



## Queens Community Board 13

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**Melinda Katz**  
Borough President

**Barry Grodenchik**  
Director of Community Boards

**Bryan J. Block**  
Chairman

**Lawrence T. McClean**  
District Manager

**FEBRUARY 23, 2015  
GENERAL BOARD MEETING  
BELLEROSE ASSEMBLY OF GOD CHURCH  
24015 HILLSIDE AVENUE  
BELLEROSE NY 11426**

**ATTENDANCE:**

**PRESENT:** Isa Avery, Terence Banks, Corey Bearak, Bryan Block, Kyle Bragg, Jackie Campbell, Tanya Cruz, Delroy Dawkins, James Delaney, Samuel Elliott, Richard Hellenbrecht, Fay Hill, Mohamood Ishmael, Rhonda Kontner, Marcia O'Brien, Nagassar Ramgarib, Anup Ramnauth, Peter Richards, Ashok Satkalmi, Pritpal Singh Walia, Clive Williams, Jackie Wilson, Jerry Wind

**ABSENT:** Angela Augugliaro, Alain Berrouet, Verdell Boncoeur, Daisy Carew, Bess DeBetham, Bruno DeFrancheschi, Terryl Ebony DeMendonca, Charles Farruggia, Seymour Finkelstein, Jack Friedman, Robert Glover, Anthony Greene, Edward Harap, Lloyd Hicks, Vernal Holder, Bonnie Huie, Antony Kuncheria, Kangela Moore, Mathew Thomas, Derrick Warmington.

Mr. Block called the meeting to order at 7:35 pm.

**Chairman's Report:**

On January 5, 2105 Mr. Block and Clive Williams were invited by the 105 Precinct to meet the new recruits coming into Queens South. The precinct got six new recruits. This event was held at St. John's University.

On January 11, 2015 he attended Leroy Comrie's swearing in ceremony at York College.

On January 15th there was a meeting at Borough Hall with the Borough President, Assemblyman Weprin and Empire State Development, along with the Chair of the Land Use, Mr. Hellenbrecht, and Dr. Ashok Satkalmi. This was a talk about what they are going to do with some of the land at Creedmoor. The Borough President feels that this land is just

sitting there and something constructive should be done with it. This was just a preliminary meeting, nothing was finalized.

On January 19<sup>th</sup> Mr. Block attended a breakfast at Antun's by the United n Negro College Fund.

On January 22<sup>nd</sup> Mr. Block attended the state of the Borough address by Borough President Melinda Katz at Queens College.

January 26<sup>th</sup> Councilman Richards had community leaders, people from the Rockaways, Laurelton, Rosedale, Springfield Gardens, on a conference call with Sanitation to discuss the blizzard.

February 5<sup>th</sup> Mr. Block attended a meeting of the Federated Blocks of Laurelton

February 10<sup>th</sup> Mr. Block attended Borough Board

On February 12<sup>th</sup> Mr. Block attended a meeting at the Rosedale Library hosted by Councilman Richards and his task force.

#### **Committee Report:**

**Land Use Committee; Richard Hellenbrecht and Edward Harap, Co-Chairs**

#### **146-79 BZ 210-11 Jamaica Avenue**

Michael Nacmias representing Eric Palatnik's office representing Star Nissan for an extension of term on variance for 10 years. The hours of operation for this establishment are as follows: Monday-Thursday 9am to 9 pm, Friday 9am to 6pm, Saturday 9am to 4 pm. Closed on Sunday,

Mr. Ramgarib asked why the dealership is hogging up parking on 210 Street and Hollis Court Boulevard, and mentioned that the galvanized fence is harsh, it makes it look like a junk yard, they would like something more attractive to the community.

Mr. Delaney said that there should be no sanctions when people use property illegally.

Mr. Williams stated that dealerships change from time to time, his concern is a commitment to the community, at this point they have shown no commitment.

Mr. Block stated that there will be commitments in writing, and that the lawyer said he will get these.

Mr. Richards said that this must be done before the Boards approval.

Mr. Ramnauth said that the prope4rty must be maintained, the sidewalks are always dirty.

Rhonda Kontner suggested that the variance be for 5 years instead of 10 years in order for it to be monitored better. Is there a possibility of this being done?

Mr. Delaney also agreed on the 5 year variance.

Motion was made to approve 23 yes votes, 1 abstention, with the following conditions:

Housekeeping, replace fence, no cars on streets being sold or repaired, 5 year term of variance, and no fees to be waived for filing late.

#### **826-86BZ 827-86BZ 828-86BZ ( 269-10 Grand Central Parkway, 270-10 Grand Central Parkway, 271-10 Grand Central Parkway ( North Shore Towers ).**

Michael Nacmias also represented Eric Palatnik's office on this item.

This application seeks to extend the term of the special permit issued under BSA Calendar # 827-86 BZ for a term of ten years, expiring January 26, 2025, the same applies to 826-86 BZ and 828-86 BZ.

The company in charge of the installation of antennas is Continental Communications. There are 75 antennas on each building. The premise of 269-10 has 68 antennas, dishes etc. adding up to 75, the premise of 270-10 has 70 antennas and 5 spaces reserved, and the premise of 271-10 has 69 antennas plus other uses.

There will be no change in use. At this time the antennas are being used by the Police Department, Government Agencies, and cabs.

Mr. Bragg asked about the cell towers and health issues concerning them. Mr. Nacmias said that no residents had impact from emissions from the antennas.

A spokesman for Continental Communications stated that 97 percent of the space has no safety concerns, there is a small percentage of elevated emissions but they still fall within FAA regulations. There is no access to the roofs of these buildings by the general public, there is hired security to ensure this.

Mr. Ramnauth asked about there being television antennas on the roofs, the answer was there are none, 4 dishes on one building, 12 on another and 10 on the other.

Mr. Hellenbrecht asked that the Board be sent a copy of the letter sent to the tenants of the buildings about the new application. Ms Kontner said that she heard there was some opposition but wasn't sure what the objections were.

Mr. Hellenbrecht made a motion to approve for 5 years, and that it would be monitored, also a copy of the letter sent to the tenants had to be presented to the Board, also no waiver of fees. Vote was taken 19 yes votes and 5 abstained.

It was brought to the attention of the Board that the residents of the buildings were not notified of this meeting. The motion was recalled because of this fact. The item was tabled until the March General Board meeting. An oral vote was taken.

Vote was taken on BSA Calendar # 146-79 BZ 210-11 Jamaica Avenue, Queens Village. There were 23 yes votes, one abstention, motion carries.

BSA 33-12A thru 37-12A 78-70 Winchester Boulevard

Mr. Hellenbrecht stated that this is pertaining to the access and egress ( GCL 36 ) proposed for the ICCC project, 82<sup>nd</sup> Avenue is the closest street to the site, they would like to install a gate, it is unclear if it was only to be used for emergencies or daily vehicular access.

Bernard Fineson occupies the space where the gate would be. Mr. Hellenbrecht said in that case we would need a letter of Approval from the State.

Jarry Wind added that when the property was sold, a survey was done by the State, we have asked that the DEP go back and re-evaluate, as the use has changed.

James Delaney said that we should let the BSA know that we are not for this. Mr. Wind said that there was a major public hearing, and the item was rejected by the Board.

Mr. Hellenbrecht said that the Board could send a letter. Mr Block said that the Counsel at BSA said they needed nothing further from the Board.

Mr. Bearak said that if we don't act, someone will say that we didn't take a stand.

Mr. Delaney made a motion that the Board take action, seconded by Jerry Wind, Motion was made to deny the GCL application, roll call vote was taken. Vote was 6 yes, 4 no and 14 abstentions.

There was a discussion about abstaining votes and how they are counted, Mr. Bearak said that according to the NYC Charter, an abstention counts as a NO vote.

Dr. Alyson Myers , Attending Endocrinologist and Medical Director, Inpatient Diabetes Team at North Shore University Hospital was the next speaker.

Dr, Myers said that many people have diabetes are don't realize it, Some of the symptoms are excessive thirst, excessive urination, fatigue, about 30 million Americans have diabetes. To determine if you have diabetes, you can go to the doctor and he will do a blood test, a fasting glucose and your sugar is above 126 and you haven't eaten for the prescribed amount of hours, you probably have diabetes. If your blood sugar is between 100-125 that is prediabetes, if you've eaten the doctor can do a test called the hemoglobin A1C, this test gives the doctor roughly a three month average of your sugar levels. If you have diabetes your hemoglobin is 6.5 percent, borderline diabetes is 5.7 to 6.4 percent. A doctor can also perform a oral glucose tolerance test, they don't routinely do this except with pregnant women who may be at risk.

If you have borderline diabetes it can go away. If you lose about 7 percent of your body weight you can reverse the diabetes. Everyone over 40 years old, and overweight should be tested for diabetes.

The YMCA has a pre-diabetes program, if you can get paperwork from your doctor stating that you have had the blood test and tested pre diabetic you can get into a program of diet and exercise.

The North Shore LIJ system also has a diabetes program, there is a comprehensive program that is free for four weeks. You receive group training on diabetes.

Recommendations of brown bread, brown pasta wheat, multi-grain, the more fiber you can get in your diet the better control you have over your blood sugar. Dr. Myers stated that just because you switch from regular breads, and grains doesn't mean you can load up on these things.

If you break down your plate into portions, 1 quarter should be pasta or starch, one quarter should be meat and half your plate should be vegetables.

A discussion on diabetes followed.

Mr. Block called for approval of the January Minutes. Jim Delaney made a correction on page 2, he told the Executive Officer from the 105 that their "slow zone" application had been denied.

Mr. Hellenbrecht had a correction as well, on page 3 ( close hearing ). Could not understand the tape at this point.

Minutes were accepted by Mohamood Ismael and seconded by Nagassar Ramgarib.

**HUMAN FIRST 211-42 94 ROAD.**

This is a home for developmental disabled people, the home would be for 6 people.

Frank Pennucci spoke to the Board. He stated that a notice had been sent to the Community Board They're intentions are to be good neighbors, they had this discussion in December with the local community and described their staffing etc. Mr. Pennucci said that they have a great reputation, a good compliance history.

Mohamood Ismael stated that there are many group homes in this civic area, there area is saturated. Mr. Ramgarib said that there is another home at 217-25 106 Avenue, maybe they should consider putting this home somewhere else.

After a lengthy discussion, Mr. Hellenbrecht stated that the Land Use Committee goes along with what the Civic Association says.

Both the Land Use Committee and the Civic Association oppose this group home.

Mr. Bloc said that the Board will vote "as a committee". Mr. Hellenbrecht made a motion to oppose the group home.

Vote was 17 yes votes in favor to oppose and 1 abstention. The group home was denied.

Meeting was adjourned at 10 pm

Respectfully submitted

A handwritten signature in cursive script that reads "Stephanie Rainkie". The signature is written in black ink and is positioned above the printed name and title.

Stephanie Rainkie  
Community Coordinator