



Chairman, Alvin Warshaviak

*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 held on Wednesday, May 14, 2014 at the Hillcrest Jewish Center, 183-02 Union Turnpike in Flushing, New York

Attendance:

Board Members Present: Dilafroz Ahmed, Jagir Singh Bains, Carolyn Baker-Brown, Dr. Allen J. Bennett, Robert H. Block, Edward Chung, Susan D. Cleary, Kenneth Cohen II, Monica Corbett, Maria DeInnocentiis, Brian DeMasters, Allen Eisenstein, Mary Maggio Fischer, Florence Fisher, Carolann Foley, Kevin Forrestal, Howard A. Fried, James Gallagher Jr., Joshua Glikman, Marc A. Haken, Michael Hannibal, Robert Harris, Fakrul (Delwar) Islam, Steven Konigsberg, Bright Dae-Jung Limm, Paul S. Lazauskas, Mark J. Lefkof, Mitch Lisker, Elke Maerz, Frank Magri, Jennifer Martin, Tammy Osherov, Simon Pelman, Frances Peterson, Charlton Rhee, Samuel Rodriguez, Steven Sadofsky, Annie Salvatore, Seymour Schwartz, Michael F. Sidell, Harbachan Singh, Martha Taylor, Mohammed Tohin, Alvin Warshaviak, Jacob Weinberg and Albert Willingham.

Board Members Absent: Tami Hirsch, Rabbi Shlomo Nisanov, Jesse Rosenbaum, and Stanley Weinblatt.

Others Present: Helen Ho representing Mayor Bill de Blasio, Pesach Osina representing NYC Comptroller Scott Stringer, Susie Tanenbaum representing Borough President Melinda Katz, Alen Beerman representing Council Member Mark Weprin, Daniel Rosenthal representing Council Member Rory Lancman, Anthony Lemma representing Assembly Member David Weprin, Courtney Cariello representing Assembly Member Nily Rozic, District Manager Marie Adam-Ovide and Joseph Marziliano, CB8 staff member.

Call to Order:

Chairman Alvin Warshaviak called this Board Meeting to order at 7:30 p.m.

Public Participation:

Jerry Cheng, a neighbor of the Gulf Gas Station located at 178-02 Union Turnpike, spoke about the renewal of the variance at that location. He requested an effective sound barrier between the gas station and his home. The trees that were planted over ten years ago for this purpose were not effective to this end.

Candice Rowser is a resident of Briarwood and a member of the Briarwood Task Force. She spoke briefly about a request for lighting on Main Street between Manton Street and 84th Road due to a recent rise of criminal activity on that stretch of road. Also she asked for some safety measures including a stop sign, traffic light and speed bump be put in place near P.S. 117 due to parental complaints of speeding and trouble crossing with children.

Board Member Paul S. Lazauskas read a statement from St. John's University concerning the recent news reports of a fraternity house's poor behavior in Flushing. He stated that St. John's University does not include any official fraternity houses neither on nor off campus. The fraternity from recent news stories is also not a recognized fraternity of St. John's University. Mr. Lazauskas urged the community to make complaints about such frat houses by reaching out to him and filing complaints with 311. Commencement at St. John's University will be Sunday (5/18/14), including an Undergraduate Ceremony at 10 a.m. and a graduate ceremony at 4 p.m. St. John's University has named

a new President, Dr. Conrado Gempesaw. The Summer Concert is scheduled for July 30th and will feature the Queens Symphony Orchestra.

Rondell John from the NYC Department of Consumer Affairs spoke Representing Commissioner Judy Ming about NYC's recently passed Sick Time Act, effective April 1st. The right to sick leave protects customers and employees. Further information can be found on 311. Employers with more than 5 employees working more than 80 hours per calendar year must provide sick leave. Employers with more than 1 to 4 employees who work more than 80 hours per calendar year must provide unpaid sick leave. Employers with one or more domestic worker who have worked for that employer for at least a year and who work more than 80 hours per calendar year must provide 2 days of paid sick leave.

Anthony Lemma from Assemblyman David Weprin's office extended an invitation to the Community Board for the assemblyman's new office at 111-12 Atlantic Avenue, Richmond Hill for a June 8th celebration between 11 a.m. and 1 p.m.

Mia Lipsit spoke representing the Nurse Family Partnership on behalf of the NYC Health Department. The program is a nurse home visiting program for low income first time mothers. The program aims to improve living conditions and self sufficiency of those families. It is also a volunteer program that incurs no cost from the client. These nurses serve these families from prenatal development up to the child's second birthday. This evidence based program, with research from past 35 years, has shown that this service increases the overall quality of life for children. In order to be eligible, a mother must be in a low income bracket and be 28 weeks pregnant or less. They also serve teens in foster care, women incarcerated at Riker's Island, as well as women/ girls in homeless shelters.

Salute to the Flag

Chairman Alvin Warshaviak led the salute to the flag.

Approval of Minutes:

Dr. Allen Bennett made a motion to approve the minutes of April 9, 2014 seconded by Mark J. Lefkof.

Count in favor 45 Opposed: 0 Abstained: 0

Board Members who approved the minutes:

Dilafroz Ahmed, Jagir Singh Bains, Carolyn Baker-Brown, Dr. Allen J. Bennett, Robert H. Block, Edward Chung, Susan D. Cleary, Kenneth Cohen II, Monica Corbett, Maria DeInnocentiis, Brian DeMasters, Allen Eisenstein, Mary Maggio Fischer, Florence Fisher, Carolann Foley, Kevin Forrestal, James Gallagher Jr., Joshua Glikman, Marc A. Haken, Michael Hannibal, Robert Harris, Fakrul (Delwar) Islam, Steven Konigsberg, Bright Dae-Jung Limm, Paul S. Lazauskas, Mark J. Lefkof, Mitch Lisker, Elke Maerz, Frank Magri, Jennifer Martin, Tammy Oshero, Simon Pelman, Frances Peterson, Charlton Rhee, Samuel Rodriguez, Steven Sadofsky, Annie Salvatore, Seymour Schwartz, Michael F. Sidell, Harbachan Singh, Martha Taylor, Mohammed Tohin, Alvin Warshaviak, Jacob Weinberg and Albert Willingham.

ELECTIONS – Mark Lefkof, Chair of Nominating Committee

The following people were elected:

Chairman - Alvin Warshaviak

Tammy Oshero cast a "No" vote

1st Vice Chairperson – Stanley Weinblatt

Unanimous vote

2nd Vice Chairperson – Martha Taylor

Tammy Oshero cast a "No" vote

3rd Vice Chairperson – Seymour Schwartz

Marc A. Haken cast a "No" vote

Executive Secretary – Carolyn Baker-Brown

Unanimous vote

Treasurer Nominations– Maria DeInnocentiis & Harbachan Singh

Harbachan Singh (elected).

Count for Maria DeInnocentiis 12 Count for Harbachan Singh: 32 Abstained: 2

Board Members who voted for Maria DeInnocentiis:

Susan D. Cleary, Kenneth Cohen II, Monica Corbett, Maria DeInnocentiis, Florence Fisher, Kevin Forrestal, James Gallagher Jr., Robert Harris, Tammy Oshero, Frances Peterson, Annie Salvatore, Albert Willingham

Board Members voted for Harbachan Singh:

Dilafroz Ahmed, Jagir Singh Bains, Carolyn Baker-Brown, Dr. Allen J. Bennett, Robert H. Block, Edward Chung, Brian DeMasters, Allen Eisenstein, Mary Maggio Fischer, Carolann Foley, Howard A. Fried, Joshua Glikman, Marc A. Haken, Michael Hannibal, Fakrul (Delwar) Islam, Steven Konigsberg, Paul S. Lazauskas, Mark J. Lefkof, Mitch Lisker, Elke Maerz, Frank Magri, Simon Pelman, Charlton Rhee, Samuel Rodriguez, Steven Sadofsky, Seymour Schwartz, Michael F. Sidell, Harbachan Singh, Martha Taylor, Mohammed Tohin, Alvin Warshaviak, Jacob Weinberg

Board Members who abstained:

Bright Dae-Jung Limm and Jennifer Martin

Both candidates for the position of Treasurer were permitted to make a three-minute speech. *(Both statements have been included in the minutes as per Maria DeInnocentiis' request)*

Maria DeInnocentiis:

As a member of this Board for over 20 years I have worked with many of you on community issues. I have been active in my Civic for over 35 years and I am currently the Chairwoman.

I have organized and fought against 100% property reassessment formed and organized the Union Turnpike Merchants Association which sponsored the first Union Turnpike Street Fair. I prevented Q-ZAR from opening and fought to have the Utopia Branch of the Library on Union Turnpike opened when those in charge did not believe it was needed in this community. I supported the expansion of Queens Hospital Center and worked with fellow CB8 members to ensure that the toxic soil on that property was removed and that the school was constructed properly. I supported the Fresh Meadows Civic in their efforts to have the Brinkerhoff Cemetery declared a landmark and fully support their efforts to stop the flooding on Utopia Parkway. I worked hard to get my Civic rezoned R2A. Also, we were able to have the Utopia Playground on 73rd Avenue refurbished with play equipment that is handicap accessible. This has since become a model for other parks and playgrounds.

I am currently the Assistant Vice President for Financial Services. I manage tens of millions of dollars of federal loan funds and have successfully passed annual independent audit reviews with no findings.

I am the State Co-Chair of the Federal Government Relations Committee and advisor for my National Association's Task force for the changes to Federal regulations. Each June I train financial aid professionals at a NYS Novice Training event and I conduct financial aid nights for schools to advise parents about funding their child's education. The Summit School in Jamaica Estates is one of those schools I visited this year and the Pomonok Library last year.

I am currently Treasurer of the Luigi Pirandello Lodge for the Order of the Sons of Italy in America. I am the Community Relations liaison for St. Nicholas of Tolentine Church where I served 2 terms as an elected member of the Parish Council. In that capacity I have worked with many organizations to find a community based solution to the T-Building on Queens Hospital Campus.

I was reappointed to two more years on the Board. Last year I ran for Treasurer because I have the experience and the background many of you wished to see in the Treasurer. I ran based on my credentials and I won. I am running for re-

election to remain in this role for a second year. Each month I listen to the people that speak during speaking time. I vote with the people who need support based on the merit of their request and the impact on the community. I fight the good fight win or lose. No anger, no spite. I just try to make a difference.

This Board talks about being diverse yet each year the same people are put forward for the same positions. Each year they choose who will nominate them, who will second them and then we are asked to vote for them uncontested.

On Thursday evening our Borough President, Melinda Katz, told new and continuing Board Members at orientation that we are here to make a difference on a grassroots level. She reminded us that each Board Member, although unpaid, is part of a City Agency. We have been appointed to represent the diversity of our great Borough. We have been appointed not because of our similarities but because of our differences. She charged us to think independently, to think out of the box and to discuss our differences in order to reach a fair consensus. Based on that, this Board should have no party line that needs to be followed. Our Board should be the place where we listen to concerns, where solutions are found, where everyone is treated fairly and equally without favoritism.

To those of you who are new to this Board and to those of you who know me well, who planned to vote for me and have been asked to change your vote, I am asking that you vote for me tonight. I am the most qualified candidate for this position. I have the knowledge and experience to perform the duties of this office. I will represent you fairly and without bias. We need diversity including diversity of opinion.

Join me tonight, vote for me. Let's move this Board on a better path for us all.

Harbachan Singh:

Ladies and gentlemen, for those of you who may not know me, my name is Harbachan Singh and I have been a member of Community Board 8 for more than ten years. I am currently Chair of the Government Affairs Committee. I have been there for Community Board 8.

I am 2nd Vice Chair-elect of the Community Advisory Board of the Queens Hospital Center. As a member of the Queens Civic Congress, I currently serve as the Executive Vice President. Beyond my responsibilities to Board 8, I currently serve as the Chairman of The Kupferberg Holocaust Center at Queensborough Community College. Again, I have been there for my community.

During my entire working experience I have developed a record of effective community support as a member of the Police Criminal Division in Malaysia. As Chair of the Headquarters Committee on Contracts for the United Nations I supervised \$1.5 Billion in procurement activities per year. I also served on two peacekeeping missions in East Timor and Iraq.

At this point in my life I'm not looking for more titles and accolades. Having retired in 2010, I am fortunate to have the time and experience needed to enhance my community and the professional organizations of which I am a member.

In all these undertakings I have been there to assume the responsibilities of the office and work towards enhancing my community and those organizations to which I belong. And with each undertaking I have been there to serve and facilitate. I now find myself in a position seeking the office of Treasurer of Board 8.

My opponent has mentioned of her experience as a Treasurer of two or three other organizations which she feels qualifies her to be reelected to the position of Treasurer of this group. That is all good and well and certainly does not violate any of the bylaws governing Board 8.

Yet it raises a most important concern; if my opponent wishes to continue in her role as Treasurer then she has to explain to the Board why, during the past eight meetings of the executive board, she was absent for five meetings and late to two. Is that commitment? Is being absent for more than 60% of the meetings qualify you to retain the office? I want you to consider that 60% of the meetings were missed. I will not do that, I will be there. Thank you.

Chairman Warshaviak thanked Maria DeInnocentiis for her year of service as the Treasurer for the Board, and expressed his hope that she will continue her involvement with Community Board 8. On behalf of all the Officers, Chairman Warshaviak thanked the entire Board for their trust and confidence in the Executive Board.

Chairman's Report:

- Chairman Warshaviak stated that he was addressing the Board for the first time as a full fledged retiree. He had a great time in Israel with his family for 4 weeks, and 4 days in Rome. He congratulated Board Member Maria DeInnocentiis on the birth of her granddaughter Daniela. He wished Board Member Stanley Weinblatt well while he is recuperating at Margaret Tietz.
- He introduced and welcomed Helen Ho, Director of Community Affairs at the Mayor's Office. **Director of Community Affairs/Queens Helen Ho** stated she just started working for the Mayor's Office. She is happy to be here and extended an invitation to Gracie Mansion for next Monday (5/19/14) commemorating Asian heritage month. At the suggestion of Chairman Warshaviak, who will be attending the Borough Board, the invitation was extended to Harbachan Singh, the new Community Board 8 Treasurer.
- Chairman Warshaviak extended condolences and welcomed back Joshua Glikman who has returned after the recent passing of his wife.
- He welcomed a new member of the Community Board 8 staff, Joseph Marziliano.
- **Housing/ Buildings Committee Chair Florence Fischer** received a resolution from Community Board 11 regarding the soon to be proposed plan by Mayor Bill de Blasio to legalize illegal basement apartments. The Housing Committee met on May 5, 2014 to examine and discuss the pros and cons of illegal basement apartment legalization. There are several concerns: the issue of tax increase, undermanned HPD enforcement, proper safety egress from a basement apartment, the use of water, school and bus overcrowding. The only positive found by the Committee included increased property value. The Housing Buildings Committee took a vote against the legalization of illegal basement apartments. It is the opinion of the Chair that legalization of illegal basement apartments will not create affordable housing.

Motion:

Mark J. Lefkof made a motion to approve the Resolution made by Community Board 11 to oppose any additional legalization of basement apartments past what is currently lawful. Should anything change the Board retains the right to amend the resolution. Seconded by Florence Fisher.

Vote: The resolution passed with **41** in favor and **2** opposed. There were no abstentions.

Board Members who voted for:

Dilafroz Ahmed, Jagir Singh Bains, Carolyn Baker-Brown, Dr. Allen J. Bennett, Robert H. Block, Edward Chung, Susan D. Cleary, Kenneth Cohen II, Monica Corbett, Maria DeInnocentiis, Brian DeMasters, Allen Eisenstein, Mary Maggio Fischer, Florence Fisher, Carolann Foley, Kevin Forrestal, James Gallagher Jr., Joshua Glikman, Marc A. Haken, Michael Hannibal, Robert Harris, Fakrul (Delwar) Islam, Steven Konigsberg, Paul S. Lazauskas, Mark J. Lefkof, Mitch Lisker, Elke Maerz, Frank Magri, Jennifer Martin, Tammy Osherov, Simon Pelman, Frances Peterson, Charlton Rhee, Samuel Rodriguez, Steven Sadofsky, Annie Salvatore, Seymour Schwartz, Michael F. Sidell, Harbachan Singh, Mohammed Tohin, Alvin Warshaviak, Jacob Weinberg, and Albert Willingham

Board Members who voted against:

Bright Dae-Jung Limm and Martha Taylor

- **Chairman Warshaviak** welcomed the five new members to Community Board 8. They include Rabbi Shlomo Nisanov, Bright Limm, Jennifer Martin, Fakrul Delwar, and Mohammed Tohin.
- There was a request regarding the taping of Community Board 8 meetings by a public access production. Chairman Warshaviak delegated this matter to Seymour Schwartz, 3rd vice-Chair and asked him to address it.
- **Seymour Schwartz, 3rd Vice-Chair** stated that Community Board 8 received a request from an organization called North South Productions. They are quite reputable in the field of Television Production, which includes a good resume on major networks. It is Mr. Schwartz's opinion that the Board should be pleased that this company has approached the Board. He also hopes the Board will present its best foot forward in this endeavor.
- Chairman Warshaviak suggested that the Board have many informed Committee Reports prepared for the television tapings.
 - Marc Haken volunteered to do a report on Services to Youth
 - Florence Fischer volunteered to report on Affordable Housing
 - Robert Harris volunteered to report on Enforcement of Zoning Law
 - Mark Lefkof volunteered to report on Sewage, Draining, and Flooding

District Manager's Report

Department of Environmental Protection – There is no lien on Class 1 properties; however, the water may be turned off for non-payment. The Water Board approved an increase of 3.35% and it will be effective on July 1, 2014. The agency will hold public hearings throughout the City. To speak, one must submit written testimony by 5 p.m. at the 59-17 Junction Boulevard address by the date of the hearing.

<p>Bronx Thursday, May 15th at 7:00 p.m. Hutchinson Metro Center Conference Center, 1200 Waters Place</p>	<p>Manhattan Friday, May 16th at 1:30 p.m. NYC Department of City Planning 22 Reade Street – Spector Hall</p>
<p>Queens Tuesday, May 20th at 7:00 p.m. Bayswater Jewish Center 2355 Healy Avenue Far Rockaway</p>	<p>Staten Island Monday, May 19th at 7:30 p.m. Joan and Alan Bernikow JCC 1466 Manor Road</p>

DEP sewer line was "tv'd". This means that DEP used a camera to find out if there was any damage to the pipes. No leak or crack was found. DEP needs to determine the source of the trench collapse before the repair can be made. Notices have gone out to the adjacent property owners to allow DEP to "tv" their sewer lines. Letters from the Community Board went out to the elected officials that represent this location to ask for their assistance. As of today, no leaks were found by DEP for the properties that DEP has access to. DEP was unable to open the "trap" to have access to the sewer line for one location. The homeowner must open the trap or hire a plumber to do so. So far, DEP informed us that three homeowners have not given them access.

DOB

The Department of Buildings has seen an increase in the number of complaints from CB8. This past month we had over 150 complaints through 311. Last year we only had about 100 or so. There has been a change in the number of

square footage that can be cemented or paved on one's backyard. It used to be 200 square feet. It is now about 1,000 square feet (*I am waiting on DOB to provide me with the exact number and cite the ZR that applies*)

As far as the legalization of illegal basement apartments for rentals, the DOB did not have any information at this time. Any such uses would have to go through the Department of City Planning. I have spoken to Stephen Everett, our Borough Planner; DCP had no such requests or proposals from the administration.

Project SEQ200534 –DDC (sewer)

Restoration work continues. Completion anticipated for the end of June

Project QED1001 – DDC (water main)

Water main replacement work started last week. They will be working away from the Interchange. Water shut-off notices are emailed to CB8 at the end of the day.

Parks and Recreation – We have a new Parks Manager for CB8 – Nelson Fung. I requested that Parks make the same arrangement for the Big Apple Circus as was done in previous years (*parking, signage, additional bins and cleaning*) to address the community's concern. Parking will be allowed this year on Francis Lewis Boulevard between Union Turnpike and 73rd Avenue to mitigate the loss of parking on the upper lot (*lot near the house used for the senior programs*).

Department of Transportation

Arterial will address issues alongside the Grand Central Parkway. After checking, DOT informed me the area under the trestles of the GCP must be addressed by DSNY. Requests were made to request to the Department of Sanitation for clean-up.

Fire Department

There has been an increase this year in the number of non-medical emergencies. Chief Tauber associated the rise due to Con Edison's campaign to notify 911 for gas leaks. They received many complaints that were not substantiated. He still encouraged residents to call, just to be on the safe side.

NYPD

At the last District Service Cabinet, we were informed that there is a decrease of 16% on all major crimes for the 107th Precinct. Burglaries are down by 41% year to date. We thank the officers of the 107th Precinct for their assistance.

Our Health Fair will be held on **Friday, June 27, 2014** at Cunningham Park. It will be from 2 p.m. to 6 p.m. Volunteers are welcome.

Happy Birthday to Jacob Weinberg, Monica Corbett, Edward Chung and Mary Maggio–Fischer who are celebrating their birthdays in the month of May.

Borough President's Representative – Susie Tanenbaum

- Melinda Katz extends her invitation to the public to celebrate of the 50th and 75th anniversary of the World's Fair on **May 18, 2014** from 1 p.m. to 9 p.m. in Flushing Meadows Corona Park. It will include performances, food, resources, an evening concert and a fireworks display.

- Melinda Katz also extends an invitation to the public for The Borough President’s Memorial Day Ceremony honoring our veterans on May 22, 2014 at Queens Borough Hall. There will be speakers honoring our veterans. The veterans present were honored, including Seymour Schwartz, Steven Sadofsky, Robert Harris, and Mark Lefkof.

Committee Report:

- **Extension of terms of Variance BSA Calendar No. 24-03-BZ, Gas Station, 178-02 Union Turnpike:** Seven Board Members were at the Public Hearing. They all voted in favor of the renewal of the Variance provided that an effective sound barrier is added between the Gas Station and the residential homes behind it, including Mr. Cheng’s property. The previous BSA decision also required the inclusion of a sound barrier.

Motion:

Marc A. Haken made a motion to grant the Variance extension for the Gulf Gas Station as amended, seconded by Mark Lefkof.

Discussion:

- What will be determined to serve as a sound barrier this time? **Answer:** The applicants will make a proposal and the BSA will rule accordingly.
- **Steven Konigsberg** asked if anyone raised the issue regarding the application was being brought on behalf of the former owner, Cumberland Farms? **Answer:** Martha Taylor stated Cumberland Farms very recently sold the property to the new owners, who had been leasing it throughout that period. Joshua Rinesmith, applicant’s attorney, stated that pursuant to the sale, Cumberland Farms was required to obtain the C of O for the new owner.
- An amendment was offered by Steven Konigsberg and accepted by Marc Haken that the motion is subject to the Board receiving a revised affidavit of ownership from Cumberland Farms and advice from the Board’s liaison at City Planning that this is the proper procedure. Seconded by Mark Lefkof.

Vote: It was a unanimous vote in favor of the variance extension.

Board Members who voted for BSA Calendar No. 24-03-BZ, 178-02 Union Turnpike: Dilafroz Ahmed, Jagir Singh Bains, Carolyn Baker-Brown, Dr. Allen J. Bennett, Robert H. Block, Edward Chung, Susan D. Cleary, Kenneth Cohen II, Monica Corbett, Maria DeInnocentiis, Brian DeMasters, Allen Eisenstein, Mary Maggio Fischer, Florence Fisher, Carolann Foley, Kevin Forrestal, Howard A. Fried, James Gallagher Jr., Joshua Glikman, Marc A. Haken, Michael Hannibal, Robert Harris, Fakrul (Delwar) Islam, Steven Konigsberg, Bright Dae-Jung Limm, Paul S. Lazauskas, Mark J. Lefkof, Mitch Lisker, Elke Maerz, Frank Magri, Jennifer Martin, Tammy Osheroov, Simon Pelman, Frances Peterson, Charlton Rhee, Samuel Rodriguez, Steven Sadofsky, Annie Salvatore, Seymour Schwartz, Michael F. Sidell, Harbachan Singh, Martha Taylor, Mohammed Tohin, Alvin Warshaviak, Jacob Weinberg and Albert Willingham

Adjournment

Carolann Foley made a motion to adjourn this meeting at 8:47 p.m., seconded by Mark Lefkof.

*Respectfully submitted, Joseph Marziliano, CB8 staff
May 16, 2014*