



Chairperson, Martha Taylor

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Borough of Queens

Community Board 8

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District Manager, Marie Adam-Ovide

PUBLIC HEARING:

BSA Cal. No. 2019-277-BZ

Block 7026 Lot 21
81-04 166th Street
Jamaica, NY 11432

DATE:

Tuesday, October 20, 2020

PLACE:

Virtual Public Hearing – Via Zoom Webinar

ATTENDANCE:

Steven Konigsberg, Zoning Committee Chair
Solomon Davydov, Board Member
Kevin Forrestal, Board Member
Bhithara Martha-Fulton, Board Member
Jesse Rosenbaum, Board Member

Others in attendance:

Jay Goldstein, Esq., Jay Goldstein, PLLC., Applicant
Adam Suionov, Representing Councilman Rory Lancman
Marie Adam-Ovide, CB 8 District Manager
Izabela Szczepanska, CB8 Staff Member

Purpose of Public Hearing

This application seeks a variance for the construction of a house of worship whereby: The proposed Floor Area Ratio (FAR) of 1.3 exceeds the maximum permitted of 0.5. One of the proposed Front Yard and Setback along 81st Avenue is less than the required 15'. The proposed Height exceeds 25'. The proposed minimum required Side Yard is less than the required 11'.

Zoning Chairperson Steven Konigsberg called this Public Hearing to order at 7:30 p.m. He introduced himself and explained the schedule that will be followed. First, introductions will be made. The application will then be presented. Following the presentation members of the zoning committee will ask questions. Once that is completed members of the public who signed up to speak will each have three minutes for public participation. Members of the public can submit comments or questions and specify that they would like someone from the zoning committee to speak on their behalf (*does not mean your question will be necessarily asked*) via the “chat” function. Once the presentation is made, all questions asked, comments and remarks from the public are completed then there will be a motion, a second to the motion from the members of the committee followed by discussion. In conclusion a roll call vote will be taken. Once the roll call vote is concluded it will end the public hearing. There were five (5) Board Members present; therefore, there was not a quorum. A vote will be taken by the full Board at the Community Board Meeting on Wednesday, November 18, 2020 virtually via Zoom.

Zoning Chairperson Steven Konigsberg introduced Mr. Goldstein, representing the applicant of the above premises. A presentation of the proposed three-story house of worship was shared on the screen.

Presentation by Mr. Jay Goldstein representing the applicant.

This application is a variance request for a proposed (3) story and cellar synagogue in an R2A zoning district seeking four waivers. A waiver is needed for the floor area (FAR), front yards, height and side yards. Since this is a corner lot, there are two side yard requirements, which would require 11.39 feet of side yard parallel to 166th Street and 81st Avenue. The front and side yard waivers are minimal and designed with the neighborhood in mind. The requested FAR is 1.3. The congregation itself operates 7 days a week with 3 services during the day (6 a.m., 5p.m. and 8 p.m.) On Saturdays there is an 8 a.m. morning service and an afternoon service depending on the time of the year. Throughout the week there will be lectures and group learning. At capacity they are anticipating 100 men and about 40 women. The proposed building would sufficiently meet the needs of the congregation which include a cellar space for children to play. First floor would be the men's sanctuary (capacity 98 people) and the second floor would be the women's sanctuary (capacity 42 people). Third floor is proposed to have the rabbi's office, library, two classrooms. There will be a small kitchen as accessory to the congregation. To warm up food. There will be no commercial catering, commercial events at this property. There is a proposed mikveh in the building and a kelim mikveh used for ritual purification. This will be the first mikveh in this part of the neighborhood. This is an important aspect because on holidays and sabbath where you can't drive its convenient for the women so that they can utilize this household purity religious function.

Zoning Chairperson Konigsberg opened the floor to questions from the Board Members.

Questions by the Board Members:

Solom Davydov – Will there be elevators?

Answer: *[Mr. Goldstein]* – Yes

You mentioned food and catering. I know we have a small issue regarding one other synagogue that's having a full-blown restaurant. How will you guys be doing catering and events over there?

Answer: *[Mr. Goldstein]* – With regard to the elevator yes, the building will be completely ADA accessible. We will have the kitchen in the cellar. It is anticipated to be used only by members of the congregation. I know the synagogue you are talking about. We are not anticipating, and it is not our intention to have food pantry, restaurant, sabbath deliveries anything like that. This will be if someone has a bar mitzvah.

Okay that's great.

Jesse Rosenbaum – How long has the synagogue been in operation?

Answer: *[Mr. Goldstein]* – Since 2015. It began in 2014 but its been at this location since 2015.

It looks like you are anticipating doubling from 50 men and 20 women to 100 men and 40 women.

Answer: *[Mr. Goldstein]* – It anticipates more than 100 men and 40 women. It anticipates children of the congregates which require seats and aging into the synagogue. So, when it says 100 men it is men, women, and children.

Is there any additional vacant space if they must expand again?

Answer: *[Mr. Goldstein]* – We will be maxed out in this building. Based on the needs and the growth projected we anticipate this being enough.

Can you tell me if the members are currently social distancing and wearing masks?

Answer: *[Mr. Goldstein]* – I am not positive.

I would like an answer to that at some point.

Steve Konigsberg stated that it is irrelevant to tonight's application, but if the applicant wishes to send in a response to that question, they may.

Jesse Rosenbaum – I'm concerned about neighbors and them effecting the neighborhood. It is good to know if they are complying with current regulations.

Answer: *[Mr. Goldstein]* – I will definitively get you an answer.

Kevin Forrestal – We have welcomed the synagogue in the neighborhood. The street frontage is not 110 by your drawings it is 100. You mentioned the mikveh is for women, but your diagrams show it is for men. Is it 100 or is it 110?

Answer: *[Mr. Goldstein]* – The lot line along any first avenue is 109.85 feet. The street wall that is presented is 86.85, but since it is a corner lot you aggregate the two front walls. You will have 111 or 113 feet of frontage.

I am not sure if you will be able to make a comment because you are not the Department of Buildings (DOB). Do you know why the system has no documentation since March 2019. Answer:

[Mr. Goldstein] – It is pending in front of BSA.

None of the revised plans and none of the actions.

Answer: *[Mr. Goldstein]* – We wait until we are done with the BSA process to go back to DOB. Routinely with BSA applications we will go to DOB get the objection files and enough documentation to get the objections. Then go to BSA and then take it back when finalized to DOB.

I believe your revised plans have the street at 100.

Answer: *[Mr. Goldstein]* – You can see the street frontage right here we have 109.85 frontage along 81st Avenue. The building will be 86.85. The lot frontage along 166th Street is 40 with 27 feet of frontage along 166th street. So, the aggregate of those two is what we use when calculating our required side yards.

You listed the kitchen as a commercial kitchen at 301.7 feet that’s a pretty big kitchen for small little events. Why is it so big and why is it commercial?

Answer: *[Mr. Goldstein]* – This is going to be used as a warming kitchen or as a prep kitchen not as a commissary. It will be used when you have a small event for the congregation. They will bring the food in and they will set it up with warmers. When we say commercial catering outside weddings or the like.

You refer to it as a commercial kitchen and have a space that exceeds what is required for a warming station.

Answer: *[Mr. Goldstein]* – This is what we determined as necessary for our kitchen space. The kitchen is not intended for commercial use. I know the fears of the community board regarding the other application. The labeling of the bathroom men vs. women. As is routine with mikvehs at night it will be used for women and sometimes during the day it will be used for men. It may be just a labeling thing. We have women’s and men’s bathrooms on other parts of the cellar floor.

Right, okay. Since the cellar is to be constructed to the property line. How are you going to allow for a construction fence?

Answer: *[Mr. Goldstein]* – As with any construction project we will have to come into agreement with our neighbors or design it in such a way that we will be able to do it without access to the property. That is a question for a structural engineer. That will be designed and implemented when you get to the construction phase of the project.

If the outside wall is going to be touching the property line you don’t have space beyond that without going onto the persons property of putting up a fence.

Answer: *[Mr. Goldstein]* – As routine with my practice we never had any problems with a neighbor to gain access from their property if necessary. Two out of four of the retaining walls are foundation walls and will not require neighbor involvement. The one that is parallel with 166th Street a member of the congregation lives in that house and we don’t anticipate having any issues. Then hopefully we can come to an agreement with the last remaining neighbor.

How are you going to accommodate water runoff?

Answer: *[Mr. Goldstein]* – That question is well beyond me, but it will be in accordance with specifications of the city as required by the city.

Maybe at the next meeting that we will be at on November 18th you can give general conceptual things as to how you are going to put in drainage. You can’t have water coming into the street.

Answer: *[Mr. Goldstein]* – I can ask for details, but I am sure that storm water and sanitary runoff will be in accordance with codes.

Jesse Rosenbaum – Do you know if there is an Ansul system functional in the kitchen?

Answer: *[Mr. Goldstein]* – There will be if it is required. If they are putting in a commercial kitchen there will be. I doubt that is what they are proposing, as of now, no.

You don’t know?

Answer: *[Mr. Goldstein]* – It is not shown on the plans that there will be.

In the chat members of the synagogue pointed out that they are social distancing and they are wearing masks.

Kevin Forrestal – The community facility text amendment of July 2004 states that the parking requirement will be measured on capacity. If it is 109 feet, ZR-35 requires that the capacity to be by DOB and not by the applicant. If this is correct, then there is a need for 15 spaces. You said it was 10 or less. The code which is not very technical says less than 10. You would not be meeting the requirements. The BSA heard your argument before and it did fall in their comments multiple times that you have to file for a waiver.

Answer: *[Mr. Goldstein]* – The parking for community facility is based on the rated capacity of the largest room of assembly. In this building the largest room of assembly is the main sanctuary on the first floor. As per the NYC building code 1004.7 the designated number of seats is 98. 1 per 10 is 9.8 spaces. We believe that we qualify for the waiver. The procedure is that I will file an application and receive notice of comments then it is responded to by my office. A notice of comments is not a hearing it is a request for clarification. We followed the building code from the section, and they accepted that as the correct section and the correct number. Therefore, as of now until DOB or BSA indicates differently we do not require a parking waiver or parking spaces in connection with this building.

All the spaces need to be full spaces. The section also states less than 10. If you are at 10, you do not qualify for the waiver. On other applications there is a different form, but that doesn't give us the ability to have independent review of subsequent plans that we can then vote on. Someone other than the applicant's attorney says what the code is.

Steve Konigsberg asked DM Adam-Ovide if Scott Solomon might be attending tonight's meeting. Marie announced that he was set up as a panelist but is not present.

Kevin Forrestal – You state that the current building has a FAR of .23. The last four years the congregation has accommodated the congregations needs. You are asking for a FAR of 1.3 which is a growth of 1.07. That is a significant anticipation of growth. Will you please provide the congregations levels for 2017 thru 2020?

Answer: *[Mr. Goldstein]* – The congregation has seen slow modest growth of new families. It is to accommodate the families and their children. There is a need for a synagogue that can have the children sit next to the parents during services, several classrooms, and the rabbi's office. We want to create a home for this congregation. We are requesting the accessory rooms that are found in every synagogue in Hillcrest, Jamaica Estates, Holliswood, Kew Garden Hills.

The growth rate from .5 to 1.3 is 134% that is a very significant. Would you please provide a current Certificate of Occupancy (C of O)?

Answer: *[Mr. Goldstein]* – I saw that it was available on the BIS system. It is a single-family home so it may not have one.

When you are doing the demolition and construction where are you going to meet?

Answer: *[Mr. Goldstein]* – I'm sure they will rent space, make space or make accommodations.

You had stated that the violations would be met with the new building and fines would be paid during the construction. One of the ECB violations is a Class 1 immediate hazard. All the violations are found in default. They could be corrected by getting permits and completing the necessary paperwork. Three of the complaints deal with working without permits. Wasn't the correct action to have corrected the violation and paid the fines years ago?

Answer: *[Mr. Goldstein]* – It would have been very difficult to file for a Certificate of Correction. We are going for a demolition of the existing building. With the new proposed building we will file for the paperwork and pay the fines during construction.

Why is it the requirement for the rear yard is not applicable.

Answer: *[Mr. Goldstein]* – This is a corner lot, there is no rear yard. Zoning analysis gives the requirement of the zoning district. It says not applicable; therefore, we comply.

Steven Konigsberg – You didn't make any mention or discuss what you are going to be doing in terms of HVAC cooling and heating. How may or may not that have an impact on the neighbors?

Mr. Goldstein screenshared the presentation and presented the rooftop plan. The mechanical equipment is proposed in the bulkhead and shielded at the rear.

Steve Konigsberg – What about garbage removal and storage?

Answer: *[Mr. Goldstein]* – Garbage will be stored in the trash enclosure inside. It is sufficiently large based on the calculations that we have proposed to store the trash in the building until pickup. It is our hope and anticipation not to keep garbage on the street.

Is there currently any active construction going on at this location?

Answer: *[Mr. Goldstein]* – Not to my knowledge.

When they converted it from residential use to the synagogue use there must have been some modifications done.

Answer: *[Mr. Goldstein]* – As Kevin mentioned with the road to ECB violations (unclear computer froze).

The kitchen facility on the drawings appeared to be put in by the architect or the planner like cooking facility stove tops, ranges, ovens. Similar community facilities have installed similar types of kitchens that were abused and beyond their proposed uses. Is there any type of understanding or stipulation that the facilities that will be installed will not enable cooking?

Answer: *[Mr. Goldstein]* – I can discuss it with the congregation and get you an answer to that question before the fall meeting.

I don't know if you have been following the progress of that other location but basically the BSA is making them strip out everything. It certainly wouldn't be in the client's best interest to install something only to have everything removed.

Answer: *[Mr. Goldstein]* – Let me speak to my clients and get back to you.

You mentioned the current population being approximately 50 to 20 women. Do you know the approximate number of children (ages 3 and 12) currently?

Answer: *[Mr. Goldstein]* – I can get you the answer they have a list somewhere of the families and membership.

I can assume this is represented as an orthodox community that everyone lives within a certain radius of this location.

Answer: *[Mr. Goldstein]* – Correct. Up to one-mile walk.

Was there any type of organized community outreach by the synagogue and any type of committee that it must reach out to the neighbors?

Answer: *[Mr. Goldstein]* – I believe the members of the congregation did meet with the neighbors of the property. We had a meeting with Mr. Forrestal and the Councilmember to discuss the project. They are building a home for themselves.

Steven Konigsberg asked the Board Members if anyone had any questions or concerns.

Kevin Forrestal – The bulkhead, is that not supposed to have a ten-foot recess from the exterior wall?

Answer: *[Mr. Goldstein]* – As designed it is a permitted obstruction.

Steven Konigsberg announced that there is a representative from Councilman Rory Lancman office.

Adam Suionov – Introduced himself as Councilman Rory Lancman's Community Liaison. The Councilman would like to express his support. The proposed variance would allow the Congregation to meet the needs of the growing community and benefit the neighborhood. In its current form, the synagogue serves over 50 members for the weekday, Sabbath, and High Holiday prayer services. It also provides a small space for cultural and religious programs, particularly for young people. As younger Bukharian families move in, the congregation has effectively reached its capacity in the current facility. The elderly and young members of the Bukharian community especially depend on it since it is the only synagogue within a 20-minute walk in any direction. Councilman Lancman therefore recommends that the Board approve this application, and he looks forward to working closely with the Bukharian Jewish Congregation of Hillcrest.

Zoning Chairperson Konigsberg opened the floor for public participation. He asked that speakers refrain from repeating comments of other speakers, simply indicate that you agree or disagree.

Public Participation:

Alice Sherwin – She is the granddaughter of Holocaust victims and the daughter of Holocaust survivors; she welcomed the Bukharian Jewish Congregation of Hillcrest. She does not understand the necessity for a 301.7 square foot commercial kitchen. She raised concerns regarding parking and is concerned that the quality of life of residents will be negatively affected. The design of the proposed synagogue exceeds what the lot size can accommodate. The proposed building itself, although beautiful, does not fit in with the rest of the residential homes in the area. She is not in favor of the proposed changes.

Weiyang Yu – She stated that she is a next-door neighbor and is strongly against the proposal. The suggested floor area is almost 3 times the allowed floor area and causes a danger and huge traffic hazard to the neighborhood. She stated that the number of planned occupants is 291 just imagine. Her home would have no peace with the large crowds making noise and a strong smell from cooking which is going on now. Her home would be in the shadows of this building and her privacy would be taken away. From the second and third floor they will be able to investigate her home. She strongly opposes the proposal.

Robert Suyunov – He just recently moved into the area and lives near to the synagogue. He would like his children to be in the synagogue. He is in favor of the synagogue.

Llya Khaimov – He stated that he moved into this area two years ago. The reason he purchased his home was because he was near the synagogue. He has four children who cannot go with him to the synagogue because there is not enough room. He stated that for all religious services they walk to the temple they do not drive. He is in favor of this proposal.

Yura Matat – He has lived in the neighborhood for the last 12 years. The synagogue currently does not have enough space for all families to come with their kids now. He thinks that having a congregational community building in the area is great and does not see it as a negative. He stated that neighbors should not be concerned about the construction process or living with a community building. This is meant to serve the community and is in favor of the proposal.

Yizhak Pinhasov – She has lived in this neighborhood for over 10 years. She is in favor and would rather live next to a house of worship knowing that only beneficial and positive things are coming out of it. She stated that the kitchen is due to them observing kosher. She stated that the parking is an issue because of the hospital and St. John students.

Benjamin Shamsiev – He was born in this area 37 years ago and has been waiting all his life for a place like this to be built. He stated that the congregation is one big happy family and they love their neighbors. He stated that this synagogue is for them to live comfortably and live by the constitution and practice their religion. Over the last 20 years the area has been growing at an exponential rate. He hopes they can continue to service the area. He stated that the shul has been providing for the community and does not anyone to think that they are a threat.

Nikson Shalomayev – He is the Rabbi of the congregation. He stated that everybody that comes into the synagogue mostly live within the vicinity. Everyone moving in is young families with at minimum four kids. He stated that there is not enough room for programs and afterschool activities. They need this building to service the community. The plans will be to have free food distribution for the everyone in the community. He stated that all the neighbors are in favor.

Lev Shalomayev – He has lived in this neighborhood since 2004 and in the last 16 years the parking situation has been the same and nothing has changed since the synagogue has opened. All members are within walking distance. He stated that the majority of neighbors have driveways. The synagogue will be open from 6:30 a.m. until 11 p.m. but most of the day people will be at work and it will not be occupied. He stated that from 8 a.m. until 4 p.m. when the parking is a main problem this is not from the synagogue. He is in favor and looks forward to sharing the wall with his new neighbors.

Ruben Gurgov – He is president of the congregation. He felt a need for a synagogue within this community and donated his home. He found the need with the older and younger generations walking 30 minutes to a synagogue. He stated that there are many students renting homes within the area. Once they open the synagogue people will be buying homes and less students will be seen. He stated that every

summer students are screaming on the streets, drinking, smoking, and doing drugs. He stated that when the community builds then many people will start buying houses instead of renting.

Jerome Phillips – He stated that Mr. Gurgov is lying, and no kids are running around and smoking or doing drugs in their yards. He has lived here since 1998 and disapproves of the third floor. He asked if they can build a third floor or take up an entire lot why can't he or does someone need a religion in order to do it. He asked that they comply by the rules with no third floor and that the building fits the lot. He knows that they don't drive on Saturdays but the rest of the days everyone comes by car since there is no train service. Asked if there will be school buses since the third floor will have classrooms. He stated that no one talked to the neighbors from the congregation.

Jackie Forrestal – She stated that the BIS file shows no Notice of Objections by the Plan Examiner who disapproved the plans. They inquired whether the submission to the BSA has the appropriate signature and are awaiting a response. She questioned the size of the kitchen, assembly room and the number of occupancies. She stated that the applicant insists that a request for a Parking Waiver is not required and is in error. She is concerned for the neighbor's privacy and where the water run off will be. The Department of City Planning has been notified of mistakes that the illustrations submitted with the application. She stated that it would change the character of this small community.

Zoning Chair Konigsberg asked Kevin Forrestal to summarize letters submitted to the Community Board from residents of the area.

Kevin Forrestal – A letter was submitted from Elly Gross who has lived in the neighborhood for 50 years and is in opposition. Drew Arjun, Ashok and Usha Shah also wrote a letter in opposition. Paul and Mary Conlon wrote about the area being too big and are against the proposed building. A letter was also received from The Katsorhis Law Firm in opposition.

Zoning Chair Konigsberg asked for a motion.

Kevin Forrestal made a motion to approve BSA Cal. No. 2019-277-BZ, seconded by Jesse Rosenbaum.

Zoning Chair Konigsberg asked the Board Members for discussion.

Jesse Rosenbaum – A 300-foot square foot kitchen is approximately 17.3 x 17.3 which should not seem like an excessive size.

Kevin Forrestal – An increase of 134 % above FAR is creating a hardship. I am concerned based upon recent activity about the commercial kitchen and making sure that there is no gas. The other synagogue is having to take out all kitchen activities, gas and the walk-in refrigerators. If you don't have the capacity, you are not going to do it. The size of the kitchen is far in excess of what I would think would be needed. When the area was rezoned back several years ago to R2A. City Planning's intention was for a residential area. This goes against that concept. I believe that they are required to have a waiver, but they must get permission. Having a 33-foot exterior wall is major hardship for the individual next door. They will have windows looking into her windows. I hope the applicant will consider the lighting around the synagogue and have adequate protection. I am opposed to the application that it is presently formed. Most of the people find the synagogue as an asset and the concern is overwhelmingly too big. The synagogue has been advertised and other folks will be coming in.

Steve Konigsberg – I agree with Kevin. Synagogues are usually good foundations for stability in the neighborhood. Not everyone wants to live next door to one, but they are very good features to have in your community as well as all other religious institutions. I highly commend this organization for its efforts in seeking to beautify their building and to create a structure that suits both them and their neighbors and I wish them the best of luck. There are certain issues that have been raised at tonight's meeting regarding the structure that is proposed. There is a long old Jewish saying that when one seeks to accomplish something they shouldn't grab too much. Today, there is a possibility for a multipurpose room. I am not convinced that the third floor which would encapsulate a rabbi's office, classroom, and

library could not be accommodated in other spaces within the building. While I am in favor of the project moving forward, I am not convinced that this is the right way to go ahead on the property.

Jesse Rosenbaum – Just a point of information from Mr. Goldstein. The number that Kevin gave us was 31x14 which is in excess of 400 sq. feet. The number that was presented was 300 sq. ft I think it makes a big difference in terms of what the actual decision that needs to be made.

Answer: [Mr. Goldstein] - It is listed as 307. The dimensions that Kevin gave are the exterior wall dimensions, but I can double check.

Kevin Forrestal – Looking at the plans Jesse is correct the plans call for a 31.1 versus a 14. I think we need to look further into this.

Steven Konigsberg stated that clarifications need to be made for size of the kitchen, the equipment that will be installed, the growth of the congregation over the last couple of years, along with rain runoff and sanitary runoff. Asked that we request information from Scott Solomon regarding the parking and how they apply to these plans.

Steven Konigsberg announced that the last thing that needs to be done is vote. We do not have a quorum we have four members of the zoning committee and Bhitihara Martha Fulton who is here as a member of the Community Board in general and her opportunity to vote on this would come when we do have the report at the full Board Meeting. That being the case we are taking a consensus vote but not in any sense any kind of binding vote and that will be presented to the Board as well. He asked for Izabela to take the vote.

A roll call vote was taken.

Vote:

2 in favor 2 opposed 0 abstained

Board Members who voted in favor: Solomon Davydov and Jesse Rosenbaum.

Board Members who voted against Kevin Forrestal and Steven Konigsberg.

Izabela CB8 Staff – Do I take Bhitihara’s vote?

Steven Konigsberg – No, it is a zoning committee meeting and only members of the zoning committee can speak and participate and vote.

Marie Adam-Ovide – I am sorry Steve that is not the case. We always allow members of the Board to vote at the committee.

Steven Konigsberg – The practice has been in previous few hearings to allow any member of the community board to come down to fully participate. I set out the parameters when we started this evenings committee meeting that it would be only the members of the zoning committee that would be allowed to ask questions and fully participate as well as to vote. The general member of the community board can express their opinions at the full Board Meeting as well as vote on the application at that time.

Bhitihara Martha Fulton – I am just glad to be here to hear the whole hearing.

Steven Konigsberg – Thank you for expressing interest and sticking with this meeting. We had a good meeting tonight. That concludes this Public Hearing. Thank you everyone for your patience, time, and participation. I want to make a comment for the members of the public. I want to make it clear that myself, Kevin, Mr. Davydov, Jesse, and Bhitihara, we are all volunteers. We are your neighbors and live in this community. We have been doing this for many years. We are here because we all live in this community, we all care about this community and ask for nothing in return.

Adjournment

This Public Hearing adjourned at 9:18 p.m.

Respectfully submitted

Izabela Szczepanska, CB8 Staff

November 4, 2020