



October

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
Website: 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

CITY COUNCIL MEMBERS

Honorable Barry Grodenchik - 23rd District
Honorable Rory Lancman - 24th District

BOROUGH PRESIDENT

Honorable Melinda Katz

STAFF

Jatma Reyes, Community Associate
Izabela Szczepanska, Community Assistant
Marleah DesRuisseaux, Community Assistant

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, John Gebhard, Elke Maerz, Wendy Phaff, Mohammad Rahman, Charlton Rhee, Douglas Sherman and Albert Willingham

Area 3 - Hillcrest Estates & Jamaica Hills

Kevin Forrestal - CHAIR, Dilafroz Ahmed, Bhithara-Martha Fulton, Fakrul "Dehwar" Islam, Paul Lazauskas and Frances Peterson

Area 4 – Flushing Heights, Flushing Suburban, Hillcrest

Jagir Singh Bains—CHAIR, Kenneth Cohen II, Steven Konigsberg, Dilip Nath and Dr. Penny M. Stern

Area 5 – Georgetown Mews, Pomonok, Electchester, Flushing

Mary Maggio – CHAIR, Carolann Foley, Frank Magri, 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

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

Housing Stability and Tenant Protection Act of 2019 Facts Sheet Enclosed

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

- ◇ The Minutes of the June 19, 2019 Board Meeting were unanimously approved by 36 members.
- ◇ Chairperson Martha Taylor announced that the KGH re-zoning was approved on July 31, 2019. The City Council Subcommittee on Land Use just voted in favor of this application, according to Attorney Jay Goldstein. A full committee vote is scheduled for next week on September 23, 2019. A City Council vote is subsequently scheduled for September 25, 2019.
- ◇ Chairperson Taylor informed everyone that Board Member John Gebhard will be going to Paris for a few months since his elevator is not working and wished him a good time!
- ◇ Chairperson Taylor congratulated former Council Member and former Community Board 8 Member Jim Gennaro on his engagement to Community Board 8 Member Wendy Phaff and wished her a Happy Birthday! She also congratulated Jim Gallagher, Jr. who recently welcomed another grandson, Eden, in July.
- ◇ Chairperson Taylor also announced a newly established Health Committee. Dr. Penny Stern is the chair and will give a brief report every month.

(Continued on Page 2)

In observance of religious holidays our monthly board meeting has been changed to the last Wednesday of the month.

October 30, 2019 at 7:30 p.m.

Minutes of Board Meetings are available on our website: www.nyc.gov/queenscb8 within two weeks.

(Continued from Page 1)

- **Guest Speaker: Honorable Nily Rozic, Assembly Member** – Assembly Member Rozic welcomed everyone back. She wished a Happy and Healthy New Year to those celebrating Rosh Hashanah in a couple of days. She provided information regarding her Annual Free Helmet giveaway in the Farm Playground that she and Council Member Barry Grodenchik do together along with Congress Member Grace Meng and State Senator John Liu. She invited everyone to come to a Public Hearing on October 23rd after their flu shot in Assembly Member Daniel Rosenthal’s Office. They are doing it as a collective class of Elected Officials. It is a community forum on the NYC property tax relief.
- **Committee Reports:**
- **Dr. Penny Stern, Health Committee Chair – Medical Minute:** Dr. Stern spoke about a severe illness that is linked to vaping. The Center for Disease Control Prevention (CDC) is currently investigating 380 cases of severe lung disease. The CDC’s recommendation is that people who use e-cigarettes products should monitor themselves for symptoms and promptly seek medical attention for any health concerns. She personally urges you not to vape and not to start.
- **Steven Konigsberg, Zoning Chair:**
 - **BSA Cal. No. 23-08-BZ, Block ULURP Application No. C190299ZMQ / N190301ZRQ – Kew Gardens Hills** – A Public Hearing was held on Thursday, September 12, 2019 to discuss the application for Block 7248 lot 44 aka 80-14 Chevy Chase Street. This application is pursuant to sections 72-01 and 72-22 of the Zoning Resolution of the City of New York, as amended, to request an amendment of the previously granted variance under BSA Cal. No. 23-08-BZ (the “Prior Variance”), to permit modification of the previously-approved plans. This would legalize the existing Synagogue by allowing a larger assembly space in the cellar with an accessory kitchen.

Chairperson Taylor announced that this matter has been tabled for the November Board Meeting.

- **BSA Cal. No. 209-173-BZ** - A Public Hearing was held on Thursday, September 12, 2019 to discuss the application that was filed pursuant to Sections 73-03 and 73-211 of the New York City Zoning Regulation. It seeks a special permit to demolish and rebuild the existing UG 16 automotive service station with six (6) fuel pump islands, a one story, 3668 square-foot convenience store (0.18 FAR) with eight (8) accessory parking spaces located in a C2-4/R6A (Special Downtown Jamaica) zoning district. No one from the public spoke regarding this application. There were two Board Members who live in the vicinity that are happy with the renovations that they are planning to do. All members of the committee were in favor.

Count in favor 35 Opposed: 0 Abstained: 0

A Word from the District Manager ...

Dear Community Board 8 Resident:

*Do you have a loved one who resides in a nursing home? Do you need an advocate to ensure that your loved one gets the best care? Is your loved one being forced out of his/her nursing home to another location against his/her will? You can find help through the **Long Term Care Ombudsman’s Program (LTCUP)**.*

This program started in 1972. It was established in each state under the Federal Older American Act. The Ombudsmen help residents and their families understand and exercise their rights. They investigate and resolve long-term care facility resident’s complaints. You can call 311 or (855) 582-6769 for more information.

*Please share this information with your friends and neighbors. **It takes more than City Hall to make New York City great, it takes us all!***

Sincerely,

Marie Adam-Ovide

*P.S. If you would like an email version or to receive the **Newsletter earlier**, please contact us at 718-264-7895 and provide your email address. This information is also available on our website: www.nyc.gov/queenscb8.*

Queens Community Board 8

Briarwood | Flushing South | Fresh Meadows | Hillcrest | Holliswood | Jamaica Estates
Jamaica Hills | Kew Gardens Hills | Utopia

Celebrate Organics Collection in your Community!

In partnership with
Partnership for Parks



Park Clean Up & Street Tree Care Event

Saturday, October 5, 2019 | 9:00am - 11:00am

Cunningham Park – Union Tpke & 193rd St, Queens, NY 11366

Stop by Cunningham Park to find out how to participate in the curbside organics collection program, and how NYC food scraps and yard waste are recycled into finished compost! Volunteers will remove litter and yard waste from the park and apply compost to its trees!

To get free compost for your NYC street trees, community gardens or public greening initiatives visit nyc.gov/getcompost.

MakeCompost.nyc | call 311
f t @ NYCsanitation • NYCzerowaste

**PARTNERSHIPS
for PARKS**



sanitation



Contract D900043
PIN: X051.60

The Project

The New York State Department of Transportation has initiated a \$365 million phase 4 project to reduce congestion and improve the flow of traffic at the Kew Gardens Interchange. Built in the 1930s and expanded in the 1960s, the Kew Gardens Interchange is the complex intersection of the Grand Central Parkway, Jackie Robinson Parkway, Union Turnpike and Van Wyck Expressway, providing access to John F. Kennedy International Airport and Laguardia Airport. This improvement project at the Interchange will continue to improve the roadways, replace and rehabilitate several bridge structures, enable better flow of vehicular traffic, improve pedestrian access, and enhance safety for motorists and pedestrians. This fourth phase of the Kew Gardens Interchange reconstruction project will tie together the improvements already made during the first three phases of construction.



Project Benefits

- Five new bridges installed and six existing bridges replaced
- Widened travel lanes and shoulders
- On and off ramps improved to enhance traffic flow
- Lane configuration changes for safer merging and exiting
- Improved sight distance
- Updated ground and overhead signage
- Lighting, drainage and landscaping improvements
- ADA-compliant facilities for pedestrians

Community Liaison

While some disruption and inconvenience typically occur during construction projects, the project team will make every effort to minimize impacts. To promptly and proactively address community concerns, NYSDOT has hired a community liaison. **Melissa Johnson** is available to answer your questions, provide information, and assist you with resolving construction-related issues.

Phone: 718-502-5372 | Email: KewGardensInterchangePhase4Project@dot.ny.gov
Web: www.dot.ny.gov/kgi

FACT SHEET



Andrew M. Cuomo, Governor

A PUBLICATION OF NEW YORK STATE
DIVISION OF HOUSING AND COMMUNITY RENEWAL
OFFICE OF RENT ADMINISTRATION

1 Rent Stabilization and Rent Control

Introduction

A number of communities in New York State have rent regulation programs known as rent control and rent stabilization. Two aspects of rent regulation are to protect tenants in privately-owned buildings from illegal rent increases and to allow owners to maintain their buildings while realizing a reasonable profit.

Rent control is the older of the two systems of rent regulation. It dates back to the housing shortage immediately following World War II and generally applies to buildings constructed before 1947. Rent stabilization generally covers buildings built after 1947 and before 1974, and apartments removed from rent control. It also covers buildings that receive J-51, 421-a and 421-g tax benefits. These tax benefit programs have their own specific rules as to which apartments are covered. Outside New York City, rent stabilization is also known as ETPA, short for the Emergency Tenant Protection Act and is applicable in some localities in Nassau, Westchester and Rockland counties. With the enactment of the Housing Stability and Tenant Protection Act (HSTPA) on June 14, 2019, any locality in New York State can enact rent stabilization if “a declaration of emergency” regarding available apartments is made in the subject locality pursuant to the Emergency Tenant Protection Act (ETPA) of 1974. “A declaration of emergency” can be made if the vacancy rate for the housing accommodations or a class of housing accommodations within such municipality is less than five percent.

It is the responsibility of the locality to secure and obtain a survey of the housing accommodations to determine the existence of an emergency.

Prior to June 14, 2019, the rent laws provided for the deregulation of apartments based on rents exceeding a certain threshold or based on the occupants’ income and rents exceeding certain thresholds. Pursuant to HSTPA, these forms of deregulation were repealed as of June 14, 2019.

RENT STABILIZATION

Rent stabilization provides protections to tenants besides limitations on the amount of rent increases. Tenants are entitled to receive required services, to have their leases renewed, and may not be evicted except on grounds allowed by law. Leases may be renewed for a term of one or two years, at the tenant’s choice. Tenants can file relevant complaints on a variety of forms created by the Division of Housing and Community Renewal (DHCR). DHCR is required to serve the complaint on the owner, gather evidence and then issue a written order which is subject to appeal.

Revised (9/19)

Web Site: www.hcr.ny.gov

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If a tenant's rights are violated, DHCR can reduce rents and levy civil penalties against the owner. Rents may be reduced if services are not maintained. In cases of overcharge, DHCR may assess penalties of interest or treble damages payable to the tenant.

Rent Increases

The Rent Guidelines Boards (one in New York City and one each in Nassau, Westchester, and Rockland counties) each set rates for rent increases in stabilized apartments. These guideline rates are set once a year and are effective for renewal leases beginning on or after October 1st of each year. Effective June 14, 2019, there is no statutory vacancy rate and no rent guidelines board vacancy rate. However, if authorized by the rent guidelines board, a one or two-year lease guideline rate can also be applied to vacancy leases.

Both in New York City and the ETPA covered communities, rents can be increased during the lease period in any one of three ways, so long as the lease provides for the collection of an increase during the lease term:

1. with the written consent of the tenant in occupancy, if the owner increases services or equipment, or makes improvements to an apartment;
2. with DHCR approval, if the owner installs a building-wide major capital improvement; or
3. in cases of hardship with DHCR approval.

Rent Overcharges

For rent stabilized apartments, owners may be ordered to refund excess rent collected based upon a finding of a rent overcharge. A finding by DHCR of a willful rent overcharge by the owner may result in the assessment of treble (triple) damages payable to the tenant. With the passing of the amended rent stabilization law, the collectability of overcharges has been increased from four to six years and the general period of rent history review (subject to exceptions) has been increased from four years to six years.

Rent Reductions for Decreases in Services

Rents may be reduced if the owner fails to provide required services, or fails to make necessary repairs for an individual apartment or on a building-wide basis. Examples of such conditions are lack of heat/ hot water, unsanitary common areas (halls, lobby), and broken door locks. If a tenant receives a rent reduction from DHCR, the owner cannot collect any rent increases until services are restored and DHCR restores the rent.

Harassment

The law prohibits harassment of rent regulated tenants. Owners found guilty of intentional actions to force a tenant to vacate an apartment can be denied lawful rent increases and may be subject to both civil and criminal penalties. Owners found guilty of tenant harassment are subject to fines.

Rent Registration

Within 90 days after an apartment first becomes subject to rent stabilization, an owner is required to file an initial registration. After the initial registration, owners must file an annual registration statement giving the April 1st rent for each unit and provide tenants with a copy of their respective apartment's registration form.

RENT CONTROL

Rent control limits the rent an owner may charge for an apartment and restricts the right of any owner to evict tenants. Tenants are also entitled to receive essential services. Owners are not required to offer renewal leases, as tenants are considered "statutory" tenants. Tenants may file relevant complaints on a variety of forms created by DHCR. DHCR is required to serve the complaint on the owner, gather evidence and then can issue a written order which is subject to appeal.

If a tenant's rights are violated, DHCR can reduce rents and levy civil penalties against the owner. Rents may be reduced if services are not maintained. In cases of overcharge, DHCR may establish the lawful collectible rent.

Rent Increases

In New York City, rent control operates under the Maximum Base Rent (MBR) system. A maximum base rent is established for each apartment and adjusted every two years to reflect changes in operating costs. Owners, who certify that they are providing essential services and have removed violations, are entitled to raise rents the lesser of either the average of the five most recent Rent Guidelines Board annual rent increases for one-year renewal leases or 7.5 percent each year until they reach the MBR. Tenants may challenge the proposed increase on the grounds that the building has violations or that the owner's expenses do not warrant an increase.

Outside New York City, the New York State Division of Housing and Community Renewal (DHCR) determines maximum allowable rates of rent increases under rent control subject to the limitations of the annual rent guideline board increases. Owners may apply for these increases periodically.

Rents can also be increased in any one of three ways, both inside and outside of New York City:

1. with the written informed consent of the tenant in occupancy, if the owner increases services or equipment, or makes improvements to an apartment;
2. with DHCR approval, if the owner installs a building-wide major capital improvement; or
3. in cases of hardship with DHCR approval.

Rent Overcharges

For rent controlled apartments, complaints submitted by tenants will result in an order by DHCR that establishes the Maximum Collectible Rent and directs that any overcharge be refunded for a period of no greater than two years before the filing of the complaint. If the refund is not made, the tenant can proceed to court to calculate the overcharge and enforce the order.

Rent Reductions for Decreases in Services

Please refer to the section above under Rent Stabilization.

Harassment

Please refer to the section above under Rent Stabilization.

Rent Registration

Apartments subject to Rent Control are not required to be registered annually with DHCR.

Sources:

New York City Rent Stabilization Code
Tenant Protection Regulations
New York City Rent and Eviction Regulations
New York State Rent and Eviction Regulations

For more information or assistance, you may visit your Borough Rent Office.

Queens
92-31 Union Hall Street
6th Floor
Jamaica, NY 11433

Lower Manhattan
25 Beaver Street
New York, NY 10004

Brooklyn
55 Hanson Place
6th Floor
Brooklyn, NY 11217

Bronx
1 Fordham Plaza
4th Floor
Bronx, NY 10458

Upper Manhattan
163 W. 125th Street
5th Floor
New York, NY 10027

Westchester
75 South Broadway
3rd Floor
White Plains, NY 10601

THE CITY'S CONSTITUTION?

You can vote on that.



The New York City Charter is our city's constitution—an instruction manual for our local government. It describes how the city spends our tax dollars, the powers of our elected officials, and how decisions are made about changes to our neighborhoods.

On November **fifth**, New Yorkers across the **five** boroughs will vote on **five** ballot questions that could change our local elections, how police officers are held accountable, how the city budget is set, government ethics rules, and how land in the city is developed.

On November 5, 2019, you can vote on that.

2019 BALLOT PROPOSALS OCTOBER COMMUNITY INFORMATION SESSIONS:

OCTOBER 7 th	STATEN ISLAND	COLLEGE OF STATEN ISLAND
OCTOBER 10 th	BROOKLYN	BROOKLYN BOROUGH HALL
OCTOBER 15 th	QUEENS	QUEENS BOROUGH HALL
OCTOBER 16 th	BRONX	BRONX MUSEUM OF THE ARTS
OCTOBER 17 th	MANHATTAN	JOHN JAY COLLEGE

**** All meetings are 6:30pm-8:00pm ****

Translation and Accommodations available upon advance request,
email: infocharter2019.nyc



MAKE NYC HISTORY.

charter2019.nyc

[#NYCrevision](https://twitter.com/charter2019)





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???

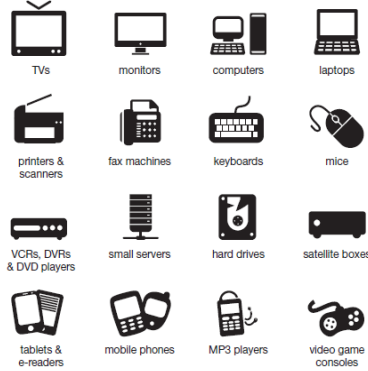
You can now request electronics pick-up from the Department of Sanitation in Queens!

It is by appointment only. To schedule an appointment, visit nyc.gov/electronics or you can call 311.

If you live in a 10+ unit building, sign up for ecycleNYC at www.nyc.gov/ecycle.

For items that are not accepted such as: *air conditioners, appliances, batteries and light bulbs*, please visit www.on.nyc.gov/howtogetridof for disposal options.

DSNY will collect these items:



SCAM ALERT

The New York City Police Department wants to protect you from financial loss.

BE AWARE: Scammers can manipulate CALLER ID and calls may falsely appear to come from police, government agencies or your utility company.



If you receive a phone call, email, or text message instructing you to purchase a prepaid merchant **GIFT/DEBIT CARD, CRYPTOCURRENCY, or MONEY ORDER** to pay:

- Law enforcement for bail
- IRS for owed taxes
- Utility company to avoid service interruption
- Immigration officials to avoid deportation/arrest
- Social Security officials for fraudulent activity/warrant/arrest involving your Social Security number
- Ransom
- Hospital for emergency treatment of a loved one

Just hang up, it's a SCAM!



SCAM ALERT

JAMES P. O'NEILL
Police Commissioner

LIQUOR LICENSE APPLICATION (S)

- ◆ **A & Y Café Inc. d/b/a Café Musket**
178-05/178-07 Union Tpke., Fresh Meadows - *Renewal of Wine, Beer, and Cider License*
- ◆ **Jib Catering Inc.**
158-11 Harry Van Arsdale Jr. Ave., Flushing - *Renewal of Full Liquor License*
- ◆ **Girolamo Seidita d/b/a PGS Pizzeria Corp/Gaby's Pizza**
204-23 Hillside Ave., Hollis - *Renewal of Wine, Beer, and Cider License*
- ◆ **Rajmahal1 Inc. d/b/a Rajmahal**
144-01 Hillside Ave., Jamaica - *New Full Liquor License*
- ◆ **Cinque Fratelli Inc. d/b/a Aquista Trattoria**
178-01 Union Tpke., Flushing - *Renewal of Full Liquor 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.



Yom Kippur Wed., October 9th
 Columbus Day Mon., October 14th
 Succoth Mon.-Tues., Oct 14th-15th
 Shemini Atzeret Mon., Oct 21st
 Simchas Torah Tues., Oct 22nd
 Diwali Sun., Oct 27th

Remember, parking meters are still in effect.

DEMOLITION NOTICE/VACATE ORDER



Demolition Notices (DOB)

150-45 61st Ave - House
 77-16 167th Street - Garage
 137-48 75th Road - House and Garage
 87-43 168th Place - House (Partial)

Vacate Order (HPD) - Illegal Cellar Apartments

146-29 61st Road
 61-20 156th Street



JOIN US! FDNY OPEN HOUSE!

**Saturday, October 5th
 Sunday, October 6th**

Sessions are 11:00am to 1:00pm
 or 1:00pm to 3:00pm

Visit Your Neighborhood Firehouse or EMS Station

Stop by to...

- Take a tour
- View demonstrations
- Learn fire and life safety tips
- Explore FDNY careers
- Receive a free smoke/co alarm for your home
- ...and much more!

Find your local firehouse or EMS Station Open House at nyc.gov/fdnyopenhouse



Celebrate Italian Heritage & Culture Month
 at the

Columbus Day Parade
 Monday, October 14, 2019

Please join us on our University float as we participate in the parade.



Meet up Location:
 TBD / Time: 12:00 pm
 Parade will march up Fifth Ave. to 72nd St.
 RSVP: <http://tiny.cc/SJUColumbusDay2019>

Sponsored by:
 The Italian Cultural Center
 St. John's University

Questions? Contact us at:
 718-990-5892
italianculturalcenter@stjohns.edu





October 2019

Community Board 8, Queens

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		<p>1</p>	<p>2</p>	<p>3</p>	<p>4</p>	<p>5</p>
<p>6</p>	<p>7</p> <p>Capt./Expense Budget Committee Mtg. CB8 Office 197-15 Hillside Avenue 7:30 p.m.</p>	<p>8</p>	<p>9</p>	<p>10</p>	<p>11</p>	<p>12</p>
<p>13</p>	<p>14</p> <p>Happy Sukkot</p> <p>Columbus Day We are Closed</p>	<p>15</p>	<p>16</p>	<p>17</p>	<p>18</p>	<p>19</p>
<p>20</p>	<p>Happy Shemini Atzeret</p>	<p>22</p>	<p>23</p>	<p>24</p> <p>Youth Education Libraries Committee Mtg. CB8 Office 197-15 Hillside Avenue 7:30 p.m.</p>	<p>25</p>	<p>26</p>
<p>27</p>	<p>28</p>	<p>29</p>	<p>30</p> <p>Board Meeting Hillcrest J.C. 183-02 Union Turnpike 7:30 p.m.</p>	<p>31</p>		

"Anyone who thinks fallen leaves are dead has never watched them dancing on a windy day." - Shira Tamir

**Jewish Holidays start on the preceding day at sundown.