



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

Thursday, December 17, 2015

The Louis Armstrong School  
 32-02 Junction Blvd, East Elmhurst, N.Y. 11375

**ATTENDANCE**

Patrick Beckles  
 Ann S. Brown  
 Elba Buendia  
 Shiv Dass  
 Vivian Dock  
 Renetta English  
 Patricia Glunt  
 Larinda Hooks  
 Joyce Hucless-Julian  
 Stephen Kulhanek  
 Marta Lebreton  
 Lynda McDougald  
 Martin Maier  
 Caridad Mak  
 Bill Meehan  
 Lisa Mesulam  
 Ralph Moreno  
 Laverne Nimmons  
 Philip Papas  
 Ladisla Perez  
 Dorothy Phelan  
 Leoncio Romero  
 Edmund Rosenbaum  
 David Rosero  
 Agha Muhammed Saleh  
 Arturo Ignacio Sanchez  
 Jimmy Smith  
 Shanel Thomas  
 Pat Thorpe  
 Hamlett Wallace  
 Camilo Zamora

**ABSENT**

Sonya Davis Roberts  
 Margaret Dozier  
 Vasantrai Gandhi  
 Grace Lawrence  
 Fausto Rodriguez  
 Jairo Rodriguez  
 Jose Rodriguez  
 Arthur Teiler  
 Edwin Westley

**Guests**

Council Member Daniel Dromm  
 Cheyenne Aguayo, Rep., CM. Julissa Ferreras  
 Lisa Atkins, Rep., Borough President's Office  
 Lilly Pioche, Rep., Assy. Jeffrion Aubry  
 Jaqueline Cosmo, Rep., CM Daniel Dromm  
 Barbara Jackson, Rep., Congressman Joseph Crowley  
 Aliya Latif, Rep., Comptroller Scott Stringer  
 Gary Gilbert, Rep., Assem. Michael DenDekker  
 Executive Officer Gentry, 115<sup>th</sup> Precinct  
 Lieutenant Cureki, FDNY Fire Safety  
 Michael Nacmias, Rep. BP Automotive Service Station

**Please note: The next Meeting will be held on Thursday, January 21, 2016 at 7:45PM.**

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

Before the meeting began, Chairman Kulhanek had a few words he wished to share about Emma Brandt. He reflected on his first day as a board member, still learning the procedures of the meeting. Mr. Kulhanek recalled that there was one board member he relied on to learn from. During the first meeting he remembered he tried to replicate what she did, since she seemed to have plenty of experience. That board member, he revealed, was Emma Brandt. He informed the Board that Emma Brandt unfortunately had passed away a week before Thanksgiving. Chairman Kulhanek remembers the wonderful person that Emma was, the endless contributions she made to the board and her community throughout her 35 years of service. He stated that she will be greatly missed and asked for all those in attendance, to stand up in a moment of silence. He thanked all in attendance for their consideration and the meeting resumed.

### **PUBLIC PARTICIPATION**

Board Member Agha Muhammed Saleh stated that this December is a month of joy and sorrow with the passing of Emma just as the holidays approach. He went on to say that although there are difficulties towards the end of the year, we must stay strong and move on. Mr. Saleh stated that one of the world's main concerns is extremism and the public perceptions of "Muslim radicals." He requested from members of the Community Board to stand united against the fear mongering being displayed against the Muslim community. Mr. Saleh recommended that the community stand together as one, during the tree lighting at Diversity Plaza on December 19<sup>th</sup>, 2015. He said there will be a candlelight prayer from 3:00pm to 6:00 pm and tree lighting from 6:00pm to 10:00pm. He felt that this would show unity of community against violence overseas and Islamophobia.

### **PUBLIC INFORMATION**

#### **Council Member Daniel Dromm**

CM Daniel Dromm offered his condolences for the loss of Emma Brandt. He shared some of his fondest memories of Emma and expressed that she would be greatly missed. The Council Member thanked the community for making the right vote regarding the Affordable Housing issue. He expressed that the policy needs to be reviewed further to make some necessary changes. CM Dromm also acknowledged the tragedies and accidents that have been occurring on Junction Blvd. and Northern Blvd. He stated that the police precinct has been working hard to enforce traffic laws and improve pedestrian safety. He commended Council Member Julissa Ferreras for helping to arrange a funeral for the young man who was struck by a car on the intersection of Northern and Junction Blvd. He also thanked Agha Muhammed Saleh for bringing up the issue of islamophobia. CM Dromm stated that the community must stay together and say "no to intolerance" against Muslims. He was also happy to mention that the documentary "In Jackson Heights," which recorded the diversity of the community, won the Circle award from the New York Film Critic. He reminded everyone that budget season would be arriving soon and that the priorities of the community would be outlined by District Manager Giovanna Reid for the Borough

President to review. He then thanked CB3 for its quick action on the White Castle location which is to become a new public school.

Board Member Martin Maeir congratulated the Council Member for the efforts he's made towards reconstructing Travers Park.

Board Member David Rosero commented that the "In Jackson Heights" needed to show a few more portions of Jackson Heights.

CM Daniel Dromm stated that many portions of Jackson Heights were covered and although some parts of the town were not seen in the film, it was a major success in terms showing the rest of the nation how a city can co-exist with a variety of ethnicities and cultures.

### **Executive Officer Gentry of the 115<sup>th</sup> Precinct**

NYPD Executive Officer Gentry represented Deputy Inspector Brian Hennessey at the meeting. Officer Gentry provided crime statistics are based on the previous 28 days:

- There were 0 Murders this year as opposed to 1 last year.
- There were 4 Rapes this year as well as 4 this last year.
- There were 23 Robberies this year as opposed to 13 this last year.
- There were 25 Felony Assaults this year as opposed to 21 this last year.
- There were 16 Burglaries this year as opposed to 22 this last year.
- There were 58 Grand Larcenies this year as opposed to 41 this last year.
- There were 12 Grand Larceny Autos this year as opposed to 7 this last year.

Officer Gentry stated that there has been an increase in robberies mostly concentrated on Northern Blvd and Roosevelt Blvd from 114<sup>th</sup> Street to 74<sup>th</sup> Street. He said these robberies mostly occur while the victim is intoxicated and the report is not made until the next morning. He added that that many of the felony assaults are domestic violence issues. The grand larcenies have increased due to ATMs stealing credit card information. He advises everyone to check their credit card statements to make sure they have not become a victim of fraud or identity theft.

Board Member Philip Papas asked Officer Gentry how gang presence was affecting the neighborhood.

Officer Gentry stated that there are several gangs in the 115<sup>th</sup> Precinct jurisdiction. He reported that a majority of the shootings and felony assaults are resulting from these gangs. He also said that there are several units in the precinct that specifically target gang activity and also receive help from the narcotics unit. He advised residents of the neighborhood to call the precinct and to never get involved in person.

Board Member Arturo Sanchez requested that the names of the locations stealing the credit card information be sent to the Community Board in order to prevent further fraud.

Captain Gentry said that his Community Affairs adviser could definitely get the information to District Manager Reid.

Leoncio Romero asked when construction would be complete at the 115<sup>th</sup> Precinct building because the construction companies vans, which are in the middle of the street, are delaying traffic.

Captain Gentry stated that he can't make an estimate as to when it will be complete but it has become an issue for their own officers as well.

### **FDNY – Holiday Safety**

Lieutenant Cureki from the Fire Safety unit introduced himself. He first stated that all the information he would be providing is important to share with other family members, especially children. He emphasized it could save a life. The first topic the Lieutenant spoke about was Kitchen Safety. He said when cooking, that pot and pan handles should always be turned inside, towards the stove and away from children's reach. He also said that loose articles of clothing should be eliminated when cooking so as to not catch fire. He went on to say that if there is a fire in the house, the first reaction should be to leave the house and to close the door behind you. A family should have a meeting place they designate to go to if a fire occurs. That way they are first focused on leaving the building or house and then making sure everyone is okay outside. Any time someone leaves the house, they should immediately call 911 to advise that the building is unoccupied. This prevents firefighters from putting their lives at risk, unnecessarily searching for people who have already vacated the building.

The Lieutenant gave out new combined smoke and carbon monoxide detectors (with 10 year long lasting batteries). He said that everyone should have the smoke detector on their kitchen ceilings to maximize its effectiveness.

Board Member Bill Meehan asked how seniors would be able to shut off the sound of the smoke alarm when it's all the way up on the ceiling.

The Lieutenant responded by saying that the button to shut off the alarm is large enough to shut off with a broom stick.

Board Member David Rosero asked how carbon monoxide is produced.

The Lieutenant said that the most common ways carbon monoxide is produced is by the incomplete burning of various types of fuel. Usually occurs in the cellar with combustion occurring in the boiler.

### **Public Hearings**

**Land Use** – Hamlett Wallace, Chair

**BSA – 558-51BZ - 68-22 Northern Blvd.**

Committee Chair Hamlett Wallace introduced the representative of the “BP” gas station. Mr. Wallace explained that the applicant is looking to extend the term of variance to allow the operation of an automotive service station for an additional 10 years.

Michael Nacmias, the representative from the office of Eric Palatnick PC, stated that the station has four pump islands and eight pumps in total. Additionally he said that there has been a gas station there since 1952, but because it is in an R5/C2-2 district it is not allowed to be there as of right. On September 26<sup>th</sup>, 2006 the owners of BP went to the Board of Standards of Appeals and renewed a previously issued special permit. The permit allowed them to operate the gas station on that site for a 10-year term. He stated the gas station simply wants to extend the term for another 10 years and operate just as it has been. There are no complaints or violations as of yet.

Board Member David Rosero asked if there was help for the elderly to pump gas.

The representative is not aware if there are service aides but will ask BP if they plan on it.

Hamlett Wallace inquired about the Certificate of Occupancy and when it expired.

The representative said he did not have any specifics on the expiration date, however, the 10 year special permit expires 12/21/16. He added that if they received a new 10 year term it would come with a new Certificate of Occupancy.

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

**Mala Noche No. – 39-09 104<sup>th</sup> Street, Corona, NY 11368 (Renewal – Wine/Beer)**

Edmund Rosenbaum, Business Economics Co-Chair, called upon the owner of Mala Noche No.

The representative stated that it is a completely family operated business that has been running for three years. They are seeking to renew the license.

**La Rubia Rest. Lounge Corp. – 108-02B Northern Blvd., Jackson Heights, NY 11368 (New – Wine/Beer)**

Edmund Rosenbaum, Business Economics Co-Chair, called upon the owner of La Rubia Rest. Lounge Corp.

The representative stated that is a Colombian restaurant that also operates as a bakery.

**YTS Corp. – 88-19 31<sup>st</sup> Ave, East Elmhurst, NY 11369 (New – Full Liq.)**

Edmund Rosenbaum, Business Economics Co-Chair, called upon the owner of YTS Corp.

The owner and representative were not present.

**El Manantial Enterprises Inc. – 104-21 Roosevelt Ave, Corona, NY 11368 (New – Wine/Beer)**

Edmund Rosenbaum, Business Economics Co-Chair, called upon the owner of El Manantial Enterprises Inc.

The representative stated that the wine will simply be used to compliment the food. There is no dancing floor or cabaret license. There will be no DJ or karaoke either.

Board Member Shanel Thomas inquired why their proposed occupancy was 71 persons but the Certificate of Occupancy stated 20.

Co-Chair Edmund Rosenbaum explained that they were in the process of acquiring a new Certificate of Occupancy.

**Namaste Chautari Inc. – 74-15 Roosevelt Ave, Jackson Heights, NY 11372 (New – Wine/Beer)**

Edmund Rosenbaum, Business Economics Co-Chair, called upon the owner of Namaste Chautari Inc.

The representative stated that they offer Thai, Nepali, and Middle Eastern cuisine. There will only be recorded music, and they have signed a no dancing stipulation. He added that there is a karaoke machine that is not considered live music.

**Executive Session**

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

**Motion #72 – Adoption of the December 17, 2015 Agenda**

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

**Motions by Committee**

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

**BSA – 558-51BZ - 68-22 Northern Blvd**

Hamlett Wallace, Chair, restated that 68-22 Northern Blvd. a “BP” automotive service station was seeking to extend their special permit that allows them to operate an automotive service station in the district for the next 10 years.

Chairman Wallace reported that the committee recommends that the application be approved.

**Motion #73 - BSA – 558-51BZ - 68-22 Northern Blvd**

Upon motion duly made by Hamlett Wallace, seconded by Ralph Moreno, to approve the application for the extension of the special permit was passed with a vote of 31 in favor, 0 opposed, and 0 abstentions.

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

**Mala Noche No. – 39-09 104<sup>th</sup> Street, Corona, NY 11368 (Renewal – Wine/Beer)**

Edmund Rosenbaum, Co-Chair, informed the Board that the committee recommends that the application be disapproved due to NYPD summons activity and operating outside of the method of operation registered with the State Liquor Authority.

**Motion #74 - Mala Noche No. – 39-09 104<sup>th</sup> Street, Corona, NY 11368 (Renewal – Wine/Beer)**

Upon motion duly made by Edmund Rosenbaum, seconded by Ann Brown, to disapprove the application for a new wine/beer license was passed with a vote of 30 in favor, 0 opposed and 1 abstention.

Board Member Arturo Sanchez abstained because he felt the information was not clear enough.

**La Rubia Rest. Lounge Corp. – 108-02B Northern Blvd., Jackson Heights, NY 11368 (New – Wine/Beer)**

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

**Motion #75 - La Rubia Rest. Lounge Corp. – 108-02B Northern Blvd., Jackson Heights, NY 11368 (New – Wine/Beer)**

Upon motion duly made by Edmund Rosenbaum, seconded by Ann Brown, to approve the application for a new wine/beer license was passed with a vote of 30 in favor, 1 opposed and 0 abstention.

**YTS Corp. – 88-19 31<sup>st</sup> Ave, East Elmhurst, NY 11369 (New – Full Liq.)**

Edmund Rosenbaum, Co-Chair, informed the Board that the committee recommends that the application be disapproved. The applicant has come before Community Board 3 several times and the Board had voted to disapprove. There had been no change to the previous application.

**Motion #76- YTS Corp. – 88-19 31<sup>st</sup> Ave, East Elmhurst, NY 11369 (New – Full Liq.)**

Upon motion duly made by Edmund Rosenbaum, seconded by Ann Brown, to disapprove the application for a new full liquor license was passed with a vote of 31 in favor, 0 opposed and 0 abstentions.

**El Manantial Enterprises Inc. – 104-21 Roosevelt Ave, Corona, NY 11368 (New – Wine/Beer)**

Edmund Rosenbaum, Co-Chair, informed the Board that the committee recommends that the application be approved in accordance with the stipulations that have been signed that states there will be no dancing and the basement will only be used for storage. In addition the occupancy will not exceed 20 until the new Certificate of Occupancy has been obtained allowing for 71 persons.

**Motion #77 - El Manantial Enterprises Inc. – 104-21 Roosevelt Ave, Corona, NY 11368 (New – Wine/Beer)**

Upon motion duly made by Edmund Rosenbaum, seconded by Ann Brown, to approve the application for a new wine/beer license was passed with a vote of 29 in favor, 1 opposed and 1 abstention.

**Namaste Chautari Inc. – 74-15 Roosevelt Ave, Jackson Heights, NY 11372 (New – Wine/Beer)**

Edmund Rosenbaum, Co-Chair, informed the Board that the committee recommends that the application be approved in accordance with the stipulations that have been signed that state there will be no dancing or live music.

**Motion #78 - Namaste Chautari Inc. – 74-15 Roosevelt Ave, Jackson Heights, NY 11372 (New – Wine/Beer)**

Upon motion duly made by Edmund Rosenbaum, seconded by Stephen Kulhanek, to approve the application for a new wine/beer license was passed with a vote of 31 in favor, 0 opposed and 0 abstentions.

**Treasurer – Ed Rosenbaum**

Ed Rosenbaum informed the Board that the sunshine fund was depleted and needed to be restored. He proceeded to hand out forms for donations towards the sunshine fund.

**Chairman's Report – Stephen Kulhanek**

Chairman Stephen Kulhanek said there is an important issue concerning Flushing Meadows Corona Park. He informed the board that various entities were interested in hosting large music festivals and events inside Flushing Meadows Corona Park. One of the events would close up to 200 acres of the park for several weeks. He emphasized that these were paid for-profit events. The organizers would have to pay a licensing fees but as of right now the public has no say in the approval of these events. Currently there is no public or community board review of these applications. The way the process currently exists the Parks Department

Commissioner can solely approve the event should he choose to do so. The Chairman proposed with the approval of the Board that he send a letter requesting that a process be put in place that allows for public review involving issues such as renting out public parks.

Board Member Arturo Sanchez was concerned as to whether the Board should act so quickly in sending the letter.

Chairman Stephen Kulhanek stated that if the Board wanted to have any input in the decision for the renting of the Parks, the letter would have to be sent as soon as possible.

Board Member Leoncio Romero asked if the Flushing Meadows Corona Park conservancy group had any influence on the decision.

Chairman Kulhanek stated that the decision is made solely by the Parks Commissioner.

Board Member David Rosero was concerned that the cultural events for various countries would be affected by creating extra steps in the review process.

Chairman Kulhanek stated that the main concern in the community should be with the park being used to host for profit events. The other concern is the park would be closed off, unlike the cultural events.

The Board came to an agreement to send a letter to the Mayor's office. Chairman Kulhanek wished everyone a Happy Holiday.

### **District Manager's Report**

District Manager Giovanna Reid first wished everyone a safe, healthy, and Happy Holiday. She then introduced the Community Board to Aaron Cabreja, community service aide, the newest addition to the staff.

### **Nominating Committee Report – Vivian Dock, Chair**

Vivian Dock stated that The Nominating Committee met Wednesday, Dec. 16 2015. She thanked and acknowledged members of the committee: Marta Lebreton, Phillip Papas, Fausto Rodriguez, David Rosero, and Renetta English.

The committee decided on the following slate of candidates for office, to be voted on by the Board at its monthly meeting January 21, 2016:

Chairperson – Stephen Kulhanek	Members at Large: Elba Buendia
First Vice Chair – Ann Brown	Margaret Dozier
Second Vice Chair – Hamlett Wallace	Bill Meehan
Secretary – Lisa Mesulam	Jairo Rodriguez
Treasurer – Edmund Rosenbaum	

All candidates were contacted by committee and have accepted their nomination for office.

Any Board Member who is not on the slate, can be nominated for any office from the floor by a board member and seconded by another board member at the January 21, 2016 Board Meeting. Candidate must accept the nomination.

Officers are elected for a (1) year term.

No officer elected may serve more than three consecutive terms in the same office and shall not be eligible for re-election to the same office for a period of two years.

Ms. Dock thanked Caridad Mak for serving three consecutive terms as Member – At- Large.

In the process of nominating the committee takes into consideration the member's attendance at Board and Committee meetings, representation from the entire district, diversity of the Board and terms served.

At the conclusion of the report, Ms. Dock wished everyone a Happy Holiday.

### **Legislators Report**

Cheyenne Aguayo from Councilmember Julissa Ferreras' office stated that the day before Council Member Ferreras and State Senator Jose Peralta did a walk through in the community with the Queens Borough Department of Transportation Commissioner. They started at the Northern Blvd. and Junction Blvd. intersection and worked their way through the surrounding communities in order to find answers on how to improve the manner in which traffic functions in those locations. The council also voted on new legislation that increased the penalty for drivers who leave the scene of a hit and run crime.

Lisa Atkins reminded the Board of their invitation to Borough President Melinda Katz State of the Borough Address, which will be on January 21<sup>st</sup> at Queens College at 10:00 am.

The representatives from Councilmember Ferreras Office, Borough President Katz's Office, Councilmen Joseph Crowley's Office, Assemblyman Aubry's Office, Assembly member Den Dekker's Office and Comptroller Scott Stringer's Office wished all of the Board a Happy Holiday in unison.

### **Motion #79 - Motion to Adjourn**

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

The meeting was closed at 9:30 PM.

Respectfully submitted by  
Aaron Cabreja

