



**June 2016**

**COMMUNITY BOARD # 8 NEWSLETTER**

**DISTRICT OFFICE**

197-15 Hillside Avenue  
Hollis, NY 11423-2126  
Tel # (718) 264-7895  
Fax # (718) 264-7910  
E-Mail: [qn08@cb.nyc.gov](mailto:qn08@cb.nyc.gov)  
Website: [www.nyc.gov/queenscb8](http://www.nyc.gov/queenscb8)

**OFFICERS**

**CHAIRPERSON:** Martha Taylor  
**DISTRICT MANAGER:** Marie Adam-Ovide  
**1st VICE CHAIR:** Stanley Weinblatt  
**2nd VICE CHAIR:** Seymour Schwartz  
**3rd VICE CHAIR:** Michael Hannibal  
**EXEC. SECRETARY:** Carolyn Baker-Brown  
**TREASURER:** Harbachan Singh  
**BUDGET DIRECTOR:** Marc A. Haken

**CITY COUNCIL MEMBERS**

Honorable Barry Grodenchik  
Honorable Rory Laneman

**BOROUGH PRESIDENT**

Honorable Melinda Katz

**STAFF**

Alma Karassavidis, Jatnna Pimentel and Izabela Szczepanska

**BOARD MEMBERS BY AREA**

**Area 1 – Kew Gardens Hills**

**Dr. Allen J. Bennett – CHAIR,** Susan D. Cleary, Florence Fisher, Joshua Glikman, Bright Limm, Mitch Lisker, Jennifer Martin, Rabbi Shlomo Nisanov, Simon Pelman and Jacob Weinberg

**Area 2 – Briarwood**

**Seymour Schwartz - CHAIR,** Carolyn Baker-Brown, Allen Eisenstein, Elke Maerz, Charlton Rhee, Douglas Sherman and Albert Willingham

**Area 3 - Hillcrest Estates & Jamaica Hill**

**Kevin Forrestal - CHAIR,** Dilafroz Ahmed, Bhitihara-Martha Fulton, Fakrul 'Delwar' Islam, Paul Lazauskas and Frances Peterson

**Area 4 – Flushing Heights, Flushing Suburban, Hillcrest**

**Jagir Singh Bains—CHAIR,** Kenneth Cohen II, Steven Konigsberg

**Area 5 – Georgetown Mews, Pomonok, Electchester, Flushing**

**Mary Maggio Fischer – CHAIR,** Monica Corbett, Carolann Foley, Sylvia Hernandez, Frank Magri, Steven Sadofsky, Rachele Van Arsdale and Stanley Weinblatt

**Area 6 – Utopia, Fresh Meadows, West Cunningham Park**

**Maria DeInnocentiis – CHAIR,** James Gallagher, Jr., Robert Harris, Tami Hirsch and Tamara Osherov

**Area 7 – Jamaica Estates & Holliswood**

**Mark Lefkof – CHAIR,** Dr. Robert Block, Edward Chung, Howard A. Fried, Marc A. Haken, Michael Hannibal, Jesse Rosenbaum, Harbachan Singh, Martha Taylor and Mohammed Tohin

**JOIN US AT OUR SIXTH ANNUAL HEALTH FAIR ON FRIDAY, JUNE 24, 2016**

**Community Board 8, Queens  
Hillcrest Jewish Center  
183-02 Union Turnpike (Auditorium)  
Fresh Meadows, NY 11366**

- The Minutes of April 13, 2016 Board Meeting were unanimously approved by 37 members.
- Chairperson Martha Taylor was awarded a Proclamation by Elected Official David Weprin.
- Len Shaier of Quiet Skies gave a presentation on Aircraft Noise and Pollution Issues in the NY Metro Area.

• **Community Board 8 Officer Elections:**

- In accordance with the By-Laws of Community Board 8, elections of officer were held for all positions:

*Martha Taylor was elected Chairperson.*  
*Stanley Weinblatt was re-elected 1st Vice Chair.*  
*Seymour Schwartz was elected 2nd Vice Chair.*  
*Michael Hannibal was elected 3rd Vice Chair.*  
*Carolyn Baker Brown was re-elected Executive Secretary.*  
*Harbachan Singh was re-elected Treasurer.*

- **Zoning Committee – BSA Cal No. 65-94-BZ aka 144-02 Jewel Avenue:** Renewal of an existing variance which was granted 20 years ago. The application was approved.

**In Favor: 37                      Opposed: 1                      Abstained: 0**

**Next Community Board 8 Meeting will be on WEDNESDAY, June 8, 2016 at 7:30 p.m.**

\*\*\* Minutes of Board Meetings are available on our website: [www.nyc.gov/queenscb8](http://www.nyc.gov/queenscb8)

## *A Word from the District Manager ...*

*Dear Residents:*

*According to our calendar it is not summer; yet, it certainly feels like it is. We have already experienced 80° weather and humidity. We have probably attended or hosted a barbecue. Some of us have already gone to the beach. While we are enjoying the best of what summer has to offer, we should also prepare for its worst.*

*Here are some of the Fire Department's fire safety tips for the summer. If you use a fire hydrant to stay cool, visit your local firehouse and they will install a **sprinkler cap** and open the fire hydrant for use. Remember that an open fire hydrant without a sprinkler wastes 1,000 gallons of water per minute. It will also hamper firefighting capabilities. In effect, it will put our neighborhoods at risk.*

*Some of you purchase gasoline for household equipment. Do not store more than one gallon of gasoline at home and only do so in an approved container. When you go to the gas station to purchase gas, NYS Law requires that **only** the attendant must dispense gasoline into a portable container. Do not store the container in the passenger compartment during transport - only place it in the pick-up bed or car trunk. Please remember to only refuel equipment **outdoors**.*

*When celebrating the 4th of July, make safety your very first priority. Amateur use of fireworks can lead to devastating burns, other injuries and even death. It is **illegal** in New York City to possess and use fireworks, **without exception**. Please leave fireworks to the professionals. These displays are conducted under the supervision of the FDNY.*

*Planning to do some grilling? Check your propane BBQ grills before use. Check the tubes that lead into the burner for any blockage due to insects or grease. Visually inspect the tank for corrosion, leakage or excessive rust. Check the hoses for cracks. You can use a soap and water solution to check for leakage - if there are bubbles there is a leak. Always keep your BBQ grill at least ten (10) feet away from the buildings, deck railings and out from under eaves or overhanging branches. For more information, please download a Summer Fire Safety brochure at:*

*[http://www1.nyc.gov/assets/fdny/downloads/pdf/fire-safety-education/Summer%20safety%20Newsletter\\_updated.pdf](http://www1.nyc.gov/assets/fdny/downloads/pdf/fire-safety-education/Summer%20safety%20Newsletter_updated.pdf)*

*or call us and we will mail it to you.*

*If you find this information useful, please share it with your friends and neighbors. **It takes more than City Hall to make New York City great, it takes us all!** I hope to see you all at our Sixth Annual CB8 Health Fair on Friday, June 24th, until then stay safe and be well.*

*Sincerely,*

**Marie Adam-Ovide**

*P.S. If you would like an email version, please contact us at 718-264-7895 and provide your email address.*

*This information is also available on our website: [www.nyc.gov/queenscb8](http://www.nyc.gov/queenscb8). Remember to "Like" us on*

**facebook**

*Martha Taylor,  
Chairperson*



*Marie Adam - Ovide  
District Manager*

# *Community Board 8, Queens'* **SIXTH ANNUAL HEALTH FAIR!** **JOIN US FOR:**

*Health Screenings for  
Glaucoma, Blood Pressure, ....etc.  
Free Healthy & Nutritious Snacks  
Fun Activities for Children - Puppet Show, etc....  
Learn about Fire Safety  
... and much more!*

*Eat Greens  
To Stay Lean!*



*CB8 is always  
on the Move.  
Get on the Move  
With CB8!*

**WHEN:** **Friday, June 24, 2016**  
**(Rain or Shine)**

**TIME:** **2 p.m. - 6 p.m.**

**WHERE:** **Cunningham Park's Parking Lot**  
**196th Place /Union Turnpike**

**Call us at 718-264-7895 for more information**

Here is a list of our wonderful CB8 Health Fair sponsors so far:

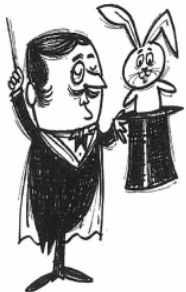
<p>Caring Kind NYC Alzheimer's Info.</p>  <p>The Heart of Alzheimer's Caregiving</p>	<p>Foodtown of Hollis Fruits</p> 	<p>Carl's Butterflies Children Bereavement</p> 	<p>FDNY Fire Safety Education</p> 
<p>Emergency Medical Rescue Emergency Services</p> 	<p>Friends Of Cunningham Park Bounce House &amp; Puppet Show</p>  <p><b>PARTNERSHIPS for PARKS</b></p> <p><i>A joint program of City Parks Foundation and NYC Parks.</i></p>	<p>NYC Department of Health and Mental Hygiene Health Information</p> 	
<p>MY GYM Performance</p> 	<p>Malik Eye Care Glaucoma</p> 	<p>Queens College Jazz Trio</p> 	<p>Queens Community House Nutrition</p>  <p>Strengthening neighborhoods Inspiring change</p>
<p>Department for the Aging Senior Citizen Outreach</p> 	<p>NYPD Community Affairs Bureau Children ID and Crime Prevention</p> 	<p>Hillside Manor Health Screenings</p> 	
<p>Union Medical Center Blood Pressure Screenings</p> 	<p>Advanced Cardiovascular Diagnostics Heart Health</p> 	<p>Selphelp Community Services Literature</p> 	
<p>Flushing Hospital Medical Center Health Screenings</p> 	<p>Department of Transportation NEW YORK CITY</p> 	<p>Queens Library Older Adult/Mail-A-Book</p>  <p>Enrich your life®</p>	
<p>Silvercrest Senior Housing - Pulmonary Services</p> 	<p>Services Now for Adult Persons Senior Program Information</p> 	<p>Golden Years Promoting Social Day Care</p> 	



THE BRIARWOOD COMMUNITY ASSOCIATION AND MELROSE CREDIT UNION with



**Briarwood STREET FESTIVAL**  
**Sunday, June 12<sup>th</sup>**  
 from 12 noon to 4 p.m. at  
 Manton Street and Main Street



*Fun for the entire family!*

- ☺ Magic Show, Arts & Crafts, Costume characters and a Magic Castle for the kids!
- ☺ Music and Dancing for everyone's pleasure!
- ☺ Free Pizza, Ice Cream and Soda!

For more information, call 718-297-4542



**Pomonok Senior Center**  
**67-09 Kissena Boulevard**  
**Flushing**

Are you looking to increase your strength, mobility and improve your overall health?

Join us for

**The Wellness Program**  
 Wednesdays 10:30 a.m. & Fridays 11:00 a.m.

OR

If a more intense workout is what you need, enroll in

**Circuit Training**  
 Tuesdays & Thursdays 10:30 a.m. to 11:30 a.m.

Both classes are held in the senior center gym and led by **Occupational Therapist and Personal Trainer Jose Ortiz.**

For more information contact  
 Angella King  
 718-591-3377

Pomonok Senior Center is funded in part by NYC Department for the Aging

Do you need a loan for a repairs or improvements? Do you want to reduce energy costs? Do you have property tax questions? Water and sewer bill questions? Code violations that need to be addressed? Then come to our

**Landlord Resource Fair**

Featuring HPD's new Green Housing Preservation Program and the Neighborhood Helpdesk  
 In partnership with the State Senator Jose Peralta, Council Member Daniel Dromm and CHHAYA CDC

Meet one-on-one with representatives from NYC government and non-profit agencies to sign up for financing and incentive programs that can help your building

**Wednesday, June 8th, 2016**  
**7:00 - 8:30 PM**

**P.S. 69, Cafeteria, 77-02 37th Avenue,**  
**Jackson Heights, Queens, NY 11372**

*Travel directions: The 7, E, F, M, or R train to Roosevelt Avenue-Jackson Heights*

HPD offers 30+ podcasts, videos, in-person & on-line classes on subjects such as property management, making homes safer for seniors & babies, managing bed bugs, roaches and rodents, window guards, mold, and more. Visit [www.nyc.gov/hpd](http://www.nyc.gov/hpd) and click on "Owners", then "Resources", and then "Owner Outreach and Education."



The City of New York  
 Department of Housing, Preservation and Development  
 Bill de Blasio, Mayor  
 Alicia Glen, Deputy Mayor for Economic Development and Housing  
 Vicki Been, Commissioner



Get in Touch!  
 @C4QNYC

Access Code 3.0

**LEARN TO CODE.**  
**GET A JOB AS A COMPUTER PROGRAMMER.**  
**LAUNCH YOUR CAREER IN TECH.**

Daytime and Nights/ Weekend Programs are Available  
**July 2016 – April 2017**

Access Code is a 10-month training program in software development created and taught by leading technical experts.

Average Graduate Salaries  
 Pre-program: \$18,473  
 Post-program: \$85,000

Access Code prepares diverse adults with no prior coding experience for entry-level developer jobs at the hundreds of innovative startups and tech companies that are looking to hire the next generation of talent.

Graduates Hired at Leading Companies:  
**Pinterest BuzzFeed okcupid**

Learn More and Apply Now:

Application Deadline: June 10, 2016

[www.c4q.nyc/accesscode](http://www.c4q.nyc/accesscode)

Upcoming Info Session  
**June 8, 2016**  
 7:00pm - 8:00pm at C4Q HQ  
 31-00 47th Avenue  
 Long Island City, NY 11101

Details and RSVP:  
<http://bit.ly/acinfosessions>



*As New York City Residents we must obey a gamut of regulations. We realize that most residents want to do the right thing and obey the rules. However, they often break them, as they are **unaware** of their existence. So...*



## *Did you know???*

### **Common Driveways**

Residents usually contact the Community Board to request enforcement and repair of common driveways. It is important that residents/owners of properties with common driveways understand the following:

- The deed to the property should reflect that the common driveway is within the metes and bounds of the private property. The tax map will also show that it is within the tax lot. The driveway is also within the zoning lot, as opposed to a “mapped street” that by definition of “block” and “zoning lot” in ZR 12-10, is outside of and bounding the zoning lot.
- The easement agreement might provide that all the homeowners are responsible to maintain the entire common driveway.
- The easement should also provide that each homeowner must allow access to the other residents. If there is no easement agreement, the right of access could possibly be implied.
- The easement is between private parties, the **City does not enforce it**. However, if a Certificate of Occupancy (CO) was issued in reliance on the easement, the failure to provide the access may be a basis for Department of Buildings (DOB) enforcement action or they might initiate an action to revoke such CO.

### **Residential Rentals in NYC**

A lease is a contract between a landlord and a tenant, containing the terms and conditions of the rental. It cannot be changed while it is in effect unless both parties agree. Leases for apartments which are not rent stabilized may be oral or written. To avoid disputes, the parties may wish to enter into a written agreement. A party must sign the lease in order to be bound by its terms. An oral lease for more than one year cannot be legally enforced (General Obligations Law § 5-701).

At a minimum, leases should identify the premises, specify the names and addresses of the parties, the amount and due dates of the rent, the duration of the rental, the conditions for occupancy, and the rights and obligations of both parties. Except where the law provides otherwise, a landlord may rent on such terms and conditions as agreed to by the parties. Any changes must be initiated by both parties.

New York City rent stabilized tenants are entitled to receive from their landlords a fully executed lease copy of their signed lease within 30 days of the landlord’s receipt of the lease signed by the tenant. Rent stabilized tenants must also be given a rent stabilization lease rider, prepared by DHCR, which summarizes their rights under the law and provides specific information on how rent was calculated.



## LIQUOR LICENSE APPLICATION (S)

- ◆ **Ambika Bhavani, Inc.**  
82-65 Parsons Boulevard in Queens, ***NEW application for a Wine and Beer License.***

*Any complaints about establishments with liquor licenses should be sent to Community Board 8 in writing. Unless a signed, written notification is received at our office, we cannot follow up. You must also include your address and telephone number.*

### CITY PARKING RULES



The City suspends alternate side parking regulations, for both street cleaning purposes and traffic flow, on legal and/or religious holidays.

- ◆ June 12th .....Shavuot
  - ◆ June 13th ..... Shavuot
- Remember, parking meters are still in effect.**

### Street Activity/Block Party Permit Request Received by Community Board 8 for June 2016



#### **Electchester Street Fair**

**Sunday, June 5, 2016 (1:00 p.m. to 8:00 p.m.)**  
161st Street *(between Jewel Ave and 65th Avenue)*

**Saint Demetrios Street Festival** (in parking lot)  
*Adjacent street will be closed.*  
84th Road *(between 152nd Street and Parsons Boulevard)*

The above was approved by CB8 and awaits the approval of Street Activity Permit Office (SAPO).

### **Assemblyman Michael Simanowitz**



**Hosts**

### **Smoke/Carbon Monoxide Alarm Giveaway with FDNY**

**When:**  
June 23<sup>rd</sup>, 2016  
11:00 AM – 1:00 PM

**Where:**  
District Office  
159-06 71<sup>st</sup> Avenue, Flushing NY 11365

**For more information:**  
Assemblyman Michael Simanowitz's Office  
(718) 969-1508

**#GetAlarmedNYC**

### DEMOLITION/VACATE ORDERS



- ◆ 184-25 Grand Central Parkway (partial demolition)
- ◆ 86-36 Palermo Street (full demolition)
- ◆ 61-29 163rd Street (full demolition)
- ◆ 78-34 164th Street - *Order to Repair/Vacate Order*  
Fire damage, no electricity and broken windows sealed by plywood.

**Remedy - Vacate/Repair by May 17, 2016.**

# JUNE



# 2016

*Community Board 8, Queens*

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1 Executive Committee Meeting 7:30 p.m. CB8 Office 197-15 Hillside Avenue	2 84-40 150th St. Informational Hearing 7:30 p.m. CB8 Office 197-15 Hillside Avenue	3	4
5	6 Transportation Committee Meeting 7:30 p.m. CB8 Office 197-15 Hillside Avenue  Ramadan	7	8 Board Meeting 7:30 p.m. Hillcrest Jewish Center 183-02 Union Turnpike	9	10	11
12 Shavuot (start) 	13 Shavuot (ends) 	14 Liquor License Committee Meeting 7:30 p.m. CB8 Office 197-15 Hillside Avenue	15	16	17	18
19 HAPPY FATHER'S DAY 	20	21	22	23	24 CB8 Health Fair at Cunningham Park (196th Place and Union Turnpike) 2 - 6 p.m.	25
26	27	28	29	30		

“One father is more than a hundred schoolmasters.” [George Herbert](#)