



## COMMUNITY BOARD No. 3, Q.

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Stephen A. Kulhanek, Chairman  
 GIOVANNA A. REID, District Manager

MELINDA KATZ, Borough President

*Ann Brown- First Vice-Chairperson*  
*Hamlett Wallace-Second Vice-Chairperson*  
*Lisa Mesulam-Treasurer*  
*Edmund Rosenbaum-Secretary*  
*Marta E. Lebreton- Past Chair*

### BOARD MEETING

Thursday December 18, 2014

The Louis Armstrong School  
 32-02 Junction Blvd. East Elmhurst, N.Y.

#### ATTENDANCE

Emma Brandt  
 Ann Brown  
 Sonya Davis Roberts  
 Vivian Dock  
 Margaret Dozier  
 Vasantrai Gandhi  
 Joyce Hucless-Julian  
 Andrew Kim  
 Stephen Kulhanek  
 Marta Lebreton  
 Lynda McDougald  
 Martin Maier  
 Caridad Mak  
 Bill Meehan  
 Lisa Mesulam  
 Ralph Moreno  
 Laverne Nimmons  
 Dorothy Phelan  
 Fausto Rodriguez  
 Jairo Rodriguez  
 Leoncio Romero  
 Edmund Rosenbaum  
 David Rosero  
 Jimmy Smith  
 Arthur Teiler  
 Shanel Thomas  
 Pat Thorpe  
 Hamlett Wallace  
 Edwin Westley

#### ABSENT

Patrick Beckles  
 Kelit Brown  
 Elba Buendia  
 Shiv Dass  
 Grace Lawrence  
 Brunilda Leon  
 Philip Papas  
 Jessica Ramos  
 Jose Rodriguez  
 Arturo Ignacio Sanchez  
 Sam Schiralli  
 Cheryl Tse

Giovanna A. Reid, District Manager  
 Keisha Howard (Recorder)

#### **Guests**

Michael Mallon, Rep., CM. Daniel Dromm  
 Yessi Giraldo, Rep., CM. Daniel Dromm  
 Lillie Pioche Rep., Assem. Hon. Jeffrion Aubry  
 Gary Gilbert, Rep. Assem. Hon Michael DenDekker  
 Deanna Foote Rep., Senator Hon Jose Peralta  
 Barbara Jackson, Rep., Congressman Joseph Crowley  
 Dev Awasthi, Rep. Comptroller Scott Stringer  
 Lisa Atkins, Rep., Borough President's Office

**Please note: The next Meeting will be held on Thursday, January 15, 2015 at 7:45PM.**

Stephen Kulhanek, Chairman, called the meeting to order at 7:45PM and welcomed all in attendance.

### **PUBLIC PARTICIPATION**

Sonia Bhuta from South Asian Youth Action informed the Board that SAYA is an eighteen-year-old organization serving the Queens and Brooklyn community. They run free afterschool and youth development programs in their community center in East Elmhurst for high school students. Ms. Bhuto stated that they have free SAT classes, college prep, enrichment classes, dance, art and leadership development. They are located in ten different public schools with eight of them located in the borough of Queens and the remaining two are located in Brooklyn. She informed the Board that SAYA is a resource in the community for young people and if anyone is connected to a youth or any youth groups they should get the word out.

### **PUBLIC INFORMATION**

Council Member Daniel Dromm thanked everyone for attending and informed the Board that it's always good to come to Community Board 3. He extended happy holidays to everyone and wished them a Happy New Year. The Council Member thanked Mr. Kulhanek, the Chairman, Giovanna Reid, District Manager and the members of the Board for having had a wonderful town hall meeting with the 73<sup>rd</sup> Street Bangladeshi Business Association, at the Jewish Center of Jackson Heights. Fifty or sixty of the merchants along 73<sup>rd</sup> Street were at this meeting and they were educated about abiding by the rules and regulations. Some of the agencies that were present included the Department of Sanitation, Department of Health, Department of Buildings, The Police Department, The Council Member, and many questions were answered for the Merchants. The Council Member said the merchants were very grateful for this opportunity. He said the merchants are meeting in his office tonight with the residents of The Birchhood and Shiela Terrace to work with the residents in the community. He said this is an outcome of the town hall meeting.

Council Member Daniel Dromm said a lot of things are going on in the City Council. He informed the Board that he is now chair of the Education Committee. He said he was a teacher for 25 years before he got elected to the City Council so education has always been his passion. He is very happy that NYC schools have Carmen Fariña, a chancellor who is an educator, and who is stressing collaboration over competition. Council Member Dromm said he just came from the Community Education Council 30 meeting and they are talking about school construction. He said there is a beautiful school on the corner of 74<sup>th</sup> Street and 34<sup>th</sup> Ave, a state of the art school with exercise equipment, a music room, a dance room and one of our Board Members, Lisa Mesulam is a teacher there. Dromm said he has added extra funding to the Dept. of Education fund and he was able to have a Clean New York initiative in the City Council for five million dollars. He said that gave every Council Member \$68,000 extra. He said he had already put \$60,000 of his discretionary funding into the DOE fund so it's now going to be a total of \$128,000. Certain area of his district will be cleaned up. He said sometimes people come to him from Corona and ask, what about them? He informed the Board that Council Woman, Julissa Ferreras has the majority of Corona, and he only has a small portion.

He said in Jackson Heights and East Elmhurst, they put workers on Roosevelt Ave from 69<sup>th</sup> – 81<sup>st</sup> Street, and on 37<sup>th</sup> Ave from 69<sup>th</sup> to 81<sup>st</sup> Street, and 73<sup>rd</sup>-77<sup>th</sup> Street between 37<sup>th</sup> Ave and Roosevelt Ave because these are our most heavily traffic areas. In addition to that, they are on 72<sup>nd</sup> St down to 77<sup>th</sup> Street along

Broadway. They are there everyday, working, cleaning and collecting all the garbage. The Council Member said there are still issues, but they are getting better. He put aside \$17,000 extra for tough collection along 37<sup>th</sup> Ave and Roosevelt Ave on the 26 heaviest traffic weekends usually during the warmer weather, because that's when the garbage really begins to pile up. Another \$14,000 was put in for two additional pickups on Thursdays and Fridays on Broadway from Roosevelt Ave to Queens Blvd. The Council Member said that those are some of the quality of life issues that he is trying to address.

Council Member Dromm said that they will be having a town hall meeting at P.S. 69 on January 8<sup>th</sup>, 2015 starting at 6pm. He is extending an invitation to everyone to come out because they will be discussing some really important issues. He said as the New Year and the new budget cycle approaches, the Governor has to make some decisions about local control of the schools. He said in the old days they use to have the small school boards. Albany gave the Mayor control over the schools. Currently the process is up for renewal and will be completed by the end of June. He would like to see people participate in the process.

Lifting the charter school cap would bring more charter schools into NYC and other areas of the State. He said he needs people to come out to voice their opinion on this. Council Member Dromm said the biggest issue for him is to now work with the State legislators, Senator Peralta, Assemblyman Mike DenDekker, and Assemblyman Francisco Moya to get 2 billion dollars that is owed from the campaign equity funding. He said a lot could be done in the schools if they get that extra 2 billion dollars. He informed the Board that this is the real purpose of having this town hall meeting.

In regards to CB3's town hall meeting, Ralph Moreno, Board Member asked why the council member doesn't extend the invitation to the merchants of the community in Jackson Heights up to Junction Boulevard.

Council Member Dromm said that most of this is not his District; this area belongs to Julissa Ferreras. He said he goes down on the northern side of 37<sup>th</sup> Ave to Junction Boulevard. Council Member Dromm's district cover up to 81<sup>st</sup> Street but he intends to get down to the 90's. He stated that he is trying as best as he can to treat everyone equally and he is trying to focus on the areas which have the biggest problems.

Resident Richard Vogge stated that he has lived in Jackson Heights for 34 years; he has seen good times and bad times. He said problems still persist despite the Council Member's commitment and the effort that are being made. He said he would like to know why there aren't any stainless steel benches below 76<sup>th</sup> Street.

The Council Member said that he wanted two benches in front of the TD Bank, but the Department of Transportation said that there was too much traffic to put benches there and it would be an obstacle to pedestrians. He stated that he did request it, but it was turned down. He plans on requesting that bench again.

Resident Richard Vogge stated that there are no trash cans from 75<sup>th</sup> Street to 69<sup>th</sup> Street on 37<sup>th</sup> Avenue. He said along Main Street on Roosevelt Ave. in Flushing, there is 1 street with 4 corners and there are 11 trash cans on that street, inclusive of 7 recycle bins.

The Council Member said they took the trash cans away from 73<sup>rd</sup> & 74<sup>th</sup> Street because after years of experimenting with trash cans on those corners, what they

found consistently and persistently was household trash in those garbage pails. He said since the trash cans have been removed, they no longer have trash piled up high on those corners. He said yes, there is trash on the ground, and that is one of the main reasons why he implemented the DOE Fund in that area. Council Member Dromm said Board Member, Ralph Moreno would like him to bring the DOE Fund to the 80s, but he didn't have the money. He said he is focusing on the 70s because he found that this area is the most heavily trafficked.

The Council Member stated that he had a meeting with the Bangladeshi Association, because they are receiving a large number of fines. The association said, they have been fined constantly and they want to be educated about what they should do to avoid those fines.

Resident, Richard Vogge, said that below 76<sup>th</sup> St down to 69<sup>th</sup> St on Roosevelt Ave to 35<sup>th</sup> Ave, there are over 30 missing trees.

The Council Member said he will look into that because they've have had success planting trees in various parts of the community. He said he ordered 6 trees for 72<sup>nd</sup> Street, and 2 trees were planted between 37<sup>th</sup> Rd and Roosevelt Ave, along 37<sup>th</sup> Road. He said the last count he had on 74<sup>th</sup> Rd was 1 tree missing, but he will go there to look for himself.

Resident Richard Vogge stated that according to his discussion with 311, no merchant can have a container, whether holding fruits or toys, exceeding 40 inches from the building line, nor should it be more that 5ft tall.

The Council Member said it varies from season to season. He said he believes that in the colder months its 4ft and it may go to 5ft in the warmer months. He stated that every inspector from the City checks with the business owners. Part of the discussion that he had with the business owners was making sure that they abide by the rules and regulations.

Resident Richard Vogge stated that the sidewalk is a public space for tax payers, it's not commercial property for the merchants. He said on 37<sup>th</sup> Ave, there are some merchants that are taking 44 to 46 inches of the curb and in front of that they have tables.

The Council Member said one of the things that they are involved with is vendor enforcement and they are doing that aggressively to make sure that the vendors who are there are legal vendors and they are in the right positions. He said there were a lot of vendors in front of the train station, but they are no longer there.

David Rosero, Board Member, said he knows that there is an oversaturation of street vendors, but he does not understand why the Department of Consumer Affairs are still giving out permits.

The Council Member stated that there has been no increase in the number of vendor licenses that have been issued. The vendors have complained to him that they cannot get a license to operate legally. He said there are vendors out there who are operating illegally and the Police Department has been going out and checking vendor licenses, especially under the former Commander of the 115<sup>th</sup> Precinct Inspector Michael Cody.

Giovanna Reid, District Manager, said that last fiscal year the Council Member gave the Community Board funds for the beautification of the neighborhood.

Council Member Dromm paid for the removal of the old benches located along Northern Blvd and for the repair of the brick work. She further stated that Council Member Dromm has provided funding in this fiscal year for neighborhood beautification, the money will be put to good use.

## **FDNY**

Kevin Fonstein, FDNY Fire Safety, said that he has been with the Fire Department for 24 years. He stated that the most important thing you can have for fire safety is working smoke detectors. He said there is now a new technology that has a 10 year battery in it so you don't have to replace the battery as often. He informed the Board that even though the battery life is 10 years, we still have to check it because sometimes things might go wrong. Before the smoke detector is installed, the year and date should be written on it in order to remember when it was put up.

Another type of detector is the carbon monoxide detector. Carbon Monoxide is called a silent killer. It is odorless, tasteless and you will not know it's in the air. The higher level that is in the house, the more you will feel fatigue or like you are coming down with the flu. The carbon monoxide detectors also have 10 year battery life.

Mr. Fonstein said that it's the holiday season and a lot of people have Christmas trees in their home, and they should be watered. He said Christmas trees need one gallon of water per day. Make sure that Christmas trees are in good shape and all the lights are working. In regards to candles, never leave them unattended.

Mr. Fonstein said that apartment buildings can be fire-proof or non-fire proof. Tall buildings without fire escape are fire-proof. A fire in that apartment is not going to leave that apartment. If your apartment is not the one on fire, you need to stay in your apartment because the fire will never get into your apartment. If you are in the lower rise up to 6 stories with a fire escape, that's a non-fire proof and your best bet is to try to get out of that apartment.

Richard Vogue, resident, asked the representative from FDNY if he recommends two extinguishers or one in a home. He has the ABC extinguisher plus the white kitchen extinguisher.

Mr. Fonstein responded that the ABC extinguisher is great because it covers all type of fires, but if you have a fire in your kitchen the best way to put it out is to put a cover on the fire. Use an oven glove and cover it coming in sideways. It is very dangerous to cover the fire directly. Let the fire cool for an hour before opening it. If you do not have a lid to cover the fire baking soda can be used.

Lisa Mesulam, Board Member, asked where someone would dispose of fire extinguishers.

FDNY said that the ABC ones that doesn't have toxic chemicals in it, if you read the labels it will tell you how to dispose of it.

## **PUBLIC HEARING**

**Business / Economic / Development** – Arthur Teiler, Edmund Rosenbaum, Co-Chairs

**SCHH 104 Corp. – 39-09 104<sup>th</sup> Street, Corona, NY 11368 (Class Change – Full Liq.)**

Edmund Rosenbaum, Co-Chair, called upon the owner of SCHH 104 Corp.

The owner said that his establishment is located on 104<sup>th</sup> Street and the hours of operation are 5pm – 4am. They specialize in tacos and quesadillas.

Bill Meehan, Board Member, asked what summonses that they have received.

The owner stated that there were accusations. He was given summonses for tinted windows and no cabaret license. He said that he went to court the other day and they were all dismissed.

**Illusion Tavern Corp. – 105-07 Northern Blvd., Corona, NY 11368 (Class Change – Full Liq.)**

Edmund Rosenbaum, Co-Chair, called upon the owner of Illusion Tavern Corp.

The owner said his name is Raul Perez and his establishment is located at 105-07 Northern Blvd. He currently holds a tavern wine/beer license and is now applying for a full liquor license.

Fausto Rodriguez, Board Member, asked the owner, what happened to the tickets that he recently received.

The owner said, he has been in business for a couple of years and he never had any problems with the neighbors. He said NYPD officers came to the establishment and issued him 4 tickets. He was given tickets for blocked exists. The plans were submitted to the buildings department which was approved and signed off and those doors were not an exit anymore. He said he tried explaining it to the officers, but they did not seem to understand.

**Triple A Restaurant Corp. – 75-61 31<sup>st</sup> Ave, Jackson Heights, NY 11372 (New – wine/beer)**

Edmund Rosenbaum, Co-Chair, called upon the owner of Illusion Tavern Corp.

The representative/Owner of Triple A Restaurant Corp. was a no show.

**J.N.P.K. Corp./Armondo's Restaurant – 73-16 Northern Blvd., Jackson Heights, NY 11372 (New – Full Liq.)**

Edmund Rosenbaum, Co-Chair, called upon the owner of J.N.P.K. Corp. /Armondo's Restaurant.

The owner Jerry Chrissie, said he has been in business for 43 years. He will be moving to a different location because of the fire on 74<sup>th</sup> Street. He said he already has a license; it's just a transfer of address. He will be taking over Tres restaurant on January 6, 2015 and will open mid-February.

Ed Westley Board Member said Jerry has been one of the greatest business owners in the community and he strongly recommends approval of his application.

Ralph Moreno, Board Member said that Armondo's is a great restaurant and he strongly recommends approval of his application.

Lisa Mesulam, Board Member said Armondo's is a great restaurant and when she and her students go to Regal Heights they go to Armondo's restaurant afterwards and the owner is always very gracious to her students.

### **Executive Session**

Stephen Kulhanek, Chairman, opened Executive Session with the Pledge of Allegiance.

### **Motion #81 – Adoption of the December 18, 2014 Agenda**

Upon motion duly made by Stephen Kulhanek, seconded by Marta Lebreton, to adopt the agenda, was passed unanimously.

### **Motions by Committee**

**Business / Economic / Development** – Arthur Teiler, Edmund Rosenbaum, Co-Chairs

### **SCHH 104 Corp. – 39-09 104<sup>th</sup> Street, Corona, NY 11368 (Class Change – Full Liq.)**

Edmund Rosenbaum, informed the Board that the committee recommends that the application be disapproved.

### **Motion #82 - SCHH 104 Corp. – 39-09 104<sup>th</sup> Street, Corona, NY 11368 (Class Change – Full Liq.)**

Upon motion duly made by Edmund Rosenbaum, seconded by Caridad Mak, to disapprove the application for a class change to full liquor license was passed with a vote of 25 in favor, 1 oppose and 1 abstention.

Ed Westley, Board Member stated that he totally understands and agrees with the 200 and 500 foot rules. He abstained because if other businesses come in and apply for a liquor license, then we will come up with the same recommendation. Therefore, the entire block will be wiped out and there will be no liquor licenses.

Edmund Rosenbaum, Co-Chair stated that all the previous full liquor licenses on that block were issued before the church was on the block, and when they come to renew it's not going to be a problem, because those businesses are grandfathered in.

**Illusion Tavern Corp. – 105-07 Northern Blvd., Corona, NY 11368 (Class Change – Full Liq.)**

Edmund Rosenbaum, informed the Board that the committee recommends that the application be disapproved.

**Motion #83 - Illusion Tavern Corp. – 105-07 Northern Blvd., Corona, NY 11368 (Class Change – Full Liq.)**

Upon motion duly made by Edmund Rosenbaum, seconded by Marta Lebreton, to disapprove the application for a class change to full liquor license was passed with a vote of 25 in favor, 1 oppose and 1 abstention.

Fausto Rodriguez, Board Member, said he is concerned with this establishment, Illusion Tavern Corp. He stated that Illusions was given a few tickets by the NYPD who didn't have a clue of what they were doing. Those tickets were based on blocked exits that the Department of Buildings had already approved. There should be no reason for us to deny their application.

Bill Meehan, Board Member, asked Fausto Rodriguez if he know that Illusion Tavern Corp. was also given tickets for selling alcohol to a minor and selling to an intoxicated person.

Edmund Rosenbaum, Board Member said the motion is not made based upon the tickets or any violations. The motion is based upon the conflict with the 200 foot rule.

**Triple A Restaurant Corp. – 75-61 31<sup>st</sup> Ave, Jackson Heights, NY 11372 (New – wine/beer)**

Edmund Rosenbaum, informed the Board that the committee recommends that the application be approved.

**Motion #84 - Triple A Restaurant Corp. – 75-61 31<sup>st</sup> Ave, Jackson Heights, NY 11372 (New – wine/beer)**

Upon motion duly made by Edmund Rosenbaum, seconded by Edwin Westley, to approve the application for a downgrade to wine/beer license was passed unanimously.

**J.N.P.K. Corp./Armondo's Restaurant – 73-16 Northern Blvd., Jackson Heights, NY 11372 (New – Full Liq.)**

Edmund Rosenbaum, informed the Board that the committee recommends that the application be approved.

**Motion #85 - J.N.P.K. Corp./Armondo's Restaurant – 73-16 Northern Blvd., Jackson Heights, NY 11372 (New – Full Liq.)**

Upon motion duly made by Edmund Rosenbaum, seconded by Edwin Westley, to approve the application for a full liquor license was passed unanimously.

Emma Brandt, Board Member, asked if the owner relocates from 37<sup>th</sup> Ave to Northern Blvd. would he need to get a new license.



Edmund Rosenbaum, Co-Chair informed her that by State law, transfers are not permitted, so he has to apply as new even though he has a 42 year track history with them.

### **Chairman's Report**

Stephen Kulhanek, Chairperson, stated that the Business Forum was a success and it was a great opportunity for the merchants to be educated by the different agencies that were at the forum. He said a big thank you to the Community Board and Council Member Dromm.

### **District Managers Report**

Giovanna Reid, District Manager, said that the Community Board has conducted several forums/town hall meetings over the years and each event has been well received.

She mentioned that the Business/Economic Development Committee has been discussing what they'd like to do for the business community. Residents and Board Members should reach out to Edmund Rosenbaum and Arthur Teiler to discuss their ideas.

Ms. Reid informed the board that CB3 has a small but very busy district office. The office is comprised of herself, Keisha Howard and Mayra Ramirez. She thanked her staff for the great work that they've done all year.

Ms. Reid, District Manager, congratulated Andrew Kim, Martin Maier, Hamlett Wallace, Lynda McDougald and Philip Papas as they celebrated their birthday in the month of December.

Ms. Reid stated that CB3 is the most diverse community on the planet. She is very proud to be the district manager of this Board. CB3 is an active community. We look forward to addressing the issues that come before us each day.

### **Motion #86 – Adoption of the October 23, 2014 Monthly Minutes**

Upon motion duly made by Stephen Kulhanek, seconded by Marta Lebreton, to adopt the October Monthly Minutes, was passed unanimously.

### **Motion #87 – Adoption of the November 20, 2014 Monthly Minutes**

Upon motion duly made by Stephen Kulhanek, seconded by Jimmy Smith, to adopt the November Monthly Minutes, was passed unanimously.

### **Committee Report**

#### **Nominating Committee**

Vivian Dock, Chair, stated that the nominating committee met Monday, December 15, 2014. She acknowledged and thanked members of this committee for their participation in the process: Emma Brandt, Sonya Davis-Roberts, Marta Lebreton, Fausto Rodriguez and David Rosero.

Ms. Dock said that the committee decided on the following slate for office to be voted on by the Board at its monthly meeting, Thursday, January 15, 2015.

Candidates Nominated:

- Stephan Kulhanek, Chairperson
- Ann Brown, First Vice Chair
- Hamlett Wallace, Second Vice Chair
- Lisa Mesulam, Secretary
- Edmund Rosenbaum, Treasurer
- Margaret Dozier, Caridad Mak, Bill Meehan and Jairo Rodriguez, Members at Large

Ms. Dock informed the Board that all candidates have been contacted by the committee and all have accepted the nomination. Any member of the Board who is not on the slate and wishes to run for office may do so at the January meeting. Candidates must be nominated from the floor and seconded by another member. She advised that offices are for a one year term. No one can run for the same position for more than 3 consecutive terms and will not be eligible for re-election for the same office until a 2 year period has passed.

### **Borough Presidents Report**

Lisa Atkins, of the Queens Borough President's office said that she looks forward to working with CB3 in 2015.

### **Legislators Report**

Lilly Pioche, Assemblyman Jeffrion Aubry, Deanna Foote, Senator Jose Peralta, Gary Gilbert, Assemblyman Michael DenDekker; Michael Mallon, Council Member Daniel Dromm all wished CB3 a Happy New Year.

Fred Lee, Department of City Planning, said that City Planning Commission will continue to plan initiatives for this district. He said several questions have been asked about the DeBlasi Site (112-21 Northern Blvd.), and that there has been an interest in building a convention center. Mr. Lee stated that as of now the only plans that he has seen are some elaborate drawings with some buildings that would occupy much of the block. He said he can reassure us that it's not just going to happen the way the developer wants it. He stated that it's a very large lot and the zoning is R6. He said they can do a mixed use development there, but they are limited by a height of less than 20 stories due to zoning. The maximum ratio they can have with full community facility development is 4.8 FAR. He said he will keep the community informed of any developments that might occur.

Fred Lee stated that there is another application under review on Ditmars Blvd. for a 2000+ corp. parking garage within the C4-2 district. He will keep CB3 informed as this develops.

Edwin Westley, Board Member said there are some members who are confused about what a community facility is. Mr. Westley asked Fred Lee if he could give us some examples of community facilities.

Fred Lee responded by saying community facilities are schools, colleges, health facilities, churches and buildings of public assembly.

Jimmy Smith, Board Member asked, which one of these buildings will be on Northern Blvd.

Fred Lee responded by saying there are no building going up on Northern Blvd. as yet. The plans are there for a convention center but it would require a C6 zoning.

**Motion #88 – Motion to Adjourn**

Upon motion duly made by Stephen Kulhanek, seconded by Edwin Westley, to adjourn the meeting was passed unanimously.

The meeting was closed at 9:45PM.

Respectfully submitted by  
Keisha Howard