

Board Meeting – March 20, 2014



**COMMUNITY BOARD No. 3, Q.**  
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### BOARD MEETING

Thursday March 20, 2014

I.S. 227 – The Louie Armstrong School  
 32-02 Junction Blvd., Corona, N.Y

#### ATTENDANCE

Patrick Beckles  
 Emma Brant  
 Ann Brown  
 Elba Buendia  
 Sonya Davis Roberts  
 Margaret Dozier  
 Vasantrai Gandhi  
 Norma Jimenez  
 Stephen Kulhanek  
 Grace Lawrence  
 Marta Lebreton  
 Lynda McDougald  
 Martin Maier  
 Bill Meehan  
 Lisa Mesulam  
 Ralph Moreno  
 Laverne Nimmons  
 Philip Papas  
 Dorothy Phelan  
 Jessica Ramos  
 Fausto Rodriguez  
 Jairo Rodríguez  
 Jose Rodriguez  
 Edmund Rosenbaum  
 David Rosero  
 Arturo-Ignacio Sanchez  
 Sam Schiralli  
 Jimmy Smith  
 Arthur Teiler  
 Shanel Thomas  
 Pat Thorpe  
 Hamlett Wallace  
 Edwin Westley

#### ABSENT

Kelit Brown  
 Shiv Dass  
 Howard Dent II  
 Vivian Dock  
 Raul Garcia  
 Alfredo Gomez  
 Joyce Hucless-Julian  
 Andrew S. Kim  
 Brunilda Leon  
 Caridad Mak  
 Leoncio Romero  
 Cheryl Tse  
 William Young

Giovanna A. Reid, District Manager  
 Sabrina McGinley (Recorder)

#### **Guests**

Michael Mallon, Rep., CM. Daniel Dromm  
 Joel Trinidad-Santos, Rep., CM. Julissa Ferreras  
 Lilly Pioche Rep., Assem. Hon. Jeffrion Aubry,  
 Juan Antigua, Rep. Assem. Hon. Moya  
 Gary Gilbert, Rep. Assem. Hon M. DenDekker  
 Deanna Foote Rep., Senator Hon Jose Peralta  
 Barbara Jackson, Rep., Congressman Crowley  
 Lisa Atkins, Rep., Borough President Office

**Please note: The next Meeting will be held on Thursday, May 15, 2014 at 7:45PM.**

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

## **PUBLIC INFORMATION**

### **The Office of Child Support Enforcement**

Dennis Frink, NYC Office of Child Support Enforcement, said that the agency is offering family support and sustainment programs. They offer mediation, DNA testing and child support debt reduction programs to help sustain families.

### **Elmcor Senior Center**

Larinda Hooks, Senior Center Director said that there are many home services available to seniors. The Department of Aging offers:

- Friendly visiting programs designed to reduce the feeling of isolation, provide stimulating activities and companionship in the home.
- Shopping assistance is offered to help keep groceries stocked with fresh food in the home and keeping the refrigerator organized.
- Telephone reassurance program offers assistance to those who have recently lost a loved one. They assure seniors that people are there for them and still love them.
- Escort Services offer assistance in helping seniors get to and from programs, doctors appointments and other destinations of interests.

Larinda Hooks, Director, said that there are additional services available other than what Elmcor offers. They offer health, wellness and art programs as well. She said services are free to those who are ages 60 and above.

### **Corona Adult Day Care**

Nathaniel Coles, Owner, said that the establishment does not operate as a Senior Center. He said that adults over age 21 with physical or mental disabilities and have Medicaid are qualified for the Day Care Center. They have a social worker on staff who offers a 90 day care plan. This plan will make sure you are physically able to take care of yourself and how to improve within 90 days. He said that they are located on Northern Blvd and 108<sup>th</sup> Street. The hours of operation are from 9AM-1PM.

### **Comptrollers Office**

Dev Awasthi, representative, NYC Comptroller, said that he is the liaison for Community Board 3. He wanted to introduce himself and asked everyone to contact him with any questions or concerns.

### **115<sup>th</sup> Precinct**

Detective Torro, Queens North, said that when it comes to protection when using a smart phone, backup all your information on the cloud. When using the cloud you will be able to track your phones location if it has been lost or stolen. Arrests have been made using this procedure. He said not to leave cell phones unattended. He urged everyone to please protect their devices.

Emma Brandt, Board Member, asked if the iPhone is considered a smart phone. Detective Torro, said yes it is a smart phone.

Arturo Sanchez, Board Member, asked if would make sense to store data on the cloud. He asked if there are any unattended consequences of storing your data and asked if he can comment on how iPhones are a tracking mechanism that has an impact on people's privacy.

Detective Torro, said he was advised that everything you put online leaves an electronic finger print forever. He said also to never store your personal information on your mobile devices or the cloud. He said that there are no guarantees that personal information will not be leaked. He said the only way to secure your information is if you secure it.

## **PUBLIC HEARING**

**(Land Use –Hamlett Wallace, Chair)**

### **BSA Application #: 321-13 BZ – 37-19 104<sup>th</sup> Street**

Hamlett Wallace, Chair, informed the Board that the application is regarding 37-19 104<sup>th</sup> Street, Corona, NY. Alejandro Finardo – owner, is seeking a variance pursuant to section 72-21 of the zoning resolution of the City of New York. The application seeks to vary the side yard requirement of ZR section 25-32, regarding the building of a three family multiple dwelling.

Michael Nacmias, Representative, said that the proposed applicant is requesting a variance to build a 3 story residence in an R-5 zoning. The previous zoning was R6B. As of March 2009 it was changed to R5, creating complications for the owner in creating a new home. The previous occupancy was a one family home with no parking lot which was demolished. They couldn't develop the building they wished to at the time because of financial reasons before they changed the zoning requirements. They submitted the application last year. They are requesting a variance for a parking lot, which is a 5ft side yard and 8ft side yard. In order to construct the house on this property it will be very narrow. The owner is proposing a 2ft side yard and a 3ft side yard. They are not proposing any parking as per zoning requests. Inserting a driveway and curb cut would eliminate two parking spaces. As per request by the committee greenery will be placed in front of the house.

Ralph Moreno, Board Member, asked if any changes were made since the last meeting.

Michael Nacmias, Representative, said that they originally planned on building to the property line but now they will have two feet side yards, which will double the space in between the houses.

Jose Rodriguez, Board Member, said he is concerned that there will be more congestion with the increased amount of vehicles in the neighborhood and will decrease parking. He said that the Community Board is concerned with over populating the neighborhood with big buildings and small lot spaces.

Arturo Sanchez, Board Member, said that he agrees with Jose Rodriguez. He said right now the community will get the drift of the upcoming proposals. He said if we approve this proposal we will not preserve the community to where the

Community Board has advocated to defend it because this will increase crowding.

**DCA – N120303ECQ – Cositas Ricas Corp. – 79-19 Roosevelt Avenue**

Hamlett Wallace, Chair, informed the Board that the applicant is seeking, pursuant to section 366-a(c) of New York City Charter, to be granted a renewal of a revocable consent to operate an enclosed sidewalk café with ten tables and 28 seats.

Mr. Sanchez, representative, said that the sidewalk café is a great addition to their establishment. It makes people feel at home and safe.

Ed Westley, Board Member, said that in addition to their property taxes, they have to pay extra taxes for the sidewalk café. He asked how much they would have to pay in property taxes.

Mr. Sanchez, representative, said that they pay rent to the department of consumer affairs and transportation. He said it's approximately ten thousand dollars per year.

Arturo Sanchez, Board Member, said that there will be a process on double taxation. He said that the establishment is an iconic Colombian business in Jackson Heights. They are good neighbors.

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

**La Feria Libre Corp. – 104-29 Roosevelt Avenue, Corona, NY (New – Full Liq.)**

Edmund Rosenbaum, Co-Chair, called upon the representatives of La Feria Libre Corp.

The representative / owner were not present.

There were no questions / comments from the public.

**Executive Session**

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

**Motion # 14 - Adoption of the March 20, 2014 Agenda**

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

**Motions by Committee**

**(Land Use –Hamlett Wallace, Chair)**

**BSA Application #: 321-13 BZ – 37-19 104<sup>th</sup> Street**

Hamlett Wallace, Chair, said that the committee after review of this matter recommends the application to vary the side yard and parking requirements of

New York Zoning Resolution leading to the construction of a three story / three family multiple dwelling be disapproved.

Vasantrai Gandhi, Board Member, said that the zoning did not happen recently and we should not make exceptions now.

Emma Brandt, Board Member, asked that we postpone the vote until we meet and have the opportunity to speak directly to the owner.

Arturo Sanchez, Board Member, said that the lot will increase in value because of the up zoning in the area. He said we need to protect the integrity of the neighborhood.

**Motion # 15 BSA Application #: 321-13 BZ – 37-19 104<sup>th</sup> Street**

Upon motion duly made by Hamlett Wallace, seconded by Jose Rodriguez, to **disapprove** the application, with a vote of 27 in favor, 2 opposed and 3 abstentions was passed.

**DCA – N120303ECQ – Cositas Ricas Corp. – 79-19 Roosevelt Avenue**

Hamlett Wallace, Chair, informed that Board that the committee recommends that the renewal application for an enclosed sidewalk café be approved.

**Motion # 16 DCA – N120303ECQ – Cositas Ricas Corp. – 79-19 Roosevelt Avenue**

Upon motion duly made by Hamlett Wallace, seconded by Vasantrai Gandhi, to approve the renewal application for an enclosed sidewalk café, was unanimously passed.

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

**La Feria Libre Corp. – 104-29 Roosevelt Avenue, Corona, NY (New – Full Liq.)**

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

**Motion # 17 La Feria Libre Corp. – 104-29 Roosevelt Avenue, Corona, NY (New – Full Liq.)**

Upon motion duly made by Edmund Rosenbaum, seconded by Vasantrai Gandhi, to **disapprove** the application for a new, full liquor license with a vote of 31 in favor and 1 opposed, was passed.

**Chairman's Report**

Stephen Kulhanek, Chairman, said that the April Board meeting will be on the 24<sup>th</sup> and take place at the Jackson Heights Jewish Center. He said that the Board meeting has been pushed back due to Passover and Holy Week. He said that there is a bill that has been presented to the City Council to webcast Community Board Monthly Board Meetings. The bill has not passed yet. The Board is also looking into bringing back translation equipment to the Board Meetings.

**Motion # 18 - Adoption of the February 20, 2014 Monthly Minutes**

Upon motion duly made by Stephen Kulhanek, seconded by David Rosero, to adopt the February Monthly Minutes, was passed unanimously.

**Committee Report**  
**Health & Social Services**

Marta Lebreton, Board Member, advised the Board that the Health Fair will take place on Saturday, June 14<sup>th</sup>. She said Ms. Dock will reach out to everyone regarding ways to participate in the event.

**Legislators Report**

Deanna Foote, representative, Senator Peralta, thanked everyone who called their office regarding the DREAM Act. The bill did not pass but they are still taking the steps to making it possible.

**District Managers Report**

Giovanna Reid, District Manager, wished Jimmy Smith a Happy 85<sup>th</sup> Birthday.

Mr. Donald Donaldson, resident, said that it gives him a great deal of pleasure to speak about Jimmy Smith who is a civil rights pioneer. He said that Jimmy Smith was one of the 6 African American bus drivers that were hired by Queens Nassau Transit Company. He was one of the first to carry TSW Union Cards. He salutes Jimmy Smith.

Giovanna Reid, District Manager, said that Mr. Donaldson knows a lot about the history of Jackson Heights, East Elmhurst and North Corona.

Ms. Reid, said that Jimmy Smith is indeed a pioneer. In 1948 Mr. Smith was the 6<sup>th</sup> African American person to be hired as a bus driver in the City of New York. Just imagine back in 1948, it could not have been easy being an African American male bus driver in a city that wasn't very welcoming. Mr. Smith is our local hero, he has served the community well. For over 60 years, he has served in some capacity in helping to improve the quality of life for CB3 residents. He has served as a District Leader, CB3 Chairperson, and Chairman for Elmcot. She congratulated him for all that he has accomplished.

District Manager Reid, informed the Board that Vivian Dock, Fausto Rodriguez and Shanel Thomas also celebrated their birthdays in March.

**Motion # 19 Motion to Adjourn**

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

The meeting was closed at 9:30 PM.

Respectfully submitted by  
Sabrina McGinley