



COMMUNITY BOARD No. 3, Q.
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Thursday, March 17, 2016

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

ATTENDANCE

Ann S. Brown
Elba Buendia
Sonya Davis Roberts
Vivian Dock
Margaret Dozier
Vasantraï Gandhi
Patricia Glunt
Larinda Hooks
Joyce Julian
Stephen Kulhanek
Marta Lebreton
Lynda McDougald
Martin Maier
Caridad Mak
Lisa Mesulam
Laverne Nimmons
Philip Papas
Ladislav Perez
Dorothy Phelan
Fausto Rodriguez
Leoncio Romero
Edmund Rosenbaum
David Rosero
Agha Muhammed Saleh
Arturo Ignacio Sanchez
Arthur Teiler
Shanel Thomas
Pat Thorpe
Hamlett Wallace
Edwin Westley
Camilo Zamora

ABSENT

Patrick Beckles
Shiv Dass
Renetta English
Grace Lawrence
Bill Meehan
Ralph Moreno
Jairo Rodriguez
Jose Rodriguez
Jimmy Smith

Guests

Cheyenne Aguayo, Rep., CM. Julissa Ferreras
Mayela Calderon, Big Brothers Big Sisters
Gary Gilbert, Office of Assemblyman Michael DenDekker
Jaime Zea, NY1 Noticias
Lilly Pioche, Assemblyman Jeffrion Aubry
Babara Jackson, Cong. Joseph Crowley
Jacqueline Cosme, Rep., CM. Daniel Dromm
Deborah Brandt Blanc
Aliya Latif, Comptroller Scott Stringer
Michael Nacmias, Representative

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

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

Public Participation

Queens Film Festival

Tom Lowenhaupt, a former member of the Board, stated that the Queens Film Festival is approaching and there will be screenings all week. Sunday will be family friendly night.

Mr. Lowenhaupt also mentioned that several years ago he submitted a proposal for NYC domain names. Several communities such as “JacksonHeights.nyc” and “Corona.nyc”, are successfully operating. Mr. Lowenhaupt emphasized that these domain names could be the central meeting point for the community. Several things could be discussed in the forum including construction in the neighborhood, events occurring, and who is running for office. The city is currently issuing licenses for the domain names to community groups.

Public Information

Mayela Calderon, the community outreach coordinator for Big Brothers Big Sisters of NYC, stated that the organization had just opened their new satellite office at 82nd Street and 37th Avenue. They are hosting a meet and greet on March 30th at 6:30 pm at La Pequena Colombia. People who would like more information on Big Brothers Big Sisters should attend. Ms. Calderon stated that the organization’s mission is to have adults and teens paired together for one year. The teens will receive all the assistance that they need to become successful.

Public Hearings

Traffic and Transportation – *Stephen Kulhanek, Chair*

Additional Signage Request – “Emma Brandt Way”

A proposal has been made for additional signage to be installed at 74th Street between 30th and 31st Avenues. The street would be co-named “Emma Brandt Way” to honor our former board member. Mr. Kulhanek read a letter submitted by Council Member Costa Constantinides:

Dear Chairman Kulhanek:

I write to ask for Community Board 3 to join me in supporting legislation that would co-name 74th Street between 30th Avenue and 31st Avenue for the late Emma Brandt.

For over half a century, Ms. Brandt was a tireless advocate for her community. She was a longtime member of the North Queens Homeowners Civic Association and served as its president from 1987 to 1989. She was a member of the Jackson Heights Volunteer Ambulance Corps, the Elmhurst Hospital Advisory

Board, the Jackson Heights Beautification Group, and the Queens American Legion Ladies Auxiliary, where she served as a chaplain. She was also named Woman of the Year by former Queens Borough President Helen Marshall.

Devoted service to one's community deserves to be lauded and recognized, and I can think of no better tribute to such an accomplished woman than by having the street she called home forever bear her name. In memory of her service to the Jackson Heights community, I ask that you join me in calling for the City of New York to officially co-name 74th Street Emma Brandt Way. Thank You.

Sincerely,
Council Member Costa Constantinides

The North Queens Homeowners Civic Association also submitted a letter regarding the street signage request:

Dear Members of Community Board 3:

It is an honor for the North Queens Homeowners Civic Association of Jackson Heights Inc. to have a Board vote in favor of having additional signage on 74th Street and 30th Avenue in honor of Emma Brandt. Emma was a true crusader for Jackson Heights. As a member of this organization since 1961 she also was a past president. Emma was instrumental in starting the Jackson Heights Volunteering Ambulance Core. She taught CPR, EMT and First Aid. She was on the Board of Elmhurst Hospital and worked with the veterans at St. Albans Hospital to name a few. Emma was always here in a time of need. You could count on her and that is why our organization stands behind this honor one hundred percent.

Sincerely,
Donna Raymond
President of the North Queens Homeowners Civic Association

Chairman Stephen Kulhanek invited Emma Brandt's daughters to say a few words.

Deborah Brandt Blanc said she was grateful that her mother was so involved in her community and that she had so many people that cared for her. She is proud to be her daughter and to have a mother so important that she will forever have the road she lived on named after her.

Board Member David Rosero stated he felt Emma Brandt was more than deserving of the honor.

NYC DOT Speed Hump Requests

Stephen Kulhanek, Chairman, reported that the Traffic and Transportation Committee reviewed NY DOT's proposal to install speed bumps at the following locations.

- 88th Street between 35th Avenue and 37th Avenue
- 98th Street between 31st and 32nd Avenue

Speed Bump – 88th Street between 35th Avenue and 37th Avenue

Board member Arthur Teiler stated that he felt there were too many speed humps and there should be fewer.

Board member Pat Glunt wanted to know if there was definitive data that showed the speed bumps improved the traffic in the areas where they were installed.

Mr. Kulhanek stated that the data does show improved traffic which is why the DOT relies heavily on the speed bumps to assist.

Speed Hump – 98th Street between 31st and 32nd Avenue

Board member Ladisla Perez who lives on 99th Street for 16 years stated that the construction of the speed bumps has made a huge difference in reducing the amount of reckless driving incidents.

Land Use – Hamlett Wallace, Chair

BSA – Cal. No. 548-69BZ – 107-10 Astoria Boulevard

The owner of the BP automotive station located at 108th street and Astoria Blvd. submitted an application to expand the existing convenience store, install a new 8x8 dumpster enclosure and new 4 wide stair with a railing up to the existing shed. Hamlett Wallace called upon the representative to address the board.

Representative Michael Nacmias stated his client proposes to amend a previously approved variance for the BP Automotive Station located at 107-10 Astoria Blvd. The improvements to the site include expanding the convenience store by 186 square feet, remodeling the interior, demolishing the kiosk that is outside and replacing it with 2 more pump islands. Mr. Nacmias stated there would also be a new dumpster and a new enclosure made out of concrete that will surround the dumpster on 3 sides. The fourth side will include a fence that allows access to the dumpster. There will be striping painted to indicate where cars can park, which will include a total of 5 parking spaces. Mr. Nacmias said the applicant addressed several concerns submitted by the Land Use Committee. He said the BP station attendants will provide help for those who need assistance at the pump. The construction will take approximately 2 ½ months during which time the station will be closed. The storage shed contains nothing flammable or dangerous inside of it.

Hamlett Wallace stated that one issue which had not been addressed was the legalization of the curb cuts. In the drawings there are four curb cuts and each are 30 feet as opposed to the actual station which has three curb cuts that are about 28 feet.

Michael Nacmias stated that currently there are two 28 curb cuts on the Astoria Blvd. side and one 25 foot curb cut on 108th street. He stated that over time the applicant will extend the curb cuts to 30 feet on Astoria Blvd., however the 108th street curb cut will remain the same.

Board Member Joyce Julian stated that the service station always has lines of cars waiting to use the pumps. She would like to know why the station is planning to expand the convenience store when there are already several congestion issues.

Mr. Nacmias stated that with the removal of the kiosk, two more pump islands will be installed, which should alleviate congestion. Due to the fact that the kiosk will be removed, the convenience store will expand away from the cars so as to not impede traffic.

District Manager Giovanna Reid stated that the location has a lot of graffiti and the owner of the station should address it.

Board Member Ann Brown asked in what manner the elderly and disabled will receive assistance at the pump.

Mr. Nacmias stated there will not be a dedicated attendant. Anyone, however needing assistance will push a button for an attendant. The employee inside the convenience store will come out to assist.

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

Fonda New York Inc. – 86-02 37th Avenue, Jackson Heights, NY 11372 (New – Full Liquor)

Edmund Rosenbaum, Business Economics Co-Chair, called upon the owner of Fonda New York Inc. The owner stated they plan to buy the existing restaurant in a family related transaction. The owner said it will remain exactly the same. The restaurant has an occupancy of 122 persons, with a letter grade of A from the Health Department, and will serve Colombian and international dishes.

El Marquez Inc. – 88-11 Roosevelt Avenue, Jackson Heights, NY 11372 (New – Wine/Beer)

Edmund Rosenbaum, Business Economics Co-Chair, called upon the owner of El Marquez Inc. The representative Joseph Aguayo was present at the meeting. He stated that it is a Mexican style restaurant. There is seating for 50 guests and the restaurant will operate everyday from 10:00am to 3:00am.

Board Member Edwin Westley asked why the restaurant needs to stay open until 3:00am.

The representative said that the operator wants to continue serving alcohol and food until 1:00am then use the remaining hours to clean.

Co-Chair Edmund Rosenbaum stated that a stipulation is needed that will state that the restaurant will stop serving at 1:00am and use the remainder of the time for cleaning.

Board Member Arturo Sanchez pointed out that closing time was different than what the representative stated. Was there an error or miscommunication?

Co-Chair Edmund Rosenbaum replied that there was no miscommunication but rather the Business Economic Report reflects what transpired during the committee meeting. The representative, however, is providing additional information at this meeting.

Board Member David Rosero stated that the committee was able to derive exactly what the Board needed from the committee meeting and did not need to speculate on the accuracy of the information the representative was providing.

Don Francisco Jr. Corp. – 95-08 35th Ave., Jackson Heights, NY 11372 (New – Full Liquor)

Edmund Rosenbaum, Business Economics Co-Chair, called upon the owner of Don Francisco Jr. Corp. The representative stated that the operating hours of the restaurant will be 11:00am to 11:00pm (Sunday – Friday) and Saturday will close at 1:00am.

Pio Pio Restaurant Inc. – 84-02 Northern Blvd., Jackson Heights, NY 11372 (Alt. – Full Liquor)

Edmund Rosenbaum, Business Economics Co-Chair, called upon the owner of Pio Pio Restaurant Inc. The representative reported that the restaurant was well known in the community. The restaurant is expanding with additional seating capacity of 100 people. He said that the restaurant has had a liquor license for 10 years with an excellent record.

Board Member Edwin Westley asked if the expansion was already completed and how they would fit 100 people in the expanded area.

The representative stated that the construction is already complete and has been approved by the Department of Buildings. He said that the space which is 2500 square feet will be large enough to host 100 people.

Lynda McDougald asked if the expanded seating would be in the basement.

The representative replied that the expanded area would all be on the first floor.

Dalton's Bar and Grill LLC. (Steven Danza) – 84-10/14 Astoria Blvd., East Elmhurst, NY 11369 (New – Full Liquor)

Edmund Rosenbaum, Business Economics Co-Chair, called upon the owner of Dalton's Bar and Grill LLC. The applicant was not present.

Executive Session

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

Motion #20 – Adoption of the March 17, 2016 Agenda

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

Motions by Committee

Traffic and Transportation – *Stephen Kulhanek, Chair*

Emma Brandt Way

Stephen Kulhanek, Chairman, informed the Board that the committee recommends that the proposal for Emma Brandt Way be approved.

Motion #21 – Emma Brandt Way

Upon motion duly made by Stephen Kulhanek, seconded by David Rosero to approve the co-naming of Emma Brandt Way, was passed unanimously with a vote of 31 in Favor, 0 Opposed, and 0 Abstentions.

Speed Bump Request at 88th Street between 35th and 37th Avenue

Board Member Phillip Papas stated that these speed bumps are not arbitrarily constructed. He said that the DOT brings crash statistics to the committee meetings and analyze which locations have a high risk factor. He emphasized that while they may slow down traffic flow, they help prevent accidents.

Stephen Kulhanek, Chairman, reported that the committee recommends that the speed bump request at 88th Street between 35th and 37th Avenue be approved.

Motion #22 – Speed Bump Request at 88th Street between 35th and 37th Avenue

Upon motion duly made by Stephen Kulhanek, seconded by Caridad Mak to approve the speed hump for 88th Street between 35th and 37th Avenue, was passed with a vote of 30 in Favor, 1 Opposed, and 0 Abstentions.

Speed Bump Request at 98th Street between 31st and 32nd Avenue

Stephen Kulhanek, Chairman, reported that the committee recommends that the speed bump request at 98th Street between 31st and 32nd Avenue be approved.

Motion #23 – Speed Bump Request at 98th Street between 31st and 32nd Avenue

Upon motion duly made by Stephen Kulhanek, seconded by Pat Thorpe, to approve the speed bump request was passed with a vote of 30 In Favor, 1 Opposed, and 0 Abstentions.

Land Use – *Hamlett Wallace, Chair*

BSA Cal. No. 548-69BZ – 107-10 Astoria Boulevard

Hamlett Wallace stated that all the conditions for the amendment of the resolution were met by the BP station applied. All the planning was in accordance

with the existing laws. The committee recommended approval for all additions and expansions.

Motion #24 – BSA Cal. No. 548-69BZ – 107-10 Astoria Boulevard

Upon motion duly made by Hamlett Wallace, seconded by Vasantrai Gandhi, to approve the application for BSA Cal. No. 548-69BZ – 107-10 Astoria Boulevard Automotive Service station, was passed unanimously with a vote of 30 In Favor, 0 Opposed, and 0 Abstentions.

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

Fonda New York Inc. – 86-02 37th Avenue, Jackson Heights, NY 11372 (New – Full Liquor)

Edmund Rosenbaum, Co-Chair, informed the Board that the committee recommends that the application be approved on the condition that the stipulations of no dancing and that the basement be used only for storage and food prep. He stated that the committee had not received the stipulations yet, but that they would be expecting them shortly. He then opened the floor to discussion.

Board Member Edwin Westley suggested that the motion for approval be tabled until next month's meeting, due to the fact that the applicant had not provided the proper stipulations. The rest of the Board agreed to table the discussion.

El Marquez Inc. – 88-11 Roosevelt Avenue, Jackson Heights, NY 11372 (New – Wine/Beer)

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

Arthur Teiler suggested that there be a stipulation that the restaurant not serve food or alcohol past 1:00am. Additionally he requested a stipulation that the doors remain closed after 1:00am.

Edmund Rosenbaum stated that unfortunately the applicant is not present, the information the representative provided was only speculative due to the fact that the applicant provided different information at the meeting.

Board Member Dr. Arturo Sanchez asked how the stipulations were monitored and how they were enforced.

Edmund Rosenbaum stated that NYPD, along with the State Liquor Authority and the Department of Buildings, monitor the provisions of the stipulations. They do this by submitting violations and penalties to the liquor license owner.

Motion #25 - El Marquez Inc. – 88-11 Roosevelt Avenue, Jackson Heights, NY 11372 (New – Wine/Beer)

Upon motion duly made by Edmund Rosenbaum, seconded by Ann Brown to approve the application for a new wine/beer license, with a vote of 17 in Favor, 11 Opposed and 3 Abstentions, was passed.

Don Francisco Jr. Corp. – 95-08 35th Ave., Jackson Heights, NY 11372 (New – Full Liquor)

Edmund Rosenbaum, Co-Chair, informed the Board that the committee recommended approval of the application for a new full liquor license.

Motion #26 - Don Francisco Jr. Corp. – 95-08 35th Ave., Jackson Heights, NY 11372 (New – Full Liquor)

Upon motion duly made by Edmund Rosenbaum, seconded by Sonya Davis Roberts to approve the application for a new full liquor license, with a vote of 29 in Favor, 2 Opposed and 0 Abstentions, was passed.

Pio Pio Restaurant Inc. – 84-02 Northern Blvd., Jackson Heights, NY 11372 (Alt. – Full Liquor)

Edmund Rosenbaum recommended that the vote on the application be tabled until the operator signs off on the stipulations.

Dalton's Bar and Grill LLC. (Steven Danza) – 84-10/14 Astoria Blvd., East Elmhurst, NY 11369 (New – Full Liquor)

Edmund Rosenbaum recommended that the vote on the application be tabled. The applicant is not present and could not answer questions from the board regarding the establishment.

Chairman's Report - Stephen Kulhanek

Chairman Kulhanek informed all in attendance that the health and social services committee had begun working on the Leon Von Holden Memorial Health Care Expo for 2016. Mr. Kulhanek emphasized that it is the Community Board's signature event and brings the community together. He thanked the committee members who contribute their time in organizing the health fair.

District Manager's Report – Giovanna Reid

District Manager Reid wished everyone a Happy St. Patrick's Day. She also wished Vivian Dock a happy birthday in advance.

Motion #27 – Adoption of the February, 2016 Monthly Minutes

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

Borough Presidents Report

Lisa Atkins, the representative for Borough President Melinda Katz greeted all in attendance. She informed the Board that the Borough Presidents Winter/Spring newsletter was in circulation. Ms. Atkins also stated that March 24th the Borough Presidents satellite office will be opening.

Legislators Report

Nick Gulotta from the Mayor's Office said that for the first time Mayor Bill de Blasio marched in the St. Patrick's Day Parade. Previously the Mayor boycotted the parade because openly LGBT individual could not participate in the event. After years of hosting a separate parade in Woodside, LGBT individual will finally be participating in the parade.

Mr. Gulotta stated that the deadline for Pre-K registration had passed, and 68,000 families are enrolled in free universal Pre-K. Mr. Gulotta said that evictions are down 18 percent in New York City. The Mayor will be working with the Attorney General Eric Schneider to finance the first 600 affordable housing units.

On March 7th the 1,000,000th pot hole as filled.

Mr. Gulotta thanked Board Members for their tireless hours of work on Vision Zero. The Board's efforts have contributed to lessening vehicular death rates.

Aliya Latif, from Comptroller Scott Stringer's office, handed out her agency's newsletter. She informed the Board about several events that the Comptroller will be hosting, including the Greek Community and Irish Community Breakfasts.

Board Member Agha Muhammed Saleh stated that at the Hosti Club they will hosting the fourth Easter Rising celebration on March 27th. It will begin at sunrise and continue until evening. Many churches will be participating in the event. Mr. Saleh said the Muslim community will host the Sukhi festival scheduled for the 9th, 10th and 11th of April at Diversity Plaza. The main focus of the festival is to raise awareness on how terrorism and extremism can be removed from the community.

Motion # 28 – Motion to Adjourn

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

The meeting was closed at 9:30pm.

Respectfully Submitted by
Aaron Cabreja

