



Chairperson, Martha Taylor

*The City of New York
Borough of Queens*

Community Board 8

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District Manager, Marie Adam-Ovide

Minutes of Community Board 8 Board Meeting/Public Hearing held on Wednesday, June 8, 2022, at the Hillcrest Jewish Center located at 183-02 Union Turnpike.

Attendance:

Board Members Present:

Dilafroz Ahmed, Robert H. Block, Edward Chung, Susan D. Cleary, Maria DeInnocentiis, Allen Eisenstein, Bhitihara-Martha Fulton, James Gallagher, John Gebhard, Wendy Gennaro, Ashan Habib, Marc A. Haken, Dr. Neeta Jain, Steven Konigsberg, Mohammed Islam “Delwar”, Mary Maggio, Mary Maggio, Yaniv Meirov, Dilip Nath, Rabbi Shlomo Nisanov, Alan Ong, Tamara Osherov, Hersh Parekh, Mohammad Rahman, Charlton Rhee, Jesse Rosenbaum, Seymour Schwartz, Harbachan Singh, Dr. Penny M. Stern, Martha Taylor, Mohammed Tohin and Amy Tse.

Board Members Absent:

Heather Bennett-Idels, Kenneth Cohen II, Solomon Davydov, Kevin Forrestal, Howard A. Fried, Michael Hannibal, Tami Hirsch, Paul Lazauskas, Elke Maerz, Jennifer Martin, David Mordukhaev, Simon Pelman, Frances Peterson, Deepti Sharma, Douglas Sherman, Jacob Weinberg, Tamika Williams-Moore, and Emanuel Yllescas.

Others Present:

Kevin Morris representing Mayor Eric Adams, Evelyn Li representing Congresswoman Grace Meng, Max Weprin representing Borough President Donovan Richards, Michelle Sanjose representing Council Member James Gennaro, Ashley Lin representing State Senator John Liu, Anthony Lemma representing Assembly Member David Weprin, Hudy Rosenberg representing Assembly Member Nily Rozic, CB8 District Manager and Sandra Aikens-Williams, CB8 Staff Member.

Call to Order:

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

Public Participation:

Michael Athy, retired High School (in Queens) Principal – School Construction Authority – SCA February 2022 capital plan amendment contains 14 new or annexed projects in Queens, that do not yet have designated locations totaling 1.1 billion dollars for 8,400 seats. Eleven of these are slated for northern Queens while three are slated for districts 27 or 26. This is part of a deliberate pattern on the part of SCA and the DOE of over building in northern Queens. Ryan 216 is part of District 26. The school is above capacity with 1,574 students vs. 1,190. It is at 132%. There are four other excellent schools with good grades in District 26. They are collectively at 83% capacity. They have 821 unused seats. Ryan in District 26 is the only overcrowded middle school. It is because it takes students from

out of its zone and out of District 26. Neighboring District 25 has 15 schools, with good school grades, they are at 79% capacity. Parents have all kinds of reasonings because it guarantees entrance into Francis Lewis High School. They are not building in southern Queens to make them more attractive to parents. The building plans are concentrated in northern Queens, they should expand southern Queens so that it too would be attractive to parents. It is profitable red lining. I ask that the board not consent to the expansion of Ryan 216 and to be very wary of these projects.

Elected Officials Announcements:

Kevin Morris - Queens Borough Director, Mayor's CAU – The Mayor's Office is continuing to review the Wyndham Transitional Facility.

Evelyn Li representing Congresswoman Grace Meng – They will be holding their Second Annual Outdoor Graduation. Congressional Science Challenge is open for participation.

Luna Fu representing Congresswoman Linda Lee – They are in the process of proposing a bill to increase the fine for illegal commercial parking from \$250 to \$400 and \$500 to \$800.

Michelle Sanjose representing Councilman James Gennaro – During this period of closing the budget some of the highlights of the councilman's proposal is increased spending on policing, parks, defense of the Asian American community. Their district office is in the process of moving.

Roll Call

Salute to the Flag

Chairperson Martha Taylor led the salute to the flag.

Public Hearing:

72-09 Main Street – BSA Cal. No. 340-47-BZ – 7209 – This application seeks to extend the term for a period an additional ten (10) years. The current BSA expired on May 1, 2022, they needed to amend the resolution, and obtain a new certificate of occupancy. This is a gasoline station, convenience store and auto service station located on Main Street between 72nd Avenue and 72nd Road.

Steve Konigsberg: Requested BSA applicants to present their application.

Robert Gupta made a presentation regarding the purpose of this BSA.

- This gasoline station opened in 1941, the BSA has been extended numerous times over the years.
 - 2003 BSA approved for changes to the building
 - 2015 BSA approved additional fuel pump.
- We seek to maintain the gasoline pumps, auto repair shop and convenience store.
- We seek to extend the Certificate of Occupancy, legalize some signage (from Gulf to Sunoco), and add a fuel pump.
- They currently have three separate fuel pumps on three separate islands.
- There are two underground gasoline tanks.
- There is a trash enclosure at the southern tip and landscaping at five points on the site.
- We want to legalize an air pump at the northern point, and signage in front of the convenience store, some signs along the canopy, at the north and south side of the site.
- The air pump is at 72nd Avenue and Main Street. They want to legalize this addition.
- Two front signs were previously approved for change through a BSA application. They seek approval for two new front signs on the store side and add two additional signs at 72nd Road and Main Street.
- They want to add new signage in front of the auto repair shop.

- They want no changes to the existing price signage.
- They want to maintain the sight with the convenience store, gasoline pumps
- They want to formalize the added air pump and changes to the signage.

Steve Konigsberg called for a motion.

Dilip Nath called for a motion to approve the BSA. Seconded by

Steve Konigsberg asked if there are any questions.

Amendment – This application also seeks to legalize five additional signs and text changes to previously-approved signs. Air pump has been installed at the intersection of Main Street and 72nd Avenue, for which they are asking legalization as well.

Steve Konigsberg: called for a motion.

Dilip Nath: Called for a motion to approve the BSA, seconded by **Alan Ong.**

Steven Konigsberg: Asked for questions.

Marc A. Haken: Is this the same owner?

Steve Konigsberg: Yes.

Marc A. Haken: Why were these changes not asked for previously?

Steve Konigsberg: Owner may not have known this was a requirement.

Marc A. Haken: When was the air pump put in?

Answer: [*Robert Gupta*] Not sure. The last BSA approval was in 2015. So sometime in the last 7 years.

Steve Konigsberg: Please point out the entrances to the service station.

Answer: [*Robert Gupta*] Three curb cuts along Main Street (shown on the blueprint). No entrance on 73rd Avenue.

Jesse Rosenberg: Is there some way you can ensure that cars on-line for the air pumps do not block garbage cans.

Answer: [*Robert Gupta*] I will speak to the owner and suggest a higher wall barrier.

A roll call vote was taken.

Count in favor: **31** Opposed: **0** Abstained: **0**

Members in Favor: Dilafroz Ahmed, Robert H. Block, Edward Chung, Susan D. Cleary, Maria DeInnocentiis, Allen Eisenstein, Bhitihara-Martha Fulton, James Gallagher, John Gebhard, Wendy Gennaro, Ashan Habib, Marc A. Haken, Steven Konigsberg, Mohammed “Delwar”, Neeta Jain, Mary

Maggio, , Yaniv Meirov, Dilip Nath, Rabbi Shlomo Nisanov, Alan Ong, Tamara Osherov, Hersh Parekh, Mohammad Rahman, Charlton Rhee, Jesse Rosenbaum, Seymour Schwartz, Harbachan Singh, Dr. Penny M. Stern, Martha Taylor, Mohammed Tohin and Amy Tse.

79-18 164th Street Rezoning - ULURP No. 220414ZMQ

Request for a zoning map amendment to legalize the existing second-floor illegal, non-conforming medical laboratory on the Project Site (Block 6857, Lot 62), in Hillcrest.

The zoning map amendment would rezone running 150 feet south and west, from the corner of 164th Street and Union Turnpike, Block 6857, Lots part of (p/o) 61, p/o 62, 64, 65, 67, 69, and (p/o) 71 from an R4/C1-3 zoning district to an R4/C2-3 zoning district to an R4/C2-3 zoning district an R5D/C2-3 zoning district.

Richard Lobel made a presentation regarding the purpose of this ULURP rezoning.

- They are requesting to go from C1-3 to C2-3 commercial overlay. They are seeking to take the existing C1-3 over the existing R4/R5D. They want to change them from C1-3 to C2-3.
- This is a very simple re-zoning. It does not involve a change in bulk. The building will remain the same under the proposed and existing zoning. It does not involve a fundamental change in commercial use being that there are already 6 commercial overlays in the properties included within the rezoning areas.
- This is a medical lab facility testing skin tissue samples for cancer cells.
- Dr. Kantius has been at this location for 33 years.
- Dr. Kantius has trained many students at his site for medical laboratory training and medical degrees.
- There are nine (9) lots included. Currently improved with a two-story plus cellar commercial building with a total floor area of 4,000 sq. ft. (1.0) FAR, consisting of the following:
 - Cellar UG 6B offices (Queens Hospital WIC Program)
 - Ground floor UG 6B ambulatory healthcare office (Queens Hospital WIC Program)
 - Second floor UG 9A medical research laboratory (Sephora Diagnostic Labs)
- They have diagnostic testing of tissue samples under microscopes for the presence of cancerous cells. No blood or infectious diseases present.
- The property was acquired by Dr. Kantius in 1990, currently has a 2-story building on site.
- There are no flammable items in-house.
- After many years of operating the site, the Buildings Department sent them a notice that the existing C1 overlay was inappropriate for the medical laboratory and a C2 overlay was needed.
- The proposed rezoning will facilitate the legalization of the existing, non-conforming UG 9A medical research laboratory on the second floor.
- The differences between C1 & C2 are very minor. C2 overlays in fact are now in most of the areawide rezoning that are sponsored by the city. It is what is currently being utilized. You may have seen C2 overlay rezonings in connection with formerly being required for Physical Cultural Establishments (PCE) or gym uses. These types of rezonings allow for supply stores, etc.
- Slide of the zoning area of the proposed conversion was shown and explained. Most of the properties along Union Turnpike are zoned R5D. On 164th Street it is an R4 district. The underlined residential districts remain the same. You will not be able to re-build anything under this district. This re-zoning solely relates to allowing for C2 uses. The layout will remain the same.
- Almost all new applications for redistricting are C2 uses. If there are challenges to retail space, it allows for a boarder use category.
- Local medical students and laboratory assistants' trainees receive training at this facility. He currently has 10 employees.

Steve Konigsberg: Called for a motion to approve the addition to the laboratory to legalize the illegal zoning to the correct designation.

Harbachan Singh: motioned to approve for the zoning map amendment to legalize the second-floor illegal, non-conforming medical laboratory on the Project Site (Block 6857, Lot 62) in Hillcrest, seconded by, Susan Cleary.

Steve Konigsberg asked if there are any questions.

Discussion:

Marc A. Haken: Would there be physical changes to the building?

Answer: [*Walker Gupta*] – No. I have measured the entire building. He walked through the building and can verify that all of the conditions have been met. All aspects are within codes.

Marc A. Haken: How are specimens to be stored and disposed of?

Answer: [*Dr. Mikhail Kantius*] - We receive tissue samples from doctor's offices, surgical centers, skin biopsies, colonoscopies and process the samples overnight, we make a block out of them, they section the tissue samples, look at the specimens through a microscope and render a diagnosis.

Marc A. Haken: What is the procedure, how is the material stored and disposed of?

Answer: [*Dr. Mikhail Kantius*] - We have a special company and dispose of them by use of a medical waste company. A manifest is kept documenting the proper disposal procedure. We keep these specimens for about three weeks just in case something else needs to be done. The company will then pick up the samples and properly dispose of them. We don't have anything for more than 3 weeks.

Marc A. Haken: Are these specimens toxic?

Answer: [*Dr. Mikhail Kantius*] No, they are just tissue samples.

Answer: [*Richard Lobel*] By law they are not permitted any hazardous materials. These are materials that are stored and removed.

Public Comments:

Jackie Forrestal: For 30 years Dr. Kantius has violated the NYC zoning codes by opening Sephora Labs at 79-18 164th Street in a C1 commercial overlay. You are being asked to change the zone to legalize its use

1. They rent space to Health and Hospital Corporation – illegally based on their Certificate of Occupancy. The current certificate allows for the cellar to be used for storage and 2 retail stores on the 1st floor.
2. Sephora Labs is not registered with the Environmental Protection Agency. Not because of tissue waste but, because of large quantities of ignitable waste materials. This facility lacks FDNY permit that is required for all labs in NYC. Given the flammable materials within this building and lack of proper certificates. Can the community trust that there will not be a health risk due to inhaled fumes?
3. You always had the option to go through BSA, you opted to go to City Planning. The Hillcrest Estates community has advocated hard to keep its residential makeup of single family and attached house, in the 2006 rezoning plan. This request backs up against an R2 community. Overlooking a lab that has flaunted the rules for the past 3 decades is an affront to the citizens of this community. A letter from Mr. Lobel states that the current use complies with code 6. Pages 4 through 7, outlines the C2 overlay uses. Would you consider a zone change housing for transient guests, theaters, wedding chapels, pawn shops and prisons? All of this just so that a single lab owner can exist. Do the rights of residents fall secondary to the desire of one lab owner that our community rights are eliminated? Please vote down this proposal tonight.

Answer: [*Robert Lobel*] – Dr. Kantius has complied with all laws and regulations.

Steve Konigsberg: Will the C2 overlay effect the other businesses in the area?

Answer: [*Richard Lobel*] - All of the other businesses would be legal and conforming under the C2 rezoning. There are no changes between C1 and C2, other than to include additional use groups.

I would like to clarify some statements that were made in error. The conversion to a hotel at this location is impossible, it is too far from a highway. Looking at a C2 zoning map, C2s are located near high and low-density communities. Dr. Kantius operated the laboratory for 15 years without incident. During this time the FDNY inspected and collected filing fees. It was only in the last 10 to 12 years that the FDNY required the laboratory to change its zoning. Throughout this time, he submitted paperwork and the FDNY continued to collect fees. FDNY asked that he obtain a C2 overlay so that the zoning can match the C2 overlay. FDNY continues to issue permits. Dr. Kantius does not handle any toxic or infectious waste at this site. This facility is for diagnostics purposes. Dr. Kantius is not permitted to handle any toxic or infectious waste. The Certificate of Occupancy does permit office use of the ground and cellar. They have applied 4 times in Queens and have received this change.

The Certificate of Occupancy was covered in the Land Use Committee. They have applied for this rezoning 4 times in the last 7 years.

Wendy Gennaro: What do the FDNY permits cover or what does the FDNY permit for this location?

Answer: [*Richard Lobel*] - It covers chemical material routinely used in inspections and diagnostic materials use for the diagnostics of these tissue samples. Dr. Kantius would you like to talk about the FDNY program.

Answer: [*Dr. Kantius*] – The fire department made me do storage. I did blueprints for the Department of Buildings. After that I paid annual permit fees for storage. The alcohols used are 70%, 80%, 95% and 100 proof. FDNY requested we apply for permits. Whatever I was told to do, I delivered. We have received the permits from FDNY and the NYC Department of Buildings for storage of these materials. One inspector stated they can store 10 gallons of alcohol, and another said 25 gallons.

Wendy Gennaro: This community is a little sensitive to prisons, with what's going on in Kew Gardens. Is there a way to bar certain things out of the C-2?

Answer: [*Richard Lobel*] – It is permitted in a C2, no in a C1. We understand the sensitivity of this matter. The odds of a prison being built on this site is zero. If the community board wants a waiver from Dr. Kantius that will be perfectly ok. Anything we can do to make assurances we are happy to do. One of these things mentioned are the Zoning Community was the use for a bar or restaurant with up to 200 people. There is no fundament difference between that and this type of use and what we are trying to do.

Dilip Nath: This community wants to help you but, you must be forth coming and honest. I am asking my colleagues to vote down this proposal.

Answer: [*Richard Lobel*] – I just want to reiterate what is allowed at this site, medical lab, denture fiings, research and testing.

Tamara Oshero: Is there any way to carve out the types of activities in a C2, such as prisons?

Answer: [Richard Lobel] - I recognize the sensitivity to this issue for the community. There is no fundamental difference in this change. This site is only allowed dental and medical for research and testing, making of teeth, dentures, or plates. Not allowing any danger or explosion, noise, vibration, smoke, odious smell, heat nor glaring light. Dr. Kantius has been here for 33 years and is a contributing member of the community and regularly trains lab assistants. He has been permitted and has paid his fees. He only recently been asked to come in for rezoning.

Answer: [Dr. Kantius] – I should be allowed to continue to be a valued member of the community.

Susan Cleary: In 2020, the FDNY reported your lab to the Department of Buildings, what was the outcome?

Answer: [Richard Lobel] – In 2020 the FDNY reported the lab to the Department of Buildings. The lab, as a 9A lab and needed a C2 overlay. Dr. Kantius, represented by counsel went to the Environment Control Board, he was informed he needed a C2 overlay, to eliminate the violations.

Maria DeInnocentiis: I think you are being disingenuous. In your letter to the board, you said there were nine lots instead of thirteen. So, there are 13 lots that are being changed in their zoning to accommodate one store - for the lab to be legal, which I do not agree with. You always had the option of going to BSA, instead you opted to go to City Planning to ask a large portion of the neighborhood rezone. When had our communities rezoned in 2005. Hillcrest Estates fought to have the C2 not approve. This is not what we want to see happen in our community. This appear to be happening in Northeastern Queens. When I look at this overlay, you can do motels. When the Mayor stated that when these are not profitable, they can become homeless shelters. Under this zone we can have billiard parlor, theatre, pawn shops and prisons, etc.

There are corners of these lots that are included. There are in effect nine (9) whole lots. Regarding hotels, there would have to be a special permit for that. They have to be located within 1000-feet of an entry to a highway. Although the Grand Central is located within a quarter of a mile, the actual distance to the entrance to the GCP would not permit that. There is an existing C2 overlay in this district. The city is rezoning top C2 district in case you have struggling businesses, it gives them an opportunity to allow other uses. When you change the use from Use Group 6 to Use group 9, you would have to provide parking spaces.

Maria DeInnocentiis: Scott from City Planning was asked about parking and what is the zoning. He said that City Planning always waives parking requirements. They can ask for a waiver.

Scott Solomon: [City Planning] – There is not what I said. There are instances when you must provide parking if you are below a certain number about 15 for C2 or below then it gets waived. These lots are so small that they would trigger a small parking requirement; therefore, it would all be waived. If there is a billiard parlor that produces 25 there is no waiver. Parking requirement are for all uses. There were many things that Mr. Lobel has already corrected.

There were concerns about a prison, a prison would be required to have a site selection process. I don't know why one would construct a prison on a 4,000 square foot lot., it would require a ULURP application. Hotels and motels would not be allowed on this property because it is more than 1000 feet from a highway. If a bowling alley was to be placed here, it probably would have only one lane. The role of City Planning is to ensure the application is complete. His application is complete.

Amy Tse: Looking towards the future, would the sale of drugs be permissible at this location?

Answer: [Richard Lobel] – There is some discussion of Article 13 clinics. Nothing about a C2 designation would allow for this type of facility.

James Gallagher, Jr.: When you look at the map rezoning there are a couple of single-family properties and a Papa John's. Are you going to rezone that to commercial?

Answer: [Scott Solomon] – There are 2 corners of residential lots. If there is less than 50% of the lot located within the district, then you are unable to take advantage of building on that space.

Tamara Osherov: What if you sell the property? What if you expand?

Answer: [Richard Lobel] - The larger the property the more that is required.

Answer: [Kevin Williams] - There are no EPA requirements. you are not allowed to store hazardous materials nor, gases. I have never heard of needing permission from the EPA for this type of facility. If it were required, the Department of Health would have oversight. There are no required permits for this type of facility.

Steve Konigsberg: I have just been informed that there is another C2 in the area. What are the uses in that C2 area?

Answer: [Kevin Williams] - That C2 has the following use: a laundromat, offices, nail salon, pre-school, appliance and electronic store, an eating and drink establishment, offices, and animal hospital. Under R16 there is a body shop.

Jesse Rosenbaum: Made a motion to amend. The motion presented is to carve out residential lots so that the application only applies to existing commercial lots. Seconded by: **Maria DeInnocentiis.**

Steve Konigsberg: This was not accepted by Harbachan Singh – he asked for a vote to force the amendment.

A roll call vote was taken.

Count in Favor: **22** Opposed: **9** Abstained: **0**

Members in Favor: Dilafroz Ahmed, Robert H. Block, Edward Chung, Maria DeInnocentiis, Allen Eisentein, Bhitihara-Martha Fulton, James Gallagher, John Gebhard, Wendy Gennaro, Ashan Habib, "Delwar" Mohammed Islam, Neeta Jain, Mary Maggio, Yaniv Mierov, Alan Ong, Tamara Osherov, Hersh Parekh, Mohammad Rahman, Jesse Rosenbaum, Seymour Schwartz, Dr. Penny M. Stern, and Amy Tse.

Members not in Favor: Susan Cleary, Marc A. Haken, Steven Konigsberg, Dilip Nath, Shlomo Nisanov, Charlton Rhee, Harbachan Singh, Martha Taylor, and Mohammed Tohin.

Motion to accept the amended ULURP application:

Motion to amend the motion to include carve out for use with existing C2's only.

Members in Favor: John Gebhard, Wendy Gennaro, Marc A. Haken, Steven Konigsberg, Mary Maggio, Shlomo Nisanov, Hersh Parekh, Charlton Rhee, Jesse Rosenbaum, Harbachan Singh, Martha Taylor and Mohammed Tohin.

Members not in Favor: Dilafroz Ahmed, Robert H. Block, Edward Chung, Susan D. Cleary, Maria DeInnocentiis, Allen Eisenstein, Bhitihara-Martha Fulton, James Gallagher, Ashan Habib, Islam “Delwar” Mohammed, Neeta Jain, Yaniv Meirov, Dilip Nath, Alan Ong, Tamara Osherov, Mohammad Rahman, Seymour Schwartz, Dr. Penny M. Stern, and Amy Tse.

Count in Favor: **12** Opposed: **19** Abstained: **0**

Chairperson’s report:

- Kevin Forrestal, Chair of Nominating Committee is unable to attend the meeting tonight. Board Member Marc Haken will conduct the elections.
- Functional Committee Assignments were provided to each Board Member in their packet.
- Dr. Stern has been appointed as the new Area 4 Chair. Chairperson is certain that she will do an excellent.
- Chairperson Taylor checked with the Borough President’s Counsel; Community Board 8 is allowed to permit board members to vote at committee meetings they do officially serve on. Chairperson Taylor has chosen not to permit this.
- Welcome back, John Gebhard!
- Maria DeInnocentiis’ report on the Wyndham Hotel – She represented Community Board 8 (filling in for Marie Adam-Ovide) because Marie had to attend this meeting. They filed a complaint about, dead rat, hotel staff parking on the sidewalk and garbage on the sidewalk. A report was made to the 107th Precinct. The facility stated they will increase their sanitation pick up to 6 days a week. There remain 129 residents. They were scheduled to relocate at the end of June but, the R.F.P.s have not gone out yet. They want to negotiate to remain from 3 months to a year.

District Manager’s Report – June 2022

Mayor’s Community Affairs Unit (CAU)

Mayor Eric Adams will be distributing PPEs and at-home COVID tests to the public. They will also provide them to the Community Boards for distribution. They are also trying to find ways to save businesses from fines by working to educate them first. They anticipate a saving of \$8.9M with these changes.

Fire Department (FDNY)

The agency continues with its CPR training event sand tabling outdoors to educate the community regarding fire safety. For more information, please go to [FDNYSmart.org](https://fdnysmart.org) to learn about events happening near you.

Department of Transportation (DOT)

The 2022 Bike map is now available online to download. You may also request a hardcopy of the map. Go to: <https://www1.nyc.gov/html/dot/html/bicyclists/bikemaps.shtml>. They are also working with their “Speeding Ruin Lives” Campaign to discourage motorists from speeding.

Department of City Planning (DCP)

Previously the City Planning did not certify application after May since Community Boards do not meet in July and August. The legislation was amended in 2019 whereby the Department of City Planning does certify ULURP application after May; however, the time for Community Board review was extended. For June

certifications, Community Boards are allotted 90 days to review the application. For those certified in July and August, CBs have up to 75 days to review the application.

Department of for the Aging (DFTA)

Households that earn less than the 200% of the poverty rate may receive up to a \$30 discount for internet service through the new Affordable Connectivity Program (ACP). You can apply directly through the internet provider.

Department of Sanitation

The superintendent stated that our district received two additional trucks one for Tuesday and the other for Friday to serve Section 83[Parsons to the Van Wyck and 84th Drive to the LIE].

Department of Buildings (DOB)

Due to the pandemic, the Department of Buildings’ Homeowners Night was no longer being held. It has now been re-branded as **Buildings After-Hours**. The borough offices will be open from 4 – 7 p.m. on Tuesdays so that homeowners as well as small business owners may consult with DOB’s professional staff regarding projects. If you are a homeowner who received a Request for Corrective Action (RCA), I encourage you to go and learn how to correct the condition before it becomes an ECB violation.



Happy Birthday to Board Members Alan Ong, John Gebhard, Elke Maerz and Mohammed Tohin

Marie Adam-Ovide

Borough President’s Donovan Richards Representative – Max Weprin

- Borough President Richards Queens Dance Festival June 19th Leavitt’s Park in Flushing
- Forest Hills Green Market – Farmers Market

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Congresswomen’s Grace Meng Representative – Evelyn Li

- Outdoor Graduation with Representative Grace Meng – bring your own cap and gown.
- 2022 Congressional App Challenge is open to middle and high school students, from June 15th through November 1st, then it will close for registration and app submissions on November 3rd.

Marc Haken – Mr. Haken presented the Board a slate of nominees for the executive office of the board. The procedure is that we nominate candidates for the various officers that are available. Then at the next meeting, there is a vote. The vote was taken.

- ☞ *Martha Taylor was re-elected Chairperson of Community Board 8.*
- ☞ *Michael Hannibal was re-elected 1st Vice Chair of Community Board 8.*
- ☞ *Seymour Schwartz was re-elected 2nd Vice Chair of Community Board 8.*
- ☞ *Harbachan Singh was re-elected Treasurer of Community Board 8.*
- ☞ *Bhitihara Martha-Fulton was elected as Secretary of Community Board 8.*

Committee Reports:

Proposed Addition to MS216Q – 64-20 175th Street/BBL 4-06903-1 – Marc A. Haken, Chair of the Youth, Education and Libraries Committee – Last month we tabled the matter of the School Construction Authority’s putting on a 500-student addition on to M.S. 216. The Department of

Education does not have anything to do with parking. It is the responsibility of the NYPD, only they can place signage. The Department of Education also, remarked that Michael Athy's presentation was an eye-opener. At last month's meeting there were a lot of questions asked, everyone received an email with their answer.

Marc A. Haken: Marie did everyone get a copy of the Department of Education's answers.

Marie Adam-Ovide: Yes, they were emailed to everyone.

Jesse Rosenbaum: We need this expansion; it is in the best interest of our community. The School Construction Board did not fully answer our questions.

Hersh Parekh: What is the status of the actual proposal?

Marc A. Haken: It was tabled by us; it's going to happen.

Hersh Parekh: So, it has moved forward. They would like our approval.

Marc A. Haken made a motion to vote on the proposal of the proposed addition to M.S. 216Q until the School Construction Authority (SCA) can respond to the question that have been posed, seconded by Mary Maggio.

A roll call vote was taken.

Count in favor: **19** Opposed: **10** Abstained: **0**

Members in Favor: Dilafroz Ahmed, , Allen Eisenstein, Bhitihara-Martha Fulton, John Gebhard, Wendy Gennaro, Ashan Habib, Steven Kongsberg, Mohammed "Delwar" Islam, Neeta Jain, Mary Maggio, Yaniv Meirov, Dilip Nath, Alan Ong, Hersh Parekh, Mohammad Rahman, Harbachan Singh, Martha Taylor, Mohammed Tohin and Amy Tse.

Members opposed: Robert Block, Edward Chung, Susan D. Cleary, Maria DeInnocentiis, James Gallagher, Marc A. Haken, Tamara Osherov, Jesse Rosenbaum, Seymour Schwartz, Dr. Penny M. Stern.

Adjournment

Marc A. Haken made a motion to adjourn this meeting at 9:15 p.m.

*Respectfully submitted,
Sandra Aikens-Williams, CB8 staff
June 15, 2022*