



The City of New York
Borough of Queens



Community Board 8

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Chairperson, Martha Taylor

District Manager, Marie Adam-Ovide

Parks Committee Meeting: Captain Tilly Park – Comfort Station Reconstruction
Date: Monday, March 4, 2019
Time: 7:30 p.m.
Place: Community Board 8 Office
 197-15 Hillside Avenue
 Hollis, NY 11423

Bhitihara Martha Fulton, Parks Committee Chair

Board Members: Bhitihara Martha-Fulton and Marc A. Haken.

Also in attendance: Gabe Echevarria, District 8 Parks Manager, Jorge Prado, Deputy Director of Architecture, NYC Parks, Jackie Lavin, Project Manager, NYC Parks, Marie Adam-Ovide, CB8 District Manager and Jatnna Reyes, CB8 Staff Member.

Chairperson Fulton called the meeting to order at 7:30 p.m.

Purpose:

Jorge Prado – Mr. Prado stated that the purpose of this presentation is to have the Community Board review and approve their schematic plans for the Captain Tilly Park Comfort Station Reconstruction located near Highland Avenue and 165th Street in Queens. Upon receipt of an approval letter they will submit a draft to the Public Design Commission. It will review and grant approval for this project.

Chairperson Fulton asked Mr. Prado to begin the presentation to the Committee.

Jorge Prado, Deputy Director of Architecture, NYC Parks – Mr. Prado stated that the main reason for this is to reconstruct the restrooms and make them ADA accessible. They will upgrade electrical, mechanical, plumbing and change to electrical heating. They will restore the exterior and replace the roofing membrane, doors, windows, and security screens. In addition, they will reinforce the structural foundation and remove low wing walls to eliminate security hazard and replace utility lines.

These are some of the main highlights of the presentation on the Captain Tilly Park Comfort Station Reconstruction:

- Total Budget is \$2.123M. Funds were granted by Mayor Bill de Blasio [FY 2018].
- Captain Tilly Park is located in Jamaica, Queens near Jamaica High School. It is not located in a flood zone and it is within a residential neighborhood.
- Access points to the park were presented.
- The location of the comfort station is off Highland Avenue. A fence diagram was depicted with the location of existing trees and property lines.
- Slides with the tree inventory [amount of trees within the park] were presented. Some trees will be disturbed while working on the utility lines.
- He showed the “existing” comfort station, (slide #11) – showing the current condition of the comfort station. East and west sides of the building with the existing entrances as well.

- Slides with the current conditions of the inside of the stations were also shown. (slides #14-15).
- The mechanical space: storage room, pump room and boiler room. The crawl space and the roof will also be replaced.
- Proposed changes of the exterior of the building:
 - New stucco finish at exterior.
 - New roofing membrane.
 - Enlarge windows with new security screens.
 - Replace water fountain with ADA compliant drinking fountains.
 - New hollow metal ADA compliant toilet, doors, etc.
 - New ADA compliant entry door with granite paving at entry.
- They will do plantings on each side of the building (quince orange storm) and Ilex Glabra (compacta) in the front (slide #19).
- They had bio-engineering studies done by third parties hired by OMB. They determined that electrical was more sustainable going forward.
- Slides with pictures of the perspective of the new building, doors and windows was shown (slides 28-29). The bathrooms will have metal doors. Materials that will be used include: privacy glass for windows, perforated steel, hollow metal for doors, precast stone and stucco design. Exterior lighting will be done with LED lighting and the drinking fountain will be a hi-lo stainless steel fountain.

During the presentation, several concerns were raised by the Board Members. The following is a re-cap of the questions and the responses received:

Marc A. Haken – Mr. Haken asked about the upgrade of the electrical and the utility lines (slide #2).

Answer: [Mr. Prado] – We will replace the utility lines that are running from the street to the building, sanitary, water supply and electrical wise.

Marc A. Haken – Mr. Haken asked if there was going to be only one toilet facility in each bathroom or if it was just on the men’s side. (slide #15).

Answer: [Mr. Prado] – That is just showing the finishings. You will see the plans in a moment.

Bhithara Martha-Fulton – Ms. Fulton stated that there used to be five (5) sprayers (aerators) within the pond’s location. She asked if this will be done as well. She lives near the park. She has also assisted in clean-up events for the park as well.

Answer: [Mr. Prado] – It is not part of the scope. What we are going to do is replace the mechanical units in the building and the roof. The pipe run and those aerators will have to be a different project or maybe operations or somebody else will come and do that. The budget didn’t go that far.

Bhithara Martha-Fulton – Ms. Fulton asked if there where will be changing tables in the women’s bathroom.

Answer: [Mr. Prado] – Yes. We put changing tables in all of our bathrooms.

Bhithara Martha-Fulton – Ms. Fulton stated that having spoken to the local Police Precinct, Captain Tilly Park is the focal point of most crimes.

Answer: [Mr. Prado] – We try to prevent any dark spaces out of view in the parks.

Marc A. Haken – Mr. Haken asked if is possible to put exhaust fans into the lavatories parts.

Answer: [Mr. Prado] – The lavatories will be exhausted.

Marc A. Haken – Mr. Haken asked if it is possible to put lighting in the back of the bathroom up on the roof facing down.

Answer: [Mr. Prado] – We had lights in the back but the Borough asked us to remove it. We don’t want to entice people in going back there.

Is it possible to put a camera there?

Answer: [Mr. Prado] – The Borough often times will do camera work. We usually don’t install them in conjunction with Capital Projects because they are very hard to maintain. Capital eligible things have to last five (5) years and cameras have a very short life expectancy.

Bhitihara Martha-Fulton – Ms. Fulton stated that there are a lot of people that walk through this park going places (mosques, kids going to school, grandma’s playing with children, etc.). This project looks beautiful.

Marc A. Haken – Mr. Haken asked Mr. Echevarria if there is a person at the park.

Answer: [Mr. Echevarria] – We do have a person there now. The only restriction that we have at the moment is the limited access in the rear. This allows us now to hold a lot of the machinery that we need to maintain at this location.

Jorge Prado – Mr. Prado showed the existing condition of the rear of the building (slide #13). It shows the current access to the operation’s area. It was never defined. They put a door there but it was never paved. It is behind the wind walls, even with the lights back there, it is a dark area. It is very dangerous.

Answer: [Mr. Echevarria] – It is hard to get equipment in there.

Answer: [Ms. Fulton] – So, the change is actually beneficial to the park itself.

Answer: [Mr. Prado] – Yes. The storage room we are going to make has space in the boiler room and we are going to put the electric wiring there (referring to slide #13). It will be more beneficial for operations to work there.

DM Adam-Ovide – DM Adam-Ovide stated that she noticed that each one of the bathrooms where you have women and men’s toilet looks identical (referring to slide 15). Are they still going to be called Men and Women restrooms or are they going to be Unisex?

Answer: [Mr. Prado] – Parks does not build Unisex toilets for safety reasons. According to the law, the door must become lockable for unisex toilets. This means it will be a single occupancy toilet. We don’t do that because then people go in; lock the door and do bad things. We leave this door unlocked and this is a locking stall. Someone can be at the sink, someone can be changing their baby and someone can still be using the facility. It is still a multi-occupancy room. It’s a safer condition. It will still be a men and a women restroom even though they look identical.

Jorge Prado – Mr. Prado stated that he is requesting that the Community Board provide them with a letter of support or a resolution in support of this project. So that it can be sent to the Borough whenever possible.

Marc A. Haken made a motion to approve the scope and plans for the newly renovated bathroom facility at Captain Tilly Park, seconded by Bhitihara Martha-Fulton.

Count in favor 2 Opposed: 0 Abstained: 0

Board Members in Favor:

Bhitihara Martha Fulton and Marc A. Haken.

The motion passed.

Bhitihara Martha-Fulton – Ms. Fulton asked Mr. Echevarria what he thinks about this project.

Answer: [Mr. Echevarria] – I think as far as the budget and the design, it meets the operational needs for us and the needs of the community. It is a homerun!

Marc A. Haken – Mr. Haken asked about the estimated timeline for this project.

Answer: [Mr. Prado] – It is twelve (12) months for the design. We started our design two months ago. Then it is nine (9) months for procurement then twelve (12) to eighteen (18) months for construction. Typically our projects take two to three and a half years. The projects take so long because we have to go through different approvals (DOB, DEC, DEP, etc.).

Adjournment:

Marc A. Haken made a motion to adjourn this meeting at 7:53 p.m.

*Respectfully submitted,
Jatnna Reyes, CB8 Staff
March 6, 2019*