGH PRESIDENT

Honorable Donovan Richards

STAFF

DISTRICT MANAGER: Marie Adam-Ovide
Soleil Griffin, Community Associate
Nettie Norris, Community Associate

BOARD MEMBERS BY AREA

Area 1 – Kew Gardens Hills

Jennifer Martin – CHAIR, Heather Bennett-Idels, D. Lavelda Davis, Marisol Perez, Joshua Glikman, Israel Peskowitz and Jacob Weinberg.

Area 2 – Briarwood

Seymour Schwartz – CHAIR, Shaleeza Deen, Allen Eisenstein, John Gebhard, Elke Maerz, Mohammad Rahman, and Douglas Sherman.

Area 3 – Hillcrest Estates & Jamaica Hill

Wendy Gennaro – CHAIR, Dilafroz Ahmed, Saaif Alam, Bhitihara-Martha Fulton, Ahsan Habib, Mohammed “Delwar” Islam, Hersh Parekh and Frances Peterson.

Area 4 & 5 – Flushing, Flushing Heights, Flushing Suburban, Hillcrest, Electchester, Georgetown Mews, Pomonok

Dr. Penny M. Stern – CHAIR, Kenneth Cohen II, Marva Dudley, Neeta Jain, Dilip Nath and Kelly Sexton

Area 6 – Utopia, Fresh Meadows, West Cunningham Park

Maria DeInnocentiis – CHAIR, Armando Echeverry, James Gallagher, Caitlin Marziliano, Alan Ong, Tamara Osherov, Amy Tse and Steven Villaran.

Area 7 – Jamaica Estates & Holliswood

Howard Fried – CHAIR, Edward Chung, Roger Joyner, Michael Hannibal, Doretha McFadden, Nikolas Michael, David Mordukhaev, Jesse Rosenbaum, Aliyah Salim, Martha Taylor, Mohammed Tohin and Mayer Waxman.



January’s Community Board 8 Public Hearing/Meeting (recap) 183-02 Union Turnpike Fresh Meadows

Minutes:

The minutes of the Community Board 8 meeting held on Wednesday, December 10, 2025, were unanimously approved by 33 members.

Chairperson’s Report:

The Board Members, who are up for renewal, may now re-apply online at the Borough President’s website. The applications opened on January 5, 2026, and the deadline is close of business day February 13, 2026. If you are unsure whether you need to renew this year, please see the district manager after the meeting.

The 2026 Open Streets Application is now open for submission, and the deadline is approaching. It is January 13, 2026, for full street closures for Spring and Summer 2026. For schools applying for the 2026-2027 school year, the deadline is March 31, 2026. For more information, please go to: <https://www.nyc.gov/openstreets>.

Continued on Page 3 —>

The next Public Hearing/Meeting will be held on Wednesday, February 11, 2026

Minutes of Board Meetings are available *usually* within two weeks on our website.

A Word from CB8...

Dear Stakeholders:

If you are a property owner, the Department of Finance mailed your Annual Notice of Property Value in January. It is a very important document and we urge you to read it carefully.

This notice breaks down the estimate of your property taxes for the upcoming **2027 Fiscal Year** that starts on July 1, 2026. This includes any exemptions that are or will be applied to the property such as: Senior Citizen's Homeowner's Exemption (SCHE), Disabled Homeowner's Exemption (DHE), School Tax Relief (STAR) and Enhanced STAR. Please review it and make sure that it is accurate. If you notice any missing exemption (s) that you had previously or exemptions that you recently applied for but not received, please contact us for assistance. There is a limited time to make the corrections before you receive your property tax bill for the next fiscal year.

Please share this information with your friends and neighbors. **It takes more than City Hall to make New York City great, it takes us all!**

We look forward to hearing from you.

Sincerely,

Marie Adam-Ovide

District Manager

Martha Taylor

Chairperson

*Freedom is never voluntarily given by the oppressor;
it must be demanded by the oppressed.*

— Dr. Martin Luther King Jr.



Guest Speakers:

Captain Michael Black-Larkins, 107th Precinct - He introduced himself and looks forward to working with the community. [*Captain Black-Larkin replaced Deputy Inspector Mo Tsang as commanding officer of the 107th Police Precinct*].

Health Minutes with Dr. Penny Stern

January is Glaucoma Awareness Month. This is a disease related to elevated pressure inside the eye that leads to damage of the optic nerve. The pressure can sometimes be normal and still damage can occur. As a result of this damage, vision is gradually lost and if left undiagnosed and untreated, blindness can result. More than 4 million people in the US have glaucoma and it is an important cause of vision loss and blindness. If you have your vision checked, make sure that the ocular pressure is also measured. Treating glaucoma aims to lower intraocular pressure and the options include prescription eye drops, oral medicine, laser treatment, surgery or a combination of approaches.

Public Hearing:

ULURP C 250302 ZMQ – Hersh Parekh, Zoning Committee Chair

The Applicant, St. Francis Prep, seeks a zoning map amendment to map a C1-2 commercial overlay district over an existing R4 district affecting Block 7128, Lot 2 in Fresh Meadows. This would rezone the development site from an R4 to an R4/C1-2 to establish a continuity of land uses within the surrounding area and facilitate legalization of an existing illuminated accessory sign.

The sign is a double-sided, non-flashing illuminated sign. While accessory signs in R4 districts are typically permitted only for hospitals (not educational facilities), the school is requesting to legalize and retain its existing sign by rezoning it to an R4/C1-2. The sign does not flash but cycles through different messages. To address community concerns, the school issued a commitment letter stating it will not pursue additional construction or commercial expansion. This is further reinforced by confirmation from the Archdiocese of Brooklyn that the property is legally restricted to educational use only, not for residential use.

Hersh Parekh made the motion to approve the application. It was seconded by Martha Taylor.

Yes - 19 No - 14 Abstention - 0

The motion passed.

Snow and Ice Removal from Sidewalks

Snow and ice on sidewalks can severely injure pedestrians. You must clear a path in the sidewalk in front of your building that is at least four feet wide to allow pedestrians to pass. Snow and ice must be removed from around fire hydrants and sidewalk curb-cuts and ramps.

If the snow or ice has become so frozen it cannot be removed, sidewalks should be strewn with granular material like salt or sand to improve traction and prevent slipping.

Snow and ice must be cleared from sidewalks within specific timeframes:

- Snowfall ends between 7:00 AM and 4:59 PM - **Clear within 4 hours**
- Snowfall ends between 5:00 PM and 8:59 PM - **Clear within 14 hours**
- Snowfall ends between 9:00 PM and 6:59 AM - **Clear sidewalks by 11:00 AM**

(If the snow stops falling at 7:00 PM, building owners/occupants must clear a path in the snow that is at least four feet wide, or salt or sand the sidewalk by 9:00 AM the following morning.)

- If you do not clear snow or ice from the sidewalk within the given timeframe, **you may be fined up to \$250.**

The sidewalk must be thoroughly cleaned as soon as the weather permits.

NOTE: DO NOT shovel, blow, or push snow into the street.





Helping More New Yorkers Manage Energy Costs

If you're having trouble paying your bill, we want to help. That's why we advocated to expand eligibility for our Energy Affordability Program (EAP), so even more New Yorkers can save on their energy bills.

Now, New Yorkers with household incomes below the area median may also be eligible, even if they don't receive other government benefits.

You may already be enrolled. If you receive assistance through the Home Energy Assistance Program (HEAP), Temporary Aid to Needy Families (TANF), Direct Vendor or Utility Guarantee, or Safety Net Assistance (SNA), you may have been signed up automatically. You can check by logging in to My Account on conEd.com or reviewing the "Adjustment Information" section of your bill.

What to Know

What is EAP? The Energy Affordability Program is a statewide initiative that provides customers with discounts on their energy bills.

Who is eligible? If you receive certain government benefits or your household income falls below the area median for NYC, you may be eligible to receive discounts. To qualify based on income, you must:

- Be a residential customer.
- Receive electric and/or gas service from Con Edison.
- Earn less than the household area median income thresholds outlined on conEd.com/EAP.

How much is the discount? Bill discount amounts vary depending on whether you use electricity or gas for heating and whether you qualify for the EAP because you're enrolled in an eligible government assistance program or meet the household income and size requirements.

Do the discounts expire? Yes. You'll receive discounts for 18 months after you enroll, but you must reapply to remain in the program. You'll receive a letter, email, and text message with information when it's time to reapply.



Find out more and enroll at conEd.com/EAP.

Explore other bill help:

Need more time to pay your bill? Set up a flexible payment agreement or get an extension. Go to conEd.com/PaymentPlans and sign into your account.



FOR IMMEDIATE RELEASE: January 26, 2026

PRESS CONTACT: press@hpd.nyc.gov

New Local Law Requires Rent Transparency Notices for Tenants in Rent-Stabilized Housing

New York, NY – Starting January 26, 2026, New York City’s Department of Housing Preservation and Development (HPD) will implement Local Law 86 (LL 86) of 2025, written by Council Member Sandy Nurse, a rent transparency measure that ensures tenants have clear, accessible information about whether their homes are rent-stabilized.

“The Rent Transparency Act is a simple but powerful way to ensure that more than two million New Yorkers living in rent-stabilized homes know their status and aren’t being overcharged,” said Council Member Sandy Nurse, the bill’s primary sponsor. “Clear, accessible notice empowers tenants and provides a critical safeguard against the deregulation of affordable housing.”

“Over the past few years, our enforcement efforts have been focused on transparency and making sure tenants have the information they need about where they live,” said Deputy Commissioner of the Office of Enforcement and Neighborhood Services AnnMarie Santiago. “We want tenants to be able to see the complaints and violations in their homes and across the city, understand what steps follow, and feel confident in taking action when something isn’t right. The Rent Transparency Act builds on that work, providing another clear, accessible way for tenants to know their rights and understand the status of their housing.”

Under LL86, all multiple dwellings containing one or more rent-stabilized units must post a notice in a common area of the building, in both English and Spanish, informing tenants that rent-stabilized units exist in the building and explaining how to find out whether their unit is one of them, beginning January 26, 2026.

The notice, which must be posted in a public area of the building, shall state:

“This building contains one or more units that are subject to the Rent Stabilization Law of 1969. To find out if your unit is registered as rent-stabilized, contact the New York State Division of Housing and Community Renewal (DHCR) by calling 718-264-3800 or going online to **www.hcr.ny.gov**. Owners of such buildings must submit an annual registration to DHCR and provide each tenant with a copy of the information that pertains to their unit. Owners that fail to file may be subject to penalties.”

The notice must also display the building address and the property registration number.

For landlords, the required notice is available in English, Spanish, and additional languages on HPD’s website under the **Required Signage** section.



sanitation

Calling All Artists: Paint A DSNY Collection Truck!

“Trucks of Art” Program Highlights Sustainability and Honors New York’s Strongest

The New York City Department of Sanitation, together with the Sanitation Foundation, has announced Trucks of Art — a paid opportunity for artists to creatively paint an entire collection truck — is back!

DSNY is welcoming all artists — professional, amateur and aspiring — to submit applications to transform a 46,000-pound collection vehicle into a work of art. Priority will be given to proposals that celebrate keeping NYC clean, sustainability, and the DSNY workforce. To promote sustainability, artists are encouraged to use paints that would otherwise be discarded or recycled.

“Sanitation trucks have become part of our city’s streetscape, and today we announce a third opportunity for local artists to reimagine these trucks as 400 square feet of metal canvas and transform them into roving works of art,” said Acting Commissioner Javier Lojan. “Previous Trucks of Art are still on collection routes in all five boroughs, and we are thrilled to be adding five more to our fleet this spring.”

Full details for the Trucks of Art project, including submission information is available in the Request for Expressions of Interest at nyc.gov/TruckArt. Those interested in applying should fill out an application, including design mock-ups, and submit via the online application. Selected artists will be paid a stipend of up to \$1,500 by the Sanitation Foundation.

“The Sanitation Foundation is proud to partner with DSNY on Trucks of Art 2026, a program that brings artists, communities, and Sanitation workers together in a highly visible and meaningful way. These trucks carry more than waste - they carry stories of creativity, sustainability and civic pride across all five boroughs.”

All applications must be submitted by **Sunday, February 8, 2026, at 11:59 p.m.** The Department and the Sanitation Foundation, along with special guests, will choose the finalists. Paint will be provided, and trucks will be painted in April.

Non-artistic New Yorkers can also be involved. The Department is asking residents to support this initiative by dropping off their unwanted paints (cans, sprays, tubes) at the Department’s Special Waste Drop-off Locations. Artists will select the paints they’ll need, and the rest will be recycled or properly disposed.

This is the Department’s third iteration of the Trucks of Art program; trucks were previously painted in 2019 and 2022.

About the New York City Department of Sanitation

The Department of Sanitation (DSNY) keeps New York City clean, safe, and healthy by collecting, recycling, and disposing of waste, cleaning streets, attacking the scourge of illegal dumping, and clearing snow and ice. The department operates 59 district garages and manages a fleet of more than 2,000 rear-loading collection trucks, 450 mechanical brooms, 705 salt spreaders, and several dozen bike lane operations machines. The department is aggressively cleaning more parts of the city than ever before, including over 1,000 long-ignored areas spread across every neighborhood. With the highest wintertime uniformed headcount in 20 years, DSNY is more equipped than ever to remove snow and ice from the approximately 19,000 lane-miles of City streets.

LIQUOR LICENSE NOTIFICATION (S)

◆ **Jamaica 153 Corp. - Renewal**

d/b/a Riko
153-37 Hillside Avenue, Jamaica
Wine, Beer & Cider License Application

◆ **Hapisgah of Flushing**

d/b/a Hapisgah
147-23/ 147-25 Union Street, Flushing
Renewal - Full Liquor License Application

◆ **PJ's Dance Charisma Inc. - Renewal**

71-48 Main Street, Flushing
Full Liquor License Application

◆ **Zen Fusion Cuisine Inc.**

79-28 Parsons Blvd., Fresh Meadows
Renewal - Full Liquor License Application

◆ **Lovells Lounge Corp. - Renewal**

d/b/a Lovell's Guiding Light
48-33 Hillside Avenue, Jamaica
Full Liquor License Application



*Any complaints about establishments with liquor licenses should be sent to Community Board 8 **in writing**. Unless a signed, written notification is received at our office, we cannot follow up. You must also include your address and telephone number.*

DEMOLITION/VACATE NOTICE

- 61-12 184th Street - Full Demolition [*House & Garage*]
- 164-33 76th Road - Full Demolition
- 69-26 182nd Street - Full Demolition



CITY PARKING RULES

The City suspends alternate side parking regulations for both street cleaning purposes and traffic flow, on legal and/or religious holidays.



Lincoln's BirthdayThurs., Feb. 12th
Washington's Birthday (President's Day).....Mon., Feb. 16th
Lunar New Year.....Tues., Feb. 17th
Ash Wednesday.....Wed., Feb. 18th

*(Parking meters are still in effect. * Except during major holidays)*



February 2026

Community Board 8, Queens

SUN	MON	TUE	WED	THU	FRI	SAT
1	2 	3	4	5	6	7
8	9 Zoning Cmte. Meeting 7:30 p.m. CB8 Office 197-15 Hillside Ave.	10	11 Board Meeting Public Hearing 7:30 p.m. Hillcrest Jewish Center 183-02 Union Turnpike	12	13	14 <i>Happy Valentines day</i> Last day to change your party affiliation in NYC! https://e-register.vote.nyc/
15	16 We're closed! 	17 	18 Ramadan Mubarak 	19	20	21
22	23	24	25	26	27	28