



Chairman, Alvin Warshaviak

*The City of New York  
Borough of Queens*

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District Manager, Marie Adam-Ovide

Minutes of Community Board 8 Board Meeting held on Wednesday, June 18, 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, Monica Corbett, Maria DeInnocentiis, Allen Eisenstein, Florence Fisher, 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, Tammy Osherov, Simon Pelman, Samuel Rodriguez, Jesse Rosenbaum, Michael F. Sidell, Harbachan Singh, Martha Taylor, Mohammed Tohin, Alvin Warshaviak, Jacob Weinberg and Albert Willingham.

**Board Members Absent:** Susan D. Cleary, Kenneth Cohen II, Brian DeMasters, Mary Maggio Fischer, Carolann Foley, Tami Hirsch, Frank Magri, Jennifer Martin, Rabbi Shlomo Nisanov, Frances Peterson, Charlton Rhee, Steven Sadofsky, Annie Salvatore, Seymour Schwartz, and Stanley Weinblatt.

**Others Present:** Alexandra Patina representing Mayor Bill DeBlasio, Anthony Lemma Jr. representing Congresswoman Grace Meng, Susan Tanenbaum representing Borough President Melinda Katz, Alen Beerman representing Council Member Mark Weprin, Daniel Rosenthal representing Council Member Rory Lancman, Carly Liang representing State Senator Tony Avella, Robert Flake representing State Senator Malcolm Smith, Anthony Lemma representing Assembly Member David Weprin, Megan Keane representing Assembly Member Nily Rozic, District Manager Marie Adam-Ovide, Jatna Pimentel-Agramonte, CB8 staff member, 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:**

**Alexandra Patina-** I am speaking on behalf of the Mayor's Office on domestic violence. I work for the NYC Family Justice Center in Queens located on 82<sup>nd</sup> Avenue and Queens Boulevard. The agency provides assistance to victims of domestic violence from all parts of the world regardless of immigration status, gender, race, or age. Open Monday through Friday from 9 a.m. to 5 p.m. The assistance they provide is available in multiple languages. The service includes counseling, case management assistance with housing, and immigration services. Services are 100% confidential.

**Syed Muzaffar-** I am representing the Jamaica Muslim Center located on 168<sup>th</sup> Street and Highland Avenue. We have been having problems lately with 168<sup>th</sup> Street right in front of our institution. There is heavy traffic and there was a recent accident which was very serious. I would like to thank the members of Community Board 8 for supporting DOT [Department of Transportation] conversion. The one way traffic will increase our community's safety. I am requesting speed bumps to increase the safety of the street.

**Evelyn Molina**- I am here on behalf of the Adult Nursing Home Rehab Center located on 188-11 Hillside Avenue. We assist patients with medical issues. We take coverage such as Medicare and Medicaid. The facility provides assistance with social daycare. Our patients benefit from being in a community. We invite you to our homecare open house on August 20<sup>th</sup>.

**Roman Groysman**- My name is Roman Groysman and I am the Vice President of public relations for Urgent M.D., your new community Urgent Care Center located at 69-40 Main Street. We allow you to get urgent medical assistance when you need it most. If you need to go to the emergency room but it is not life threatening: instead of spending 6 hours you can come to Urgent M.D. and get taken care of quickly. We accept almost all major insurances and have a state of the art facility. We do X-rays, casting, and stitching. We're going to have all sorts of educational events such as free first aid classes, blood drives and anything else we can think of to give back the community. Thank you so much.

**George Marinos**- My name is George Marinos. My business partner and I have opened a locksmith, security, and road side assistance company called Pop-A-Lock of Greater Queens. Our company to serve my 2.3 million neighbors and has been in business for over 23 years. We produce all types of doors, locks, and keys for residential and commercial buildings and provide roadside assistance services. We are offering a free service dedicated to saving children who are inadvertently locked in vehicles. If a child or pet is locked in their car we ask you to call 911 and then call Pop-A-Lock. We also provide a free lost key return service. You can register your key chains online and we will return your lost and found key to you free of charge.

**Akhter Hussein**- I am here on behalf of the Jamaica Muslim Center on 168<sup>th</sup> Street and Highland Avenue. There has been an issue with the traffic on 168<sup>th</sup> Street for 7 or 8 years. Recently there was an accident. Many elected officials came and spoke at the location. We are happy to have the street converted to one-way traffic, but we also want a speed bump. This is a community issue that would help our Mosque and Jamaica High school. Please help us to get this job done.

**Jay Goldstein**- I'm an attorney representing the Sephardic Congregation regarding the BSA Application which is on tonight's agenda. We are here to request from this committee your approval of the application which seeks to correct certain violations and illegalities which exist on the current building. On the second portion of the application we seek to enlarge the building by one floor. The reason for the enlargement is to facilitate the growth of the school which has been on these premises in one form or another for nearly 20 years. The reason for the legalization is that we have built the property in 1992; we fixed the property up and in 1996 we received a C of O [Certificate of Occupancy] for a Shul on this site. The Shul is As of Right and continues to be As of Right. Subsequent to that, they have expanded the synagogue to the way it exists today. It has been in its current form for 14 years. We seek legalization for that portion. The legalization will facilitate the rectifying and curing of the violations on the current building. I took the liberty of looking at the violations and have a copy for the Community Board. There are 18 violations on the building, 4 of which have been resolved.

**Mark Khanimov**- I moved into the neighborhood about 20 years ago mainly because of the Shul and the school. I'm really happy about this because I don't see my children in bad schools. This is better than building a Gentlemen's Club, a Hotel, or anything else like that. I am for the Shul, and the expansion of the building.

**Rabbi Asaf Haimoff**- I am representing the Sephardic Congregation. We have a building with a synagogue; my father leads the community. The Shul hosts all the members on a daily basis as well as on Shabbat and Holidays. There is a school in the building that started two years ago and is growing. We are serving the needs of the community by getting these kids into the school where they are receiving their heritage. Most of the children's parents are members of the Shul. I have worked hard in the past two years to make the necessary changes to the parking and garbage problems facing the building. I try my hardest to be able to accommodate, but it is a very busy area with 'Charisma' on the corner. Our building is very busy and that is the normal nature of a busy area. A lot of parking comes from Main Street's traffic to avoid the municipal meters. We recognize that our parents are the ones responsible for the parked cars in the early mornings and late afternoons. Our custodian reserves parking to decrease the double parking problems and decrease any extra traffic.

**Sharon Marcus-** I live across the driveway from the Sephardic Synagogue applying for variance and the removal of violations from their building. I am an observant Jew like many of those that attend that synagogue. That is not the place for it. In 1998, I had to go around with a petition because they wanted to put construction debris dumped into the driveway without a dumpster; as a result, there were rats. I am totally against this proposal for the following reasons: there are safety issues and the kids are not safe there. There is no fire safety. They dump the children out into the alley and let them run wild. Are they above the law? They've had these violations for all these years. They tell us it is going to change but why should we believe them? The building is an eye sore, it is broken down and nothing gets fixed. When something falls it lays where it does. There is no parking and it is just horrible. These are among a myriad of reasons I am against this and I hope that you do not allow this.

**Avraham Marcus-** I am Avraham Marcus and I have lived across from the driveway of the Shul my entire life. I have always seen the lack of safety concerns of this establishment. The building might not be able to support the current structure. There is aluminum siding falling off the building and the only back and side exits are a few rickety, rusty stairwells which have room only for a single file exit. How can we trust an establishment with more children if it does not take care of the ones it has now? There are times when scores of kids are totally unsupervised. Children have been seen throwing rocks, as well as playing with construction debris and telephone wires. They put a playpen in the driveway and a volleyball net as well. They set up parties for the kids on the Sabbath with tables and chairs in the driveway. If any car had come speeding down as usual many kids could have been hurt or killed. I see no reason to trust such a careless establishment which has little regard for safety.

**Dennis Shore-** I have lived on this block for 20 years. I have been in this neighborhood for 35 years. I agree with what has so far been mentioned by the Marcus family. I am against the proposed granting of the variances and the expansion of the Synagogue and the Shul for many reasons. They have really not shown themselves to be honest and sincere in dealing with the city, the zoning, and the neighbors. I have 52 signatures in the community that say 'we don't want this.' I have tracked online the number of violations Mr. Goldstein was referring to. They have DOB [Department of Buildings] violations such as working without a work permit and having an elevator that was not inspected. There are seven violations for no C of O. There are three or four violations where the structure does not agree with the approved plans. There is no handicapped ramp. They put classrooms down in the cellars which were not supposed to be there. There is no fire alarm system.

**Rachel Shore-** I am Dennis' Wife and I completely agree with what the Marcus family has stated. The street is very noisy. As traffic gets closer to Main Street everyone feels the need to honk their horns. The noise grows to be intolerable. Drop off and pickup with the kids also brings double parking on both sides of the street. I have seen a Shul employee take out traffic cones, place them in the street parallel to the Muni Meter and reserve spots like the taxi line in the airport. This is not what you'd want on your block. You'd want quiet.

**Daniel Goldschmidt-** I lived on the block across the street from the synagogue for 36 years. I've seen the building go up. My negative comments are related to the use of the building. The zoning of the building must be improved before a variance is granted. When you vote I need you to think about the history of this building. All of the things that have been previously mentioned; driveways blocked, double parking, and parking on the sidewalk. All of these things that would be intolerable in the neighborhood you live in are accepted where we live. They disregarded the building code when they first built the building and continue to do so. I have no problem granting a variance to keep their existing condition but I hope you would give them the opportunity to improve their building before the allowance of additional construction.

**Susan Schimon-** I am here because I am opposed to this variance. This building was built completely illegally and there is no C of O. With so many violations, I would like to know how the City of New York would possibly justify giving a variance to a building that already is not up to code. If this does go through, I will be contacting the media so that they can investigate why this variance went through for a building that is illegally built to begin with. This is no longer a residential neighborhood. In the end, the neighborhood will have schools and Shuls with no residents, and no tax base.

**Jesse Schnall-** In order to make this finding the board must determine that the practical difficulties or unnecessary hardships claimed as a group for a variance have not been created by the owner or predecessor of title. This

requirement also states that where all other requirements are made the purchase of the zoning lot shall not create a self inflicted hardship. The application materials clearly show practical difficulties claimed in justification in the granting of variance relief of the creation of the current property owner. The applicant not only purchased his own lot without sufficient area dimension to support the construction of a building of the desired size in compliance with the applicable bulk provision of the R4-1 zone. The current owners broke the law when they built the current structure and then they amassed 14 open violations blatantly disregarding the law and safety of their students. Now they want your help to break the law again. On a personal note, I own a three bedroom home on the next block. My plan was to have a big family, save some equity in the home, work hard and maybe buy a semi attached home. If this variance goes through, my new plan will be to build another floor at the bottom, knock out my front yard, and pull down the stop work orders. I'll come back in ten years to apologize and get a really good lawyer and I'll ask you to build another level on top. That is the message that is being sent if this Variance goes through.

**Benjamin Shimon-** I don't understand why they are asking to build more before they fix the violations. What if an emergency vehicle cannot get through because of triple parking? In my opinion, let them fix the violations now and then build more later on.

**Trina Lum-** I have lived across from this building for 51 years. I want to bring to your attention that if you allow the building to be enlarged then junior high school children will be there. What the others said before has all been true. They endanger the children. Those children don't have any place to play. There is supposed to be a playground up on the roof, but that is a hazard. The sun is going to get too hot up there. That is a dangerous thing to subject the children to.

**George Hammarth-** I have a pretty extensive experience with the synagogue and the school since its inception. I took a look at the application materials that were submitted as well as the provisions in the zoning resolution. I submitted my analysis to the Board. It strikes me that perhaps the Board is unaware of the intensity of the use at the location. It is a 50 foot wide by 100 foot deep lot. That is 5,000 square feet. Right now 62% of that lot is covered with building. The other 38% of the lot is covered with concrete, black top, and other impervious materials. There is not one square foot of natural surface there. There is a congregation of 400 that is there regularly and a student body of 70 students. It is an extremely intense use for a lot that used to have two houses with 10 or 12 people at maximum living on it.

**Paul Romain-** I am representing the Boy Scouts of the area. I would just like to let the community know that at the end of the summer, on Saturday August 3<sup>rd</sup>, we will be having a bicycle rally for the community. Everyone is invited to attend. The event is open to all with bicycle safety, lessons, registration with the NYPD, and children and adults will have the chance to learn about joining Boy Scouts and Girl Scouts.

**Rachelle Weiner-** I have lived on the block for 31 years and I am against the expansion of the building. The school that is there has blocked my driveway countless times with their van. I have spoken to them about this problem and they have threatened me and my family.

**Betty Qian-** I am against the expansion of the Shul. The house is worn and in need of repairs. Can the building support itself? The building has 14 uncorrected violations. I am afraid the children will be hurt in the driveway. Who is responsible? The noise and garbage is not respectful to the neighborhood.

**Yekutiel Davidov-** I am a neighbor of and a member of the Yeshiva. I heard many accusations of the place and it was improved over 14 years. Things happen and thank goodness everything is better and everything is different. In regards to the kids playing on the roof, everything is supervised. This building fixes lives in the community and takes teenage boys off the streets. I am a living example of one of those boys and I have bought a house nearby to be close to the community. The place will bring more spirituality to the neighborhood.

**Wesley Robertson-** I represent the District Council Education Fund. We offer free courses that have college accreditation. The courses include adult language, writing, speaking and business programs. We also provide tuition reimbursement for members.

**Orley Tal-** As a staff member and community member, I would like to provide some insights as to what goes on in this facility. Students range between 2 to 8 years old and we do not provide a high school experience. Our school has 70 students and we wish to expand to 180. We are aware of the ongoing issues that were brought up tonight and we are here tonight to correct these zoning issues. Every student receives individualized attention from our trained staff members. Our school also follows common core standards.

**Adam Zionov-** I am a student transitioning to law school and I majored in political science and psychology. Our country is one that prides itself on providing growth and upward movement. My father is a building manager that deals in violations, and you know what? The government offices are packed. Violations are managed and meant to guide, fix, shape, mold and not restrict.

**Elliot Aronoff-** I am a member of the synagogue and I live on 72<sup>nd</sup> Avenue. I want everyone to know and I am sure everyone here in this room is aware that the Jewish Nation has been prosecuted and exiled from every single country that we've been through. We've been exiled from Russia, Germany, and we have landed here in America. If all of the students were to enroll in the public schools, there would not be a seat in the classroom. Our tax dollars would not double, they would triple. This school is here to provide an education for our community so that people will not be in the street in the movie theater down the block or the hall that is adjacent to the property. They are working on curing the violations.

**Alvin Warshaviak-** Young man, I have to tell you that normally we do not respond to anything. But as an Orthodox Jew and a person that fights for Yeshivas, I am highly offended by your remarks. Thank you.

**Salute to the Flag**

Chairman Alvin Warshaviak led the salute to the flag.

**Approval of Minutes:**

Alvin Warshaviak made a motion to approve the minutes of April 9, 2014 seconded by Mark J. Lefkof.

**Count in favor    35                      **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, Monica Corbett, Maria DeInnocentiis, Allen Eisenstein, Florence Fisher, 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, Tammy Osheroov, Simon Pelman, Samuel Rodriguez, Jesse Rosenbaum, Michael F. Sidell, Harbachan Singh, Martha Taylor, Mohammed Tohin, Alvin Warshaviak, Jacob Weinberg and Albert Willingham

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**Chairman's Report:**

- Congratulations on the birth of Dr. Allen Bennett's grandchild.
- I wish congratulations to Fakrul Delwar Islam on the birth of his son.
- Congratulations to all new graduates and parents of graduates of all ages
- Wishing a hearty recovery to Tami Hirsch who is recovering from surgery.
- At the request of the Executive Board I have signed the District Manager's Memo of Agreement for another year.
- Welcome to Jatnna Pimentel Agramonte, a new member of the Community Board 8 staff. She was working as an intern with the Community Board through the NYC Young Adult Internship Program and was hired by as a part time Community Assistant.
- We wish Kevin Forrestal a speedy recovery from his carpal tunnel surgery.

- This is our last meeting until after the summer. I want to wish everyone a safe, healthy and good summer.

**Under Personal Privilege, the Chairman recognizes Maria DeInnocentiis to address the Board**

**Maria DeInnocentiis**

Good evening everyone. I asked to address the Board as a point of personal privilege. All of us as community leaders know that our most prized possession is our reputation. For all the years that I have been involved in community affairs, I have committed myself to be a voice for homeowner issues. I have proven my community commitment by my actions. My views might not always be appreciated but remember that we are here to listen to issues; respect the opinions of each and every member of this Board; debate our ideas and vote after discussion. We are not here to belittle or defame, and that is what I felt occurred last month.

At the Executive Board Meeting in May, I was advised that I would be given three minutes to state my qualifications for candidacy. It never occurred to me to make negative comments about my opponent. I believed each of us would run on merits, on what we've done for our local community and the people that live within the borders of CB8. I complied with that commitment. I listed my qualifications and I refuse to allow anyone to minimize that. Tonight I am here to respond to questions asked by Harbachan about my commitment to this Board and to my Community that I was not allowed to answer at that time.

Last month, Harbachan stated that he is retired and he is not looking for titles and accolades. I am not retired, and I have never sought titles or accolades. He stated that I lack commitment because I missed five Executive Board Meetings this past year. If attendance was his standard for excellence then he should have also stated that half the members of the Executive Board missed four or five meetings this past year. Do the other Executive Board Members lack commitment? I never thought so.

To Harbachan and those who called Board Members on his behalf, I want to say that you mislead the Board by stating facts that you knew were inaccurate. You succeeded with unethical tactics which fly in the face of everything this Board stands for. I feel you owe me and the members of the Board an apology. It is my hope that future candidates will be better treated with respect and dignity by our peers on this Board.

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**District Manager's Report**

**Department of Environmental Protection** - DEP met with residents of 179<sup>th</sup> Street regarding the street depression. The meeting was held on Tuesday, June 17<sup>th</sup> at the Community Board 8 Office. The Department of Environmental Protection televised its main sewer line and found no issues. They found issues with two risers and are currently conducting emergency repair to address that. They also televised the affected residents' house connection lines to the City's sewer and found some issues. The homeowners are responsible for the repair of their house connection lines. For homeowners with the existing service line protection plan, this repair will be covered.

The service line protection plan has been very successful. Over 150,000 homes in the five boroughs have already signed up. One out of every five homes is eligible for the program. To apply, please call 888-300-3570 or go to [www.awrasua.com/nyc](http://www.awrasua.com/nyc).

The water rate increase will be in effect on July 1<sup>st</sup>. There is a decrease in the minimum charge. This usually applies to those who use less than 100 gallons of water each day. They will probably see no increase in their bills. There will be a low income assistance program similar to HEAP to help pay for water bills (*More information will be available in July when this takes effect*). DEP is also expanding the leak forgiveness program to include some detectable leaks. Some of the charges for high water bills may be forgiven. They extended the time frame for customer dispute from 30 days to 60 days.

**DOB** - The Department of Buildings complaints from CB8 are increasing from the same time last year. Illegal conversion complaints and zoning complaints remain the top complaints for CB8.

**NYS Comptroller** - The agency is promoting 529 Savings Program. This allows NYS residents to invest \$10,000 annually towards the cost of college.

**Con Edison** – When there is no power, each property owner must contact Con Edison. Many assume that Con Edison is aware of when and where there is a power outage. If it is not called in, then Con Edison is not aware of it.

**DOH** – Please contact 311 to report standing water. We are in the West Nile Virus season and we must control the mosquito population to prevent the spread of the disease. Last year there were two human cases of West Nile disease in Queens.

The Department does not address the issue of nuisance mosquitoes. It encourages residents to remove all standing water from their properties. They can breed in a container as small as a soda bottle cap. It takes approximately only 3 to 5 days from an egg to a flying mosquito. Only larviciding and breeding site removal are effective. Spraying is not effective. While the Asian Tiger mosquitoes do not carry the West Nile Virus, they are active during the day.

**Department of Transportation**

Last month, DOT informed us that Hillside Avenue would be resurfaced at the end of July into August, as it must be done at night. We were just informed that milling will start in about two weeks. It will be done from 188<sup>th</sup> Street to Francis Lewis Boulevard.

Best wishes to Tami Hirsch who is recuperating at home from surgery. Happy Birthday to Elke Maerz who is celebrating her birthday this month!

**Community Board 8 will be hosting its *Fourth Annual Health Fair* on Friday, June 27 from 2 p.m. to 6 p.m. at Cunningham Park. We hope to see you all there.**

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**Borough President’s Representative – Susie Tanenbaum**

- Melinda Katz presided over the Community Board Member installation ceremony for new Board Members.
- Congratulations to Joshua Glikman who served on Community Board 8 for 28 years, Simon Pelman who served on Community Board 8 for 30 years, Marc Haken who served on Community Board 8 for 10 years, and Jim Gallagher who served on Community Board 8 for 20 years.
- On June 11<sup>th</sup>, Melinda Katz hosted a Filipino Independence Day event. Jim Gallagher was at that even with his wife Yolanda de La Cruz Gallagher who is the first Filipina-American District Leader in the Borough of Queens.
- June 17<sup>th</sup> Melinda Katz hosted a networking reception which brought together members of the Queens General Assembly Immigration Task Force. Jagir Singh Bains attended representing Community Board 8.
- If Queens were its own city, it would be the 5<sup>th</sup> largest city in the United States.
- Melinda Katz will celebrate Jerusalem Day at 7:30 p.m. on June 19<sup>th</sup> at Young Israel of Hillcrest.
- Wishing everyone a wonderful summer on behalf of Melinda Katz and will see the Community Board at the annual Health Fair at Cunningham Park.

**City Planning- Stephen Everett**

- I invite the Board to an event at York College hosted by Melinda Katz called Fulfilling the Promise of Jamaica. The idea is to bring together Community Representatives, Government Agencies and Stakeholders to help realize the future of Jamaica, Queens.
- The event will include six topics such as Housing, Youth, Community and Education, Small Business and Work Force Development, Higher Education and Hospitals, Public Space Transportation and Infrastructure, and Commercial Development.

### **Committee Report:**

#### **Liquor License Committee:**

**Michael Hannibal, Liquor License Committee Chair**

- *Meatos NY One, LLC d/b/a Meatos Grill Bar, 185-01 Union Turnpike-* This establishment applied for a full Liquor License. This was the third time this establishment did not show up for our Committee meeting. The Committee did not approve the application and a letter of opposition was sent to the State Liquor Authority.
- *Mela's Café, 71-02 Kissena Boulevard-* This establishment applied for a full Liquor License. This new establishment was approved and a letter of approval was sent to the State Liquor Authority.

### **Granting of Variance BSA Calendar No. 64-10-BZ, 141-41 72<sup>nd</sup> Avenue:**

**Dr. Allen Bennett, Area 1 Chair:**

Application seeks a legalization and enlargement to the existing building located within an R4-1 zoning district. The proposed enlargement to the community facility is contrary to ZR section 24-00 with respect to floor area, lot coverage, required yards, height and set back regulations. There were 7 members of the Board present at the hearing, so there was quorum. There are two parts to the request of the applicant: 1) a variance in order to obtain a C of O on the existing structure and 2) to build a third floor to the building to enlarge the school. In the public participation, 6 people were opposed and 3 people were in favor. A motion was made to legalize the structure and the application was approved with 5 in favor and 2 opposed.

There were two petitions given to the Community Board; one in opposition to this application, and another in favor of approval of this variance application.

#### **Motion:**

- 1) Mark Lefkof made a motion to approve the variances for the current building, subject to the necessary correction of violations that can be completed without a variance, seconded by Marc Haken.
- 2) Mark Lefkof made a motion to approve the variance in regards to new construction of a third floor enlargement to the building, seconded by Marc Haken.

#### **Discussion:**

- **Marc Haken** stated that if they have not brought the building up to certain safety standards which include a sprinkler system, the entire thing should be voted down.
- **Jesse Rosenbaum** asked if all the violations are corrected will the building be eligible for a C of O?  
*Answer: Once we go to BSA and get a variance for the front sides and rear yards, we will be able to fix the sprinkler which was not required when we first came in. We have someone on retainer who will be able to put the sprinkler in at that time, as well as a handicapped lift. The majority if not all of these violations can only be corrected once we are granted variance.*





Mark Lefkof made a motion to adjourn this meeting at 9:08 p.m., seconded by Marc Haken.

*Respectfully submitted, Joseph Marziliano, CB8 staff*  
*June 24, 2014*