



COMMUNITY BOARD No. 3, Q.

82-11 37th Avenue, Suite 606
 Jackson Heights, New York 11372
 Telephone: (718) 458-2707
 Fax: (718) 458-3316
www.CB3QN.NYC.GOV
COMMUNITYBOARD3@NYC.RR.COM

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 September 18, 2014

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

ATTENDANCE

Patrick Beckles
 Emma Brant
 Ann Brown
 Shiv Dass
 Sonya Davis Roberts
 Vivian Dock
 Margaret Dozier
 Vasantrai Gandhi
 Joyce Hucless-Julian
 Stephen Kulhanek
 Marta Lebreton
 Lynda McDougald
 Martin Maier
 Caridad Mak
 Bill Meehan
 Lisa Mesulam
 Ralph Moreno
 Philip Papas
 Dorothy Phelan
 Jessica Ramos
 Fausto Rodriguez
 Leoncio Romero
 Edmund Rosenbaum
 David Rosero
 Arturo-Ignacio Sanchez
 Jimmy Smith
 Arthur Teiler
 Shanel Thomas
 Pat Thorpe
 Hamlett Wallace
 Edwin Westley

ABSENT

Kelit Brown
 Elba Buendia
 Andrew S. Kim
 Grace Lawrence
 Brunilda Leon
 Laverne Nimmons
 Ladisla Perez
 Jairo Rodríguez
 Jose Rodriguez
 Sam Schiralli
 Cheryl Tse

Giovanna A. Reid, District Manager
 Mayra Ramirez (Recorder)

Guests

Michael Mallon, Rep., CM. Daniel Dromm
 Keyana Reaves, Rep., CM. Julissa Ferreras
 Lillie Pioche Rep., Assem. Hon. Jeffrion Aubry,
 Gary Gilbert, Rep. Assem. Hon M. DenDekker
 Deanna Foote Rep., Senator Hon Jose Peralta
 Barbara Jackson, Rep., Congressman Crowley
 Dev Awasthi, Rep. Comptroller Scott Stringer
 Lisa Atkins, Rep., Borough President Office

Please note: The next Meeting will be held on Thursday, October 23, 2014 at 7:45PM.

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

PUBLIC PARTICIPATION

Jacqueline Hoover, resident, informed the Board that there is a problem with commercial traffic on 31st Avenue between 110th – 94th Streets which are residential streets. MTA buses are using 31st Avenue as a short cut to speed back to the 74th Street Bus Terminal. There are a minimum of 15 buses per day. She said that 31st Avenue is not a truck route. Northern Blvd and Astoria Blvd. are the designated truck routes. The consequence of trucks and buses using and speeding down the avenue is causing structural damage to the houses on 31st Avenue.

Mary Vavruska, resident, recommends that the Community Board do a study to find the needs of the community other than what is currently available to better serve the population and develop a master plan. It would be a great opportunity to figure out if the parks and other agencies are serving the community properly.

Tom Lowenhaupt, resident, informed the Board that the .nyc domains for East Elmhurst, Jackson Heights and Corona are reserved. He said if you wish to reserve a specific domain to please do it before October 3rd, while domains are still available. To register please visit www.nic.nyc

Mr. Watson, representative, NYC Comptroller Scott Stringer, informed the Board that the Comptroller released the stats for the claims made against New York City. He said there is now an app called Checkbook NYC, where you can track where money is going and who it is going to.

PUBLIC HEARING

CB3 Capital & Expense Budget Priorities FY 2016 – Jimmy Smith, Chair

Jimmy Smith, Chair, invited the public to give new suggestions and comments on the Capital & Expense Priorities for FY2016.

Martin Maier, Board Member, said he would like to add no property taxes for affordable housing for middle and low- income families including seniors. He said we should use that as an incentive for creating affordable housing.

Arturo Sanchez, Board Member, said that the Community Board should implement a 197A Plan.

Stephen Kulhanek, Chairman, suggested free Wi-Fi at the parks and plazas.

Resident asked what the budget was for the FY2016 budget.

Stephen Kulhanek, Chairman, responded by saying that the Community Board is putting together a list of priorities. The priorities later go to the City Council and the Mayor's Office for consideration to be included in the budget.

Bill Meehan, Board Member, said he would like to see a traffic study done on 75th Street & 37th Rd.

Philip Papas, Board Member, said he would like to fix pavement markings and have them monitored more frequently. This will include bike lanes, cross walks and etc.

Dorothy Phelan, Board Member, asked for the bus shelters on 82nd Street & 37th Avenue and 91st Place and 25th Avenue be replaced.

Land Use – Hamlett Wallace, Chair

BSA Application #: 174-94 BZ – 99-07 Roosevelt Avenue, Jackson Heights, NY 11372

Hamlett Wallace, Chair, informed the Board that the owner, David Rosero, is seeking an extension of term for the various that was previously granted to the property for an additional ten years (in a C1-4 in R6B zoning district, use group 16). The application is for the operation of an Auto Sales Establishment located on the northeast corner of Roosevelt Avenue and 99th Street.

The representative informed the Board that they have filed an application for the extension of term to operate as an automobile retail establishment. She said that the lot is a C1-4 in R6B zoning. The original application dates back to 1997 where the Board of Standards and Appeals recommended approval. They are requesting that the application be approved for an additional ten years.

Hamlett Wallace, Chair, informed the Board that the property has residential zoning with a commercial overlay. He said that they need to submit an application for a variance because of the commercial use in the residential area.

The representative, informed the Board that the property is triangular shaped.

Arturo Sanchez, Board Member, asked if there is a conflict of interest on voting on the application.

Stephen Kulhanek, Chairman, informed the Board that the Conflict of Interests Board said that when an application involves a Board Member, they are able to participate in discussion but are unable to vote on it.

Vasantrai Gandhi, Board Member, said that he is in favor of the application.

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

Rancho Mofongo – 106-16 Northern Blvd., Corona, NY 11368 (New – Full Liq.)

Edmund Rosenbaum, Co-Chair, called upon the owner of Rancho Mofongo.

The owner said that their establishment is located at 106-16 Northern Blvd. They will serve Italian and Hispanic food.

Lynda McDougald, Board Member, asked what the hours of operation are.

The owner said that they will operate from 8AM-12AM on weekdays and will be open till 1AM on weekends.

Lily Alvarado Rest. DBA: City Coffee – 77-17 37th Avenue, Jackson Heights, NY (New, Wine – Beer)

Edmund Rosenbaum, Co-Chair, called upon the representatives of Lily Alvarado Restaurant DBA: City Coffee.

Representative informed the Board that they have filed an application for a wine/beer license. They have been in business for over 12 years. The establishment is located at 77-17 37th Avenue.

Martin Maier, Board Member, said he is in favor of the application.

Ed Westley, Board Member, said that the establishment is good for the community.

Dorothy Phelan, Board Member, said that the establishment is wonderful.

Bill Meehan, Board Member, said that the establishment shows hospitality to the community.

Kaz Enterprises Inc. DBA: Club Evolution – 37-62 77th Street, Jackson Heights, NY (New – Full Liq.)

Edmund Rosenbaum, Co-Chair, called upon the owner of Kaz Enterprises Inc. DBA: Club Evolution.

The Owner informed the Board that the establishment has been in business for over 15 years. They are located at 37-62 77th Street. He said that they previously used this space for party rentals. They are looking to open this space as an additional bar.

Ed Westley, Board Member, said that the establishment is a good neighbor. He requested better signage for the establishment.

Bill Meehan, Board Member, said that the establishment is well managed.

Kaz Enterprises Inc. DBA: Club Evolution – 76-19 Roosevelt Avenue, Jackson Heights, NY (Alt. Full Liq.)

Edmund Rosenbaum, Co-Chair, called upon the owner of Kaz Enterprises Inc. DBA: Club Evolution.

The owner said that they are applying for an alteration because they want to remove the liquor license for the backroom that is connected to the front area. They want it to carry its own liquor license.

Emma Brandt, Board Member, asked what the occupancy is.

The owner said that the occupancy is for 200 people.

Jessica Ramos, Board Member, thanked the owner for maintaining cleanliness on their sidewalk.

Samudra Indian Restaurant – 75-18 37th Avenue, Jackson Heights, NY 11372 (New – Wine/Beer)

Edmund Rosenbaum, Co-Chair, called upon the representatives of Samudra Indian Corp.

The representative informed the Board that they operate as a vegetarian / Indian restaurant. They applied for a wine / beer license to satisfy their customers' requests.

Shiv Dass, Board Member, is in favor of the application.

76 Taqueria Corp. – 76-03/05 Roosevelt Avenue, Jackson Heights, NY (New – Full Liq.)

Edmund Rosenbaum, Co-Chair, called upon the representatives of 76 Taqueria Corp.

The Representative informed the Board that they have filed an application for a new, full liquor license. They are located at 76-03/05 Roosevelt Avenue.

Edmund Rosenbaum, Co-Chair, informed the Board that the owner plans to expand its business and will occupy 76-05 and 76-03 Roosevelt Avenue (Coatzingo Restaurant). Currently they hold a wine/beer license, however with the expansion they plan to upgrade to a full liquor license.

Bill Meehan, Board Member, said that he is favor of the application.

Ed Westley, Board Member, asked if he will change the store front or keep it as is.

The representative informed the Board that the old sign will be replaced.

Arturo Sanchez, Board Member, said that “the establishment conveys community to residents. This business adds value to Roosevelt Avenue”. He is in favor of the application.

99-01 Northern Blvd. Inc. – 99-01 Northern Blvd., Corona, NY 11368 (New – Wine/Beer)

Edmund Rosenbaum, Co-Chair, called upon the representatives of 99-01 Northern Blvd. Inc.

The Owner informed the Board that they will operate as a Peruvian restaurant. They are located at 99-01 Northern Blvd.

Executive Session

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

Motion # 42 - Adoption of September 18, 2014 Agenda

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

Motions by Committee

(Land Use – Hamlett Wallace, Chair)

BSA Application #: 174-94 BZ – 99-07 Roosevelt Avenue, Jackson Heights, NY 11372

Hamlett Wallace, Land Use, Chair, informed the Board that the committee recommends that the application for the Extension of Term of the Variance for 10 years be approved with the following provisos:

1. The maximum cars on the lot shall not exceed the approved plans of eleven cars.
2. The sidewalks bordering the lot shall not at any time be used for parking of vehicles for sale or display.
3. Fencing at all locations of the property shall be kept in good repair and appearance.

Motion # 43 BSA Application #: 174-94 BZ – 99-07 Roosevelt Avenue, Jackson Heights, NY 11372

Upon motion duly made by Hamlett Wallace, seconded by Ed Westley, to approve for the extension of the variance for 10 years with the aforementioned provisos, was passed with a vote of 28 in favor and 2 abstentions,

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

Rancho Mofongo – 106-16 Northern Blvd., Corona, NY 11368 (New – Full Liq.)

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

Motion # 44 Rancho Mofongo – 106-16 Northern Blvd., Corona, NY 11368 (New – Full Liq.)

Upon motion duly made by Edmund Rosenbaum, seconded by Bill Meehan, to approve the application for a new, full liquor license was passed, with a vote of 29 in favor and 1 abstention.

Lily Alvarado Rest. DBA: City Coffee – 77-17 37th Avenue, Jackson Heights, NY (New, Wine – Beer)

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

Motion # 45 Lily Alvarado Rest. DBA: City Coffee – 77-17 37th Avenue, Jackson Heights, NY (New, Wine – Beer)

Upon motion duly made by Edmund Rosenbaum, seconded by Emma Brandt, to approve the application for a new, Wine/Beer license was passed unanimously.

Kaz Enterprises Inc. DBA: Club Evolution – 37-62 77th Street, Jackson Heights, NY (New – Full Liq.)

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

Motion # 46 Kaz Enterprises Inc. DBA: Club Evolution – 37-62 77th Street, Jackson Heights, NY (New – Full Liq.)

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

Kaz Enterprises Inc. DBA: Club Evolution – 76-19 Roosevelt Avenue, Jackson Heights, NY (Alt. Full Liq.)

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

Motion # 47Kaz Enterprises Inc. DBA: Club Evolution – 76-19 Roosevelt Avenue, Jackson Heights, NY (Alt. Full Liq.)

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

Samudra Indian Restaurant – 75-18 37th Avenue, Jackson Heights, NY 11372 (New – Wine/Beer)

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

Motion # 48 Samudra Indian Restaurant – 75-18 37th Avenue, Jackson Heights, NY 11372

Upon motion duly made by Edmund Rosenbaum, seconded by Hamlett Wallace, to approve the application for a new, wine/beer license was passed unanimously.

76 Taqueria Corp. – 76-03/05 Roosevelt Avenue, Jackson Heights, NY (New – Full Liq.)

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

Motion # 49 76 Taqueria Corp. – 76-03/05 Roosevelt Avenue, Jackson Heights, NY (New – Full Liq.)

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

99-01 Northern Blvd. Inc. – 99-01 Northern Blvd., Corona, NY 11368 (New – Wine/Beer)

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

Motion # 50 99-01 Northern Blvd. Inc. – 99-01 Northern Blvd., Corona, NY 11368 (New – Wine/Beer)

Upon motion duly made by Edmund Rosenbaum, seconded by Jimmy Smith, to approve the application for a new, wine/beer license, was passed unanimously.

Chairman's Report

Stephen Kulhanek, Chairman, welcomed back all Board Members and referred them to the "View from the Chair" Newsletter.

District Managers Report

Giovanna Reid, District Manager, welcomed the members of the Board back. She said that she hoped that they had an enjoyable summer.

She reported that she, Mayra, Sabrina, Keisha, Edmund and David Rosero went out several times during the summer to survey conditions in the community. After the field inspections, conditions were reported to 311 and all the agencies responsible for addressing the conditions found.

She also reported that over the summer she had several meetings with community residents. She met with residents from East Elmhurst who registered their concerns regarding flooding and sewer backups. The residents reported that every time there is a heavy rain, their basements get flooded and raw sewage backs up into their homes. She said that this long standing problem that needs to be addressed. She pointed out that CB3 does have this item listed on the capital and expense budget priorities.

Ed Westley, Board Member, commended the District Manager for the work that she and her staff did over the summer. He suggested that in future, that members of the board be informed about upcoming projects a month in advance so they can get the word out to their neighbors,

Ms. Reid, District Manager, responded to the question concerning the bus shelter at 82nd Street and 91st Place. She said that she has spoken with DOT several times about replacing the bus shelters. She has been told that the old shelters are no longer in compliance with the current standards. She said that she does not understand how the shelter met the standards under the old contract and now they were compliant. She will, however, continue to advocate for the shelters' return.

In response to Arturo Sanchez's query concerning the 82 Street BID expansion, she said that the community board will be involved in the ULURP process but so far an application has not been filed nor submitted to the community board office. She will keep the Board posted.

Ms. Reid, District Manager, informed the Board that Ann Brown and Bill Meehan celebrated birthdays in September. Jose Rodriguez, Jairo Rodriguez, Grace Lawrence, and Sam Schiralli celebrated birthdays in August. Ralph Moreno, Joyce Hucless Julian and Patrick Beckles celebrated birthdays in July. Pat

Thorpe, Ladisla Perez, Jessica Ramos and Vasantraï Gandhi celebrated birthdays in June.

Patrick Beckles, Board Member, said that something drastically needs to be done about Flushing Bay.

Emma Brandt, Board Member, said that nothing has been done to Flushing Bay in over 30 years.

Arthur Teiler, Board Member, informed the Board that the Jewish New Years is coming up.

Motion #51 - Adoption of the June 19, 2014 Monthly Minutes

Upon motion duly made by Stephen Kulhanek, seconded by Vivian Dock, to adopt the June Monthly Minutes, was passed unanimously.

Committee Report

Health / Social Services

Vivian Dock, Chair, informed the Board that it held it's annual "Leon Von Holden Memorial Health Care Expo 2014" on Saturday, June 14, 2014, 10AM-3PM at the Corona Health Center, 34-33 Junction Blvd., between 34th Avenue and 34th Rd. It was an outdoor event.

Ms. Dock said that as Chair of the Health / Social Services Committee she thanked all the following participants for their dedication, generosity and hard work to make this Health Care Expo possible:

Planners- CB#3 District Manager, Giovanna Reid, Office Staff, Mayra Ramirez, Chairman, Stephen Kulhanek, Committee Members, Emma Brandt, Ann Brown, Elba Buendia, Vasantraï Gandhi, Joyce Hucless-Julian, Andrew Kim, Grace Lawrence, Marta Lebreton, Caridad Mak, Bill Meehan, Ralph Moreno, Ladisla Perez, Fausto Rodriguez, Jairo Rodriguez, Jose Rodriguez, Edmund Rosenbaum, David Rosero and Jimmy Smith. Resident Committee Members: Catherine Cheng, Renetta English, National Association University Women Flushing North Shore Branch; Estella DeVino, Regal Heights Rehabilitation and Health Care Center. Youth Committee Members: Aria Thomas and Elijah Ramsay.

Volunteers- Board Members: Patrick Beckles, Margaret Dozier, Dr. Laverne Nimmons, Phillip Papas, Dorothy Phelan, Leoncio Romero, Dr. Arturo Sanchez, Shanel Thomas, Pat Thorpe, and Hamlett Wallace. Office Staff: Keisha Howard, Sabrina McGinley and Jazmin Cobb. Community Residents: Eslyn English, Diane Foushee and Diane Gardner, Youth Volunteers: Grace Kulhanek, Emma Diaz and Akeelia Howard.

Board Members: unable to attend but contributed to raffles, refreshments or flyer distribution – Shiv Dass, Sam Schiralli and Edwin Westley.

Co-Sponsors: Corona Health Center, Congressman Joseph Crowley, Regal Heights Rehabilitation and Health Care Center, National Association of University Women Flushing, North Shore Branch, New York City Parks & Recreation Department and Pizza Sam.

Health Care Providers / Participants: There were (59) providing medical screening information, insurance and giveaways.

Refreshments: (for health care providers / participants and volunteers), Breakfast, Lunch items donated by or through Health and Social Services Planning Committee and other Board Members.

Entertainment: Master of Ceremony, Jose Rodriguez, "DJ" Travis Young, Lorenzo School Dancers, New Self Image – Zumba Demonstration, United States Tennis Association, Face Painting, Clown, Basketball Tournament, Vocalist Emma Diaz, Vocalist James Garces and Salsa No. 2 Spa.

Raffles: (held throughout the day) – also obtained by or through donations from members of Planning Committee & other Board Members. Raffles included LA Fitness Gym Passes, CVS Gift Cards, Dinner for (2) tickets, Gift Cards and Gift Certificates.

Ms. Dock, Chair, thanked everyone for one of the most successful Health Fairs. It was great, exciting and a wonderful day. Many important screenings and a variety of important information was provided. She said it was a pleasure working with so many dedicated and caring people.

Arturo Sanchez informed the Board that The School of Design is a part of the New School of Social Research. The school is currently holding a planning studio for graduate students that are looking at the issues on Roosevelt Avenue and the B.I.D. The school has asked that he will give a series of tours and lectures on Jackson Heights. He said that he will also function as a juror at the planning studio. He said Jackson Heights is the most diverse community.

Arturo Sanchez said that he was appointed as a visiting professor to Latin America. He said he will be traveling in November where he will be giving a two hour lecture on the BID, Community Boards and anything civic associated at a local level. He looks forward to keeping everyone updated.

Borough Presidents Report

Lisa Atkins, representative, welcomed the Board back from recess. She looks forward to working with the Community Board.

Legislators Report

Keyana Reaves, representative, Council Member Julissa Ferreras, said that the Council Members second participatory budgeting meeting will take place on October 1st at the Transfiguration of Christ Greek Orthodox Church at 38-05 98th Street, Corona, NY at 6:30PM.

Michael Mallon, representative, Council Member Daniel Dromm, informed the Board that the Council Members office is working on quality of life issues. He said that the Council Member is working hard on writing new legislation for the municipal cards. On October 19th from 10AM-1PM the Council Member will host a shredding event in front of the Jackson Heights Jewish Center. He hopes to see everyone there.

Fred Lee, City Planning, said that they are planning to study Jackson Heights in the near future and do a study for a future parking garage near the Marriot on Northern Blvd.

Motion #52 Motion to Adjourn

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

The meeting was closed at 9:30 PM.

Respectfully submitted by
Sabrina McGinley