



Chairman, Alvin Warshaviak

*The City of New York  
Borough of Queens*

Community Board 8  
197-15 Hillside Avenue  
Hollis, NY 11423-2126  
Telephone: (718) 264-7895  
Fax: (718) 264-7910  
[Qn08@cb.nyc.gov](mailto:Qn08@cb.nyc.gov)  
[www.nyc.gov/queenscb8](http://www.nyc.gov/queenscb8)



District Manager, Marie Adam-Ovide

Minutes of Community Board 8 Board Meeting held on Wednesday, January 15, 2014 at the Hillcrest Jewish Center, 183-02 Union Turnpike, 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, Brian DeMasters, Mary Maggio Fischer, Kevin Forrestal, Howard A. Fried, James Gallagher, Jr., Marc A. Haken, Michael Hannibal, Robert Harris, Steven Konigsberg, Mark J. Lefkof, Mitch Lisker, Tammy Osherov, Frances Peterson, Charlton Rhee, Samuel Rodriguez, Annie Salvatore, Michael F. Sidell, Harbachan Singh, Martha Taylor, Alvin Warshaviak and Albert Willingham.

**Board Members Absent:** Monica Corbett, Maria DeInnocentiis, Allen Eisenstein, Florence Fisher, Carolann Foley, Joshua Glikman, Tami Hirsch, Paul S. Lazauskas, Elke Maerz, Frank Magri, Simon Pelman, Virginia Rallis, Jesse Rosenbaum, Steven Sadofsky, Anna Sawchuk, Seymour Schwartz, Jacob Weinberg and Stanely Weinblatt.

**Others Present:** Councilman Rory Lancman, Irving Poy - Director of Planning and Development at the Borough Presidents Office, Susie Tanenbaum, representing Borough President Melinda Katz, Stephen Everett representing Department of City Planning, Rabbi Daniel Pollack representing Congresswoman Grace Meng, Naji Grampus representing Councilman Mark Weprin, Daniel Rosenthal representing Councilman Rory Lancman, Carly Liang representing State Senator Tony Avella, Courtney Cariello representing Assemblywoman Nily Rozic, District Manager Marie Adam-Ovide and Barbara McKeon, CB8 Staff Member.

**Call to Order:**

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

**Public Participation:**

Kenny Koch is the Scout Master of Troop 351. The Boy Scouts of America are trying to increase membership throughout Queens. The Boy Scouts of America are over 100 years old. The organization is looking for Scout Leaders as well as potential organizations who would be willing to sponsor new units.

Paul Koch is a resident of Pomonok Housing. On Parsons Boulevard, there are “No Parking Signs” from 65<sup>th</sup> Avenue up to 71<sup>st</sup> Avenue. The Traffic Agents are constantly out towing cars and giving parking tickets. He is requesting Community Board 8 to consider taking down the “No Parking Signs”.

Maria Koch is a crossing guard for PS 201 located on 65<sup>th</sup> Avenue between 155<sup>th</sup> and 156<sup>th</sup> Street. She stated there is a big problem with the cars not slowing down for the students. In the past years, eight children have been killed by cars in NYC. She would like to see signs that read “School Zone Ahead, speed limit 25” with flashing lights. She does not want to see speed bumps. Chairman Warshaviak suggested Mrs. Koch write a letter to the Community Board with her request and concerns.

Kenneth Cohen, President of the Flushing Suburban Civic Association, spoke on the Meadow Park Rehabilitation Center ULURP Application. Flushing Suburban Civic is concerned that Meadow Park should not have been allowed to purchase four homes for this proposed expansion. When homes are taken away, you don't realize the impact on the community.

Yolanda Gallagher spoke on her concerns on the proposed 12-story hotel building under construction on 186<sup>th</sup> Street in Fresh Meadows. The surrounding immediate vicinity is all residential properties. The proposed project has no sufficient space for deliveries. The property has no egress. Sewer lines and pipes are 75 years old that could not contain the volume of guests at any given time. Let us not allow this to happen.

James Gallagher expressed his opposition to the proposed 12-story hotel that that is being proposed on a very narrow street (60ft. wide), across the street from single family homes. We need the assistance of the Community Board to, at least, lower the size of the building to at least 6 stories. They are proposing 122 units, for what purpose we have no idea. The owner is looking to send students over here to study science and medicine. These units will be a temporary basis for a couple of nights than they will find residence in the community. There is no way a truck can even pull in and drop off supplies. Please help in stopping this hotel from being built.

Joan Hausman, representing the Fresh Meadows Homeowners Civic Association spoke on her opposition to the 12-story hotel at 61-27 186st Street. The community has been told this is "As of Right." There are many things in the plans that are not correct and not in accordance with zoning regulations. She urged the assistance of the Community Board to help in getting this hotel stopped.

Tammy Oshero shared with the Community Board that trees have been cut down at the Klein Farm. The DOB issued violations. A hearing for the violation for "illegal tree removal and work without permit on the driveway" is scheduled for January 28, 2014 at Queens Business Center: 144-06 94<sup>th</sup> Avenue at 10:30 a.m. A hearing for the zoning violation regarding the "substantial modification of the landscape" is scheduled for February 4, 2014 also at the Queens Business Center at 10:30 a.m.

Michael Sidell sadly announced that Ira Cohen has passed away. Mr. Cohen was the photographer for the Tribune and 18 other newspapers. He will be having a military burial with all honors on Friday, January 17th. The memorial will be at Sinai Chapel, 162-05 Horace Harding Expressway off of 164<sup>th</sup> Street at 10:00 a.m. followed by the burial at the Calverton Military National Cemetery in Riverhead, Exit 68.

Jordan Most, Esq., representing Sheldon Lobel, P.C., is here this evening to reiterate what was stated at the Public Hearing on the Meadow Park Rehabilitation Center ULURP Application. Two years ago, the BSA Variance to physically enlarge the existing nursing care facility was approved by the Boards of Standards and Appeals. It is a 143 bed nursing facility that will be enlarged to bring the building into compliance with the Dept. of Health regulations. There is no increase in the number of beds nor is there an increase in the intensity of the use. The purpose is to build a bigger facility that will spread the people out into more rooms. Currently, people are 2, 3, 4 beds per room. The building will now have 1 and 2 beds per room.

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**Salute to the Flag**

Chairman Alvin Warshaviak led the salute to the flag.

**Approval of Minutes:**

Mark Lefkof made a motion to approve the minutes of December 11, 2013 seconded by Susan Cleary.

**Count in favor**      28                        **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, Brian DeMasters, Mary Maggio Fischer, Kevin Forrestal, Howard A. Fried, James Gallagher, Jr., Marc A. Haken, Michael Hannibal, Robert Harris, Steven Konigsberg, Mark J. Lefkof, Mitch Lisker, Tammy Oshero, Frances Peterson, Charlton Rhee, Samuel Rodriguez, Annie Salvatore, Michael F. Sidell, Harbachan Singh, Martha Taylor, Alvin Warshaviak and Albert Willingham.

**Chairman's Report:**

- Congratulations and Mazel Tov to Jesse and Lydia Rosenbaum on the birth of their granddaughter.
- Congratulations and Mazel Tov to Steve Konigsberg and his son, Danny and Esti Konigsberg on the birth of their son, Avi Joel Konigsberg.
- Mazel Tov to Dr. Allen Bennett on the birth of his 19<sup>th</sup> grandchild.
  
- **Councilman Rory Lancman updated the Community on the following:**
  - Councilman Lancman complimented Liquor License Chairman Michael Hannibal on a well run Liquor License Committee Meeting this past week.
  - The budget process will be a little later this year. The Mayor has requested that the budget be presented in February.
  - Councilman Lancman's office and phone number is:
    - 78-40 164<sup>th</sup> Street (Corner 164<sup>th</sup> St. & Union Turnpike)
    - Fresh Meadows, NY 11366
    - 718 217-4169
  - The Councilman attended his first Borough Board Meeting. It was very interesting. Borough President Melinda Katz did a terrific job running the meeting. She will do a great job as Borough President. She is very community oriented. He was happy to see our Community Board liaison, Susie Tanenbaum, still with the Borough President's Office.
  - The next big event in Councilman Lancman's life will be when he finds out what committees he will be assigned. He should know by next week.
  - Councilman Lancman introduced his new Community Board liaison for CB8, Daniel Rosenthal.
  
- Congresswoman Grace Meng in conjunction with Community Board 8 Queens will be bringing "Congress On Your Corner" on Tuesday, January 21, 2013 - 5:00 p.m. to 7:00 p.m. at the Hillcrest Public Library, 187-05 Union Turnpike, Flushing, NY 11366. For more information call 718 445-7860. Rabbi Daniel Pallock briefly wanted to say hello. "Congress On Your Corner" is an opportunity for the public to actually sit one on one for a few minutes with the Congresswoman and she will help you with any personal issue you need assistance with. *Chairman Warshaviak suggested in the future the time be between 6:00 p.m. to 8:00 p.m.*
  
- There was an excellent article on Pat Dolan in the Queens Chronicle.
  
- **Carolyn Baker-Brown** was asked to be CB8's representative on the Queens Hospital Community Advisory Board.
  - At the first Board Meeting she attended, Comunilife presented a scaled down proposal for use of the T-Building as a residence. There would be 150 apartments. No decision was made at that meeting.
  - Better patient care and the hospital's image is a major emphasis for Queens Hospital.
  - She attended a meeting of the Patient Care Committee last night. There will be Patient Advisory Councils (one to meet daytime and the other in the evening.) The councils will include satisfied and dissatisfied patients. The staff seeks these patients and you are invited to identify them. Ms. Baker-Brown will forward any information given to her to the right hospital staff.

- Chairman Warshaviak sadly announced that one of our major workers at the Community Board, **Jamise Porterfield**, is resigning. Her family is moving out of the community. She is accepting another position out in Nassau. She is and has been truly an asset to the community board. She has done such a fabulous job. She will be sorely missed. Jamise wrote a letter especially thanking the District Manager. “She is always eager to train and broaden my horizons. She has enabled me to be well rounded in my approach to resolving issues in the Community Board. She is a wonderful Supervisor. Marie is truly a gem,” wrote Ms. Porterfield.

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**Guest Speaker – Danny Zausner, USTA**

Mr. Zausner thanked Community Board 8 members for all their support during the last couple of years. Mr. Zausner gave a PowerPoint presentation on the USTA’s Community Engagement which included:

- Quarterly Presentations
- “Upcoming Events” Newsletter
- Queens Day
- Anthem Singer Try-outs
- U.S. Open Job Fair
- School Graduations
- Arthur Ashe Kids Day
- Community Tennis Programs
- Summer Movie Screening Series
- Local Business Involvement
- Tennis Clinics

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**District Manager’s Report**

District Manager Marie Adam-Ovide is very saddened to see Jamise Porterfeld go. She was very helpful in the office and she was always good natured.

**DOT** – The Department requested speaking time at the next Transportation Committee Meeting to do a follow-up proposal for safety improvements at the intersection of Hillside Avenue/Homelawn Street and 169<sup>th</sup> Street. The improvements will be made with New York State funding. The deadline to send the paperwork to secure the funding is quickly approaching. Our next Transportation Committee Meeting has been scheduled for Monday, February 3<sup>rd</sup> at 7:30 p.m. in the District Office.

**NYPD** – The Precinct has seen a 7% decrease in overall crime. They are even with the number of grand larceny (*theft of \$1,000 or more*) and saw an increase in the number of petit larceny (*theft below \$1,000*). The petit larceny increase was probably due to the store thefts during the Christmas shopping season.

There has been a string of burglaries of ATM machines located in stores in the borough. Three burglars were caught within the 107<sup>th</sup> Precinct on January 3<sup>rd</sup>. They broke in through the roof of the JK Deli located on 71<sup>st</sup> Avenue and Kissena Boulevard. The NYPD recovered over \$12,000 in cash amongst other stolen items. Anyone with information regarding similar incidents should contact NYPD’s Crime Stoppers Hotline at 800-577-TIPS. If you observe a crime in progress, please contact 911.

There was a shooting at Wexford Terrace on Sunday, January 5, 2014. Nassau county officers were executing a warrant. The suspect tried to flee and struck a police officer with his vehicle. Shots were fired and the perpetrator was hit in the stomach. Both perpetrator and officer are in stable condition.

The Precinct received many complaints regarding tractor trailers parked along 73<sup>rd</sup> Avenue and 210<sup>th</sup> Street. They towed three tractor trailers recently. They will continue to monitor the area for compliance. A pedestrian was struck and killed in a vehicular accident at Highland Boulevard and 169<sup>th</sup> Street on January 5<sup>th</sup> (*this location is a block away from the proposed safety improvement proposed by DOT*). Visibility was poor, as it was a foggy night.

**DEP** – As you know the Department of Environmental Protection was doing a pilot program within our boundaries to address the issue of improper disposal of cooking oil. The DEP representatives were able to speak to single family dwellers within the area surveyed. They had some difficulty with the outreach to the apartment buildings dwellers. If DEP receives positive data from the educational outreach (*i.e. decreased flooding or sewer back-up etc.*), this program could be expanded to other areas.

**HPD** – Currently, the department is focusing on hot water and heat complaints, especially with the recent extreme cold temperature. For the most part, it is not a major issue for the borough of Queens.

**Happy Birthday to:** Jagir Singh Bains, Mike Sidell, Kenneth Cohen II, Maria DeInnocentiis, Frank Magri and Martha Taylor who are celebrating their birthdays this month.

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

- Susie thanked Chairman Warshaviak and District Manager Marie for the beautiful supportive letter to the new Borough President asking to keep Susie Tanenbaum on board. Susie is very happy to be here. Her new title is Director of Immigrant Intercultural Affairs. Her main responsibility is to work with social service providers assisting immigrant communities in the borough. She will continue to work the Queens General Assembly with the assistance of Harbachan Singh, Jagir Bains and Carolyn Baker-Brown.
- Things are very busy at Borough Hall. Borough President Melinda Katz is still bringing staff members on board.
- Susie is also on the African Heritage Month Committee. Two members on the committee are Marc A. Haken and Harbachan Singh, who are long time members of the committee.
- Susie also acknowledged Irving Poy, who continues in his role as Director of Planning and Development at the Borough President’s Office.
- Susie’s contact information is: 718 286-2741 and her email address is: [stanenbaum@qbp.org](mailto:stanenbaum@qbp.org)
- Our new Borough President has pledged to retain things that worked and will be introducing changes for the benefit of the Borough. She is very proactive. She is going out to many events. One meeting already on her schedule is a meeting with Sey Schwartz’s Briarwood Civic Association in April. If anyone wants to invite the Borough President to any meetings, please send a letter to the office. She does want to come out and meet as many people as possible. *Chairman Warshaviak requested that we send a letter inviting Borough President Katz to our Board Meeting.*

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**Committee Reports**

**ULURP # C 120136 ZSQ aka 78-10 164<sup>th</sup> Street – Meadow Park Rehabilitation Center (Block 6851, Lots 9, 11, 12 23 and 24) Request for Special Permit – Steven Konigsberg, Zoning Chair**

- A public Hearing was held on January 7, 2014 for the Meadow Park Rehabilitation Center. There were seven Board Members present.
- There was a BSA hearing held a few years ago granting a variance to permit the enlargement of the existing nursing home. It will increase in its depth. It is not going up any taller. The basic purpose is that they are a grandfathered facility. Under current health regulations, the facility cannot be run if it was being built today in the same manner that Meadow Park is being run. Meadow Park, realizing that, wanted to increase the quality of care it provides to its residents.
- A special permit is required for the use. There is a ratio of nursing home beds of 8.5 per 1,000 residents within the Community Board 8 District, which exceeds the New York City-wide ratio of 5.5 per 1,000 residents. Therefore, a Special Permit is required.
- The number of beds will remain at 143.
- At the end of the Public Hearing a vote was taken. 6 were in favor of the Special Permit, 1 was opposed.

**Motion:**

Mark J. Lefkof made a motion to approve ULURP # C 120136 ZSQ - Special Permit, seconded by Marc A. Haken.

**Discussion:**

Susan Cleary had the same concerns that Kenneth Cohen had. Residential property should not be taken away for the purpose of expanding a facility. Parking was also a concern.

Dr. Allen Bennett stated this is not a hospital. These people live at Meadow Park. It is their home.

Robert Harris has the same concerns that Kenneth Cohen had. Homes, where residents live and where they pay taxes, are being taken by community facilities. These facilities don't always respect the community.

Steven Konigsberg clarified that the issue before this Community Board this evening has nothing to do with increase in size. All these comments are appreciated; however, they are not relevant. Meadow Park is here for a Special Permit to allow them to have a 143 bed facility, where a 143 bed facility is located.

**Vote:**                    26 in favor                    2 opposed                    0 abstained

**Board Members who voted in favor:** Dilafroz Ahmed, Jagir Singh Bains, Carolyn Baker-Brown, Dr. Allen J. Bennett, Robert H. Block, Edward Chung, Brian DeMasters, Mary Maggio Fischer, Kevin Forrestal, Howard A. Fried, James Gallagher, Jr., Marc A. Haken, Michael Hannibal, Steven Konigsberg, Mark J. Lefkof, Mitch Lisker, Tammy Osherov, Frances Peterson, Charlton Rhee, Samuel Rodriguez, Annie Salvatore, Michael F. Sidell, Harbachan Singh, Martha Taylor, Alvin Warshaviak and Albert Willingham.

**Board Members who were opposed:** Susan D. Cleary and Robert Harris

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**T-Building – Request from State Senator Tony Avella and Assembly Member Nily Rozic – Martha Taylor and Kevin Forrestal**

- A letter was sent to District Manager Marie Adam-Ovide from Senator Tony Avella and Assembly Member Nily Rozic expressing their concerns of the T Building located on the Queens Hospital Campus. After meeting with civic leaders from the community, everyone agreed that demolishing the existing structure is the best course of action for this site. Given the presence of asbestos and significant infrastructural defects inside the T Building, demolition would prove less costly and more efficient than any possible renovations. They are asking for a resolution from the Community Board in support of this demolition.
- Kevin Forrestal gave a brief history and background of the T-Building and Comunlife's interest to establish low income housing. The plan for this site was met with stern community opposition.

**Motion:**

Marc A. Haken made a motion to approve a resolution to demolish the building, seconded by Mark Lefkof.

**Vote:** A hand vote was taken. 28 Board Members were present. There were 25 in favor, 1 opposed, and Kevin Forrestal and Albert Willingham were present but not entitled to vote due to conflict of interest.

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**Resolution – Prevent Jamaica High School’s Closure – Marc A. Haken, Youth, Education and Libraries Committee Chair.**

- Several years ago, our Board passed a resolution calling for Jamaica High school to stay open and for zoned high schools to be maintained.
- Our new administration is taking a second look at co-locating schools and they are opposing such phase outs and closures of schools.
- Community Board 8 Queens supports the coalition of concerned citizens led by Assembly Member David I. Weprin to prevent Jamaica High School’s closure in June 2014 and to re-establish it as a comprehensive high school beginning in September 2014.

**Motion:**

Mark J. Lefkof made a motion to approve a resolution to prevent Jamaica High School’s closure, seconded by Mary Maggio Fischer.

**Vote:** A hand vote was taken. It was unanimous in favor of the resolution.

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**Water for the Future – DEP Proposal to mitigate loss of water supply while the Aqueduct repair project is ongoing. – Kevin Forrestal, DEP/Sanitation Committee Chair**

A presentation was given by an Associate Commissioner for DEP on the Closure of the Delaware Water Aqueduct. They have identified three pump stations in CB8 to provide additional water as part of the Water for the Future Program: two pumping stations on 164<sup>th</sup> Street and one pumping station on 161<sup>st</sup> Street that look to be acceptable for use. They found the water quality safe. The taste is different and it is good. Mr. Forrestal will reach out to a scientist for an independent review to make all of us feel more secure in the findings. He hopes to call a meeting to review the findings in the future. He will get back to CB8 next month.

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**Cheap Shots – Report on the meeting to address community complaints – Michael Hannibal, Liquor License Committee Chair.**

- Because of a rash of complaints against Cheap Shots, located at 149-05 Union Turnpike, we had a meeting this past Monday, on January 13th. It was attended by Councilman Rory Lancman, members of the 107<sup>th</sup> Precinct as well as members from the Community Board.
- We spoke with the owner of Cheap Shots and trying to understand why they were having so many problems. We had determined at that time that it would be best for them not to have their license renewed when it comes up for renewal on February 28<sup>th</sup>. At that time, Marc A. Haken made a motion to draft a letter to the State Liquor Authority informing them that we do not appreciate having Cheap Shots back in the area.
- The key problems are:
  - Unreasonable noise at all hours of the night
  - Patrons fighting in the streets
  - Intoxicated individuals vomiting in the street
  - Public urination
- The letter was drafted. After the 28<sup>th</sup>, Mr. Hannibal will get back to the Community Board with an update.

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**Adjournment**

A motion was made to adjourn this meeting at 8:55 p.m.  
Respectfully submitted, Barbara McKeon, CB8 staff member  
January 17, 2014