



The City of New York  
Community Board 3, Queens  
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Vasantrai Gandhi, Chairman

Giovanna Reid, DM

## **BOARD MEETING**

**Thursday, May 17, 2007  
School**

**at: I.S. 227, The Louis Armstrong  
32-02 Junction Boulevard  
East Elmhurst, N.Y.**

### **PRESENT**

Patrick Beckles  
Earline Berry  
Mizanoor Biswas  
Cristina Borrero  
Emma Brandt  
Ann S. Brown  
Shiv Dass  
Howard Dent  
Margaret Dozier  
Vasantrai Gandhi  
Judy Grubin  
Darryl Hoss  
Norma Jimenez  
Lorraine Kresse  
Stephen Kulhanek  
Grace Lawrence  
Marta Lebreton  
Martin Maier  
1199  
Lisa Mesulam  
Action  
Ralph Moreno  
Alliance  
Ortner Vernon Murray  
General  
Michael Anthony Nardiello, III

### **ABSENT**

Khaleeq U. Arshed, M.D.  
Charles Castro  
Richard Cecere  
Vivian Dock  
Joyce Hucless-Julian  
Stanley Kalathara  
Andrew S. Kim  
Ana Lopez  
Alfonso Quiroz  
Leoncio Romero  
Patricia Thomas  
Orlando Tobon

### **GUESTS**

Hon. Richard A. Brown, Queens D.A.  
Donna Raymond, N.Q.H.C.A., Inc.  
Jose Candelario, Healthcare Ed. Project  
Haydee Zambrana, Latin Women in  
Monica Ivulich, Latin Am. Immigrant  
Bradford Sussman, N.Y. State Attorney  
Juan Osorio, Municipal Art Society

Joseph Ricevuto  
Edmund Rosenbaum  
David Rosero  
Dr. Arturo-Ignacio Sanchez  
Mary Sarro  
Ackerman  
Jimmy Smith  
Ivan Lafayette  
Arthur Teiler  
Hamlett Wallace  
Edwin Westley  
William Young  
Jorge Zamora

Giovanna Reid, District Manager  
Irene Voss, Recorder

Gerald Caliendo, Architect  
Alfonso Duarte, Esq.

Ivonne Garcia, Q.B.P.O  
Fior Rodriguez, Rep., Congr. Gary

Steven Moyano, Rep., Assemblyman

**PLEASE NOTE: THE NEXT MEETING WILL BE HELD ON  
THURSDAY, JUNE 21, 2007 – 7:30 P.M.  
I.S. 227, The Louis Armstrong School  
32-02 Junction Boulevard, East Elmhurst, N.Y.**

The Chairman, Vasantrai Gandhi, opened the meeting at 7:45 p.m.

**PUBLIC PARTICIPATION SESSION**

Donna Raymond, President of the North Queens Homeowners Civic Association, Inc. submitted several letters from homeowners opposing the placement of a child day care center located at 30-21 78<sup>th</sup> Street. The homeowners are opposing the day care center's request for emergency "right-of-way" access through their backyards. Ms. Raymond stated that the center should relocate to a place that provides a measure of safe exit without trespassing on private property.

Jose Candelario, Area Coordinator for Healthcare Education Project 1199, stated that today one in seven New Yorkers—2.6 million men, women and children--do not have health insurance. 25% of the uninsured are children. Millions more are at risk of losing their coverage. Project 1199 wants to make sure that all New Yorkers have access to affordable health care coverage. In an effort to help join this fight, Mr. Candelario distributed enrollment cards to be filled out that were later collected.

Haydee Zambrana, the founder of Latin Women In Action, Inc. (LWA), stated that LWA is a community-based social services agency founded by Latina Women. The agency has assisted women and families with needs. Some of the free services the agency provides are -- domestic violence prevention, counseling, resources for children and families, education and much more. Helene Velazquez, LWA Event Coordinator, advised that LWA has launched a campaign to proclaim the 3<sup>rd</sup> week in August as *National Back to School Week*. On August 19<sup>th</sup> they will hold their annual Back-to-School Fair in Corona. With corporate sponsorship, LWA will distribute free school supplies to underprivileged students.

Monica Ivulich of Latin American Immigrant Alliance (LAIA) stated that the non-profit organization integrates the community of Queens through its culture. It serves as a bridge that unites different groups of immigrants and native New Yorkers without the limitation of language, color or religion. It provides classes in English and Spanish and offers various communication workshops such as dance.

At last month's meeting, former Board Member Thomas Lowenhaupt stated that he inadvertently failed to thank Board Member Jimmy Smith. He therefore extended special gratitude to former C.B. #3 Chair, Jimmy Smith for his help over the years and for chairing the Website Committee.

Mr. Bradford Sussman from the State of New York, Attorney General's Office, Andrew Cuomo, advised that the A.G.'s office is reaching out to Community Boards, block associations, civic associations and other community based groups in all of the five boroughs. The Attorney General is working towards developing better public awareness regarding services that their office provides. Legal services that the A.G.'s office undertakes are: consumer protection, housing, labor/employment rights, internet concerns, civil rights, deceptive business practices/false advertising and other matters.

Juan Osorio from the Municipal Art Society's CITI Youth Program, informed the Board that on Saturday, May 19<sup>th</sup>, the "Livable Neighborhoods Program" offers a free training workshop in land use / city planning matters at Hunter College. All interested can attend the workshop.

## **PUBLIC INFORMATION**

### **Hon. Richard A. Brown, Queens District Attorney**

District Attorney Brown reported that for the fourth year in a row Queens leads the City in crime reduction. An active Prosecuting office, comprised of 300 attorneys, continues to play an important role in crime reduction. Homicide is down by 17% from last year; violent crime is down 85% over the course of last year. The D.A.'s office has made substantial progress in addressing narcotics and money laundering, more particularly, in Jackson Heights -- "say no to drugs and violence" classes are brought to the courthouse regularly. New York takes the lead in wire tapping investigations. D.A. Brown further reported that a new emerging crime is on the rise, namely, identity / computer theft fraud. A significant number of kids under the age of sixteen are involved in these types of internet crimes. A rising number of gangs within the schools are also a major concern -- with the assistance of the N.Y.P.D, and the D.A.'s office a "gang bureau" was organized to deal with gang-related cases. Conferences on gang violence are held twice a year at which time the community, school safety specialists, ex-gang members and the Department of Corrections are invited to discuss the problems. The D.A.'s office also has a district wide special bureau dealing with graffiti writers. D.A. Brown stated that repeat offenders will do jail time. He further advised that his office takes complaints 24 hours a day; press releases on cases of interest are released daily on the D.A.'s website.

**PUBLIC HEARINGS**

**BSA Cal. No. 50-07A – 100-21 39<sup>th</sup> Avenue**

*(Land Use – Hamlett Wallace, Chair)*

An application to permit the construction of a five (5) story, 3-family dwelling with community facility medical office in the bed of a mapped street. (Gerald Caliendo, Architect and Sandy Anagnostou, Associate, represented the applicant)

Ms. Anagnostou advised that the building, as it presently stands, is 2 ½ stories that will be demolished and converted to a (5)-story, 3-family dwelling with a medical facility.

Mary Sarro inquired if the community was advised of this?

A – Yes, public hearing notices were sent out to the community. A BSA hearing has not yet been scheduled.

Martin Maier inquired if parking is included in the building plan?

A – No, there is no parking facility; however, Mr. Caliendo pointed out that the applicant can build as of right.

Judy Grubin inquired on the floor levels the family units will be located?

A – The family units will be located from the second floor to the fifth floor duplex.

Michael Nardiello wanted to know how many people the community facility will serve?

Judy Grubin stated that the public wants a facility that is community friendly – we, therefore, should know the type of medical practice that will be set up in the neighborhood.

A – It has not yet been determined what type of medical practice will be set up – Mr. Caliendo stated that as of right it could also be occupied as a day care center.

Stephen Kulhanek inquired about the legality of building a 5-story building on a mapped street?

David Rosero stated that this building already exists on a mapped street.

**BSA Cal. No. 61-07A – 102-07 Roosevelt Avenue**

An application to obtain approval of an existing building in the bed of a mapped street to obtain a permit from Department of Buildings. (Alfonso Duarte, Attorney for the applicant)

The previous owner obtained a permit to convert the first floor of the premises into stores. The present owner was not able to obtain a permit from the Department of Buildings to upgrade because the premises is located in the bed of a mapped street.

Darryl Hoss inquired if the building will in any way increase in size?

A. -- No, there will be extensions; it will remain the same size. It will be upgraded to improve the façade and the general exterior appearance of the premises. The interior of the premises will be renovated as well.

David Rosero stated that he knows the building well -- appearance-wise, it has remained the same over the years. A family occupies the second floor of the premises. It would be in the community's best interest to approve the application for a permit to upgrade.

**S.L.A. Liquor License Applications**

**(Business Economic Development – Shiv Dass and Arthur Teiler, Co-Chairs)**

An On-Premise Liquor License Application was filed with the S.L.A. for the following establishments:

- Rumbo Latino Bar & Restaurant – 80-08 Northern Boulevard
- Blue Lounge – 83-17 Roosevelt Avenue
- Don Juan 99c Plus Corp., d/b/a 99c Plus #4, 95-01 Roosevelt Avenue

Arthur Teiler advised that two of the above three applicants did not have the necessary supporting documentation. The third applicant (Don Juan 99c Plus Corp.) did not show up at the scheduled Committee meeting. He further noted that a site visit was made at that location and it was discovered that the business was closed.

**Perrilladas La Carreta Peruana Inc. -- 94-13 37<sup>th</sup> Avenue (wine/beer license)**

Shiv Dass advised that there are no outstanding violations against the premises. The applicant presented the C. of O. and other necessary documentation.

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In reply to a question about the type of food served in the restaurant?

A. -- The owner stated that grilling is the most common form of cooking used in the restaurant.

Judy Grubin inquired how long the establishment has been in business?

A – It has been in operation for one year.

Jimmy Smith – What are the hours of operation? How many patrons can the premises legally hold?

A – 11:00 a.m. to 11:00 p.m. The premises can hold approximately 45 patrons.

Mary Sarro – How far between is there another restaurant in the area?

A – There is another restaurant in the next block.

Grace Lawrence noted that the restaurant is clean and well maintained.

David Rosero stated that he supports and welcomes this restaurant into the community.

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Sunshine Fund

Arthur Teiler, Treasurer, reminded Board members that a collection will be made this evening to replenish the Sunshine Fund.

### **EXECUTIVE SESSION**

#### **Motion #19 – Adoption of the May 17, 2007 Agenda**

Upon motion duly made by Vasantrai Gandhi, seconded by Grace Lawrence and unanimously carried, the Agenda was adopted.

#### **Motions by Committee**

##### **Land Use**

#### **BSA Cal. No. 61-07A – 102-07 Roosevelt Avenue**

Hamlett Wallace, Committee Chair, advised that Committee recommended that the application be approved.

#### **Motion #20 – 2007**

Upon motion duly made by Hamlett Wallace, seconded by Jimmy Smith, to approve the application and was unanimously carried.

#### **BSA Cal. No. 50-07A – 100-21 39<sup>th</sup> Avenue**

Hamlett Wallace, Committee Chair, advised that Committee recommended that the application be approved. He advised however, that the Committee was undecided as to whether parking be stipulated. He noted that the issue is the mapped street.

A question was proposed regarding building violations.

Hamlett Wallace noted that the Board should not focus on violations, but on the fact that that they are allowed to build on a mapped street.

#### **Discussion ensued:**

David Rosero – There is not enough space for parking.

Emma Brandt – In all likelihood a medical office will occupy the first floor, therefore, some parking space should be available.

Edwin Westley – We cannot do anything about this application because they can build as of right.

Strike that condition and address conditions as they are now.

Grace Lawrence – Parking is always an issue in this community – parking should be stipulated.

*A majority hand count was taken to eliminate parking in the Board's recommendation.*

Hamlett Wallace advised that the Committee's recommendation is to approve with the stipulation that D.O.T., D.E.P. and the Fire Department have no objection.

#### **Motion #21 – 2007**

Upon motion duly made by Hamlett Wallace, seconded by Edwin Westley, to approve the application, with a vote of 19 in favor, 12 opposed and 1 abstention the motion was passed.

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Martin Maier based his abstention on traffic conditions being intensified. A commercial /medical facility without parking will only worsen traffic conditions. D.O.T. needs to do a study and the issue of zoning also needs to be looked at.

### **S.L.A. Liquor License Applications**

**(Business Economic Development – Shiv Dass and Arthur Teiler, Co-Chairs)**

An On-Premise Liquor License Application was filed with the S.L.A. for the following establishment:

#### **Perrilladas La Carreta Peruana Inc. -- 94-13 37<sup>th</sup> Avenue (wine/beer license)**

Arthur Teiler advised that the Committee recommended approval.

### **Motion #22 -- 2007**

Upon motion duly made by Arthur Teiler, seconded by Darryl Hoss and unanimously carried to approve the application for a wine/beer license.

### **Chairman's Report**

Vasantraï Gandhi advised Board Members that there is a Members-At-Large vacancy to be filled. He invited members to take nominations from the floor this evening. Mizannor Biswas nominated Jimmy Smith, seconded by Stephen Kulhanek. Darryl Hoss advised that the elections for this post will be held at the September meeting.

Mr. Gandhi welcomed and introduced Mr. Ortner V. Murray and Mr. Andrew Kim, newly appointed Board Members.

Lastly, Mr. Gandhi advised that Community Board 3's Town Hall Meeting will be held on May 23<sup>rd</sup> at which time the community will have the opportunity to voice their concerns to City Agency representatives.

### **Adoption of the April 19, 2007 Minutes**

Upon motion duly made by Darryl Hoss, seconded by Mizanoor Biswas and unanimously carried, the April Minutes were adopted.

### **Committee Reports**

#### **Parks**

A Committee meeting was held on May 5<sup>th</sup>. and Grace Lawrence, Chair provided a brief outline on the issues discussed:

- Dog-run site located at 69<sup>th</sup> Street and 35<sup>th</sup> Avenue -- *Residents who want the dog run attended the meeting.* They discussed the need to identify groups that are willing to undertake the responsibility of maintaining the site.
- Renee Herrera advised that a dedication ceremony in memory of Phil Saccone is being planned. The ceremony will be held in "One Room School House" Park. When a date is set the community will be notified.

- Expansion of the Travers Park site -- *"Friends of Travers Park"* attended the meeting. Residents advised that rumors are circulating that the Toyota property is up for sale. Letters have been sent to the owners requesting confirmation on the availability of the property for the expansion of Travers Park. So far, there has been no response. The Committee will keep the Board and community apprised of any new developments. .

### **Traffic/Transportation**

Stephen Kulhanek, Chair, reported that the Committee met on May 1<sup>st</sup>. Commissioner McCarthy attended this meeting to address concerns of local residents about traffic congestion in the 73<sup>rd</sup> Street and 37<sup>th</sup> Avenue vicinity. The Commissioner advised that D.O.T.'s study of the area determined that it would be best addressed by making 37<sup>th</sup> and 35<sup>th</sup> Avenues one-way. Local residents and reps from the Western Jackson Heights Alliance presented their alternatives for relieving traffic congestion in the area. The Commissioner agreed to evaluate these proposals and work with the community to come up with an agreeable solution to the problem.

### **Website Administration**

Jimmy Smith, Chair, advised that a meeting was held on May 3<sup>rd</sup> to discuss where the website stands. He advised that Stephen Kulhanek is C.B. 3's website manager.

There being no further business, Vasantrai Gandhi, Chair, closed the meeting at 9:50 p.m.

submitted,

Respectfully

Irene Voss