

The City of New York  
**Queens Community Board 3**  
82-11 37<sup>th</sup> Avenue, Suite 606, Jackson Hts, New York 11372  
**BOARD MEETING**

**Thursday, December 15, 2005  
School**

**at: I.S. 227, The Louis Armstrong**

**32-02 Junction Boulevard  
East Elmhurst, NY**

**PRESENT**

Khaleeq U. Arshed, M.D.  
Patrick Beckles  
Earline Berry  
Mizanoor Biswas  
Emma Brandt  
Richard Cecere  
Shiv Dass  
Howard Dent  
Vivian Dock  
Margaret Dozier  
Vasantraï Gandhi  
Darryl Hoss  
Norma Jimenez  
Edward Kiernan  
Lorraine Kresse  
Stephen Kulhanek  
Grace Lawrence  
Marta Lebreton  
Thomas Lowenhaupt  
Martin Maier  
Lisa Mesulam  
Ralph Moreno  
Sears  
Thomas Raffaele, Esq.  
President's Office  
Joseph Ricevuto  
Leoncio Romero  
David Rosero  
Arturo-Ignacio Sanchez  
Jimmy Smith  
Arthur Teiler  
Augusto Tiongson  
Orlando Tobon  
Edwin Westley  
William Young  
Jorge Zamora  
Giovanna Reid, District Manager

**ABSENT**

Jose Bernal  
Cristina Borrero  
Blanca Fonseca  
Annette Hicks Gill, Esq.  
Luis A. Gomez  
Judy Grubin  
Joyce Hucless-Julian  
Capers Johnson  
Ana Lopez  
John Moran  
Mayo Peralta  
William H. Salgado, Esq.  
Felicita Santiago  
Patricia Thomas  
Hamlett Wallace  
Beninnida Yagual

**GUESTS**

Rocco D'Angelo, Rep. Hon. Helen

Yvonne Garcia, Borough

Ellen Raffaele

Mary Sarro, Community Resident

*Approximately 40 Residents*

Irene Voss

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Richard Cecere, Chairman, opened the meeting at 7:40 p.m. The Chairman requested that each Board Member contribute to the Sunshine Fund.

## **PUBLIC HEARINGS**

### **Land Use**

**BSA-83-00 BZ – 87-11 / 21 Northern Boulevard (Kentucky Fried Chicken)** -- An application for the extension of a special permit for an accessory drive-thru.

Augusto Tiongson, Land Use Committee Chair, introduced Eric Palatnik, attorney for the applicant.

Mr. Palatnik advised that in the year 2000 an application for a special permit to renew for an accessory drive-thru came before this Board. He stated that the regional manager of K.F.C. recently met with the Land Use Committee requesting permission to renew the permit. The applicant has agreed to the Committee's request to have street trees planted on the planting strip along 88<sup>th</sup> Street and that greenery be planted in front of the property on Northern Boulevard. In addition, a speed bump is to be put in on the 88<sup>th</sup> Street side for cars driving out from the parking lot onto Northern Boulevard.

Augusto Tiongson added that there have been no complaints over the years.

Emma Brandt stated that this property is big enough for a drive-through and it should not present a problem.

**TLC #B00625 – 94-12 Astoria Boulevard (Central Car Service)** – An application for the renewal of a base station license for Central Car Service, Inc.

Augusto Tiongson advised that the applicant/owner of Central Car Service was unable to attend this evening's meeting. Last year the Board approved their application to relocate the car service to 94-12 Astoria Boulevard, its present location. No complaints have been filed since that time. He added that he has, himself, used Central Car Service.

### **Traffic/Transportation**

**DCA / 1207022 / S/E/C 74<sup>th</sup> Street & 37<sup>th</sup> Road** – Application for a Newsstand.

Stephen Kulhanek, Traffic/Transportation Chair, invited the public to express their opinion on the application.

Jafor Mita, a resident, stated that there is already one newsstand at that location. There is a grocery store located on 74<sup>th</sup> Street and 37<sup>th</sup> Road that sell the same items as newsstands. These merchants pay high rents -- newsstands that are located in close proximity to grocery stores, take their business away .

**DCA / 1207022 / S/E/C 73<sup>rd</sup> Street & 37<sup>th</sup> Avenue** – Application for a Newsstand

Stephen Kulhanek welcomed the public to comment on the second newsstand application. Since no comments were forthcoming, Mr. Kulhanek advised that the matter will be taken up in Executive Session.

## **EXECUTIVE SESSION**

Richard Cecere, Chair opened Executive Session with the Pledge of Allegiance.

### **Adoption of the Agenda**

#### **Motion #35 -- 2005**

Upon motion duly made by Grace Lawrence, seconded by Emma Brandt and unanimously carried, the December 15, 2005 Agenda was adopted.

## **MOTIONS BY COMMITTEE**

### **Budget Personnel**

Leoncio Romero, Chairman, reported that the Committee reviewed the Mayor's Order for managerial 3.15% cost of living increase. Money has been allocated to cover the increase. The Committee recommends the increase be approved. A vote was taken by a show of hands and the proposal was unanimously passed.

### **Land Use**

**BSA-83-00 BZ – 87-11 / 21 Northern Boulevard (Kentucky Fried Chicken)** -- An application for the extension of a special permit for an accessory drive-thru.

Augusto Tiongson, Chair, reported that the Committee met and reviewed the application -- the establishment has no record of complaints or violations. It was proposed that hedges be provided in the front of the establishment and 3 sidewalk trees be planted along 88<sup>th</sup> Street. It is the Committee's recommendation to approve a special permit for the extension of an accessory car drive-thru for a 5-year renewal.

Queries and discussion ensued as follows:

- The establishment had a number of conditions in the past, i.e. flooding, kitchen grease trapping and traffic flow -- have the conditions been satisfied?  
*A.T. – Yes, the new owners have been in compliance and there are no existing violations or complaints. The traffic flow coming from the establishment proceeds onto Northern Boulevard instead of 88<sup>th</sup> Street, thereby making it safer for the community.*

#### **Motion #35 - 2005**

Upon motion duly made by Grace Lawrence, seconded by Emma Brandt, with a vote of 30 in favor and 1 abstention, the Board recommended approval for the renewal of a special permit for five (5) years.

**TLC #B00625 – 94-12 Astoria Boulevard (Central Car Service, Inc.)** – An application for the renewal of a base-station license for Central Car Services, Inc.

Augusto Tiongson reported that the Committee recommended approval of the application for a base station another (2) two years. He advised that the applicant was not able to appear this evening.

Queries and discussion ensued as follows –

- Solely out of respect to the Board, the applicant should have personally appeared this evening to present the matter. Based on that premise alone, a “no” vote will be given.
- Have any complaints or violations been lodged against the car service?  
*A.T. – No, none exist.*
- The owner of the establishment is a respected hard working individual and runs a reputable, reliable business. The car service has been used by many in the community.

### **Motion #36 – 2005**

Upon motion duly made by Augusto Tiongson, seconded by Lisa Mesulam, with a vote of 29 in favor and 2 opposed, the Board approved the application for a base station for another (2) years.

### **Traffic / Transportation**

#### **DCA / 1207022 / S/E/C 74<sup>th</sup> Street & 37<sup>th</sup> Road** – Application for a Newsstand

Steve Kulhanek, Chairman, reported that the Committee met twice and both meetings were very sparsely attended by Committee members. Based on that, he stated that the Committee would not make a recommendation. He requested that the Board at large impart their opinion on the application and make a motion. The following are comments and questions from the membership:

- We don't need newsstands to take up much needed sidewalk space in our community. The final recommendation should be “no forever” to all newsstand applications that come before this Board.
- Is it legal to blatantly say “no”?
- Every newsstand application needs to be reviewed.
- Newsstands are unsightly, create graffiti, dirt and more litter. The community does not like them. Say “no” to newsstands!
- We don't need more street furniture -- say “no, forever” to newsstands.
- Newsstands create more congestion by making it difficult for pedestrians to walk and they hurt the small businesses that sell the same items.
- Newsstands can be balanced out -- they should not be completely demonized. They are an important labor market for immigrants in New York City and are an entrée point for the middle class.

### **Motion #37 – 2005 – Application #DCA / 1207022**

Upon motion duly made by Emma Brandt, seconded by Shiv Dass, with a vote of 32 in favor and 1 opposed, the Board recommended that the newsstand application be denied.

#### **DCA / 1207033 S/E/C 73<sup>rd</sup> Street & 37<sup>th</sup> Avenue**

### **Motion #38 – 2005 – Application #DCA / 1207033**

Upon motion duly made by Mizanoor Biswas, seconded by Emma Brandt, with a vote 32 in favor and 1 opposed, the Board denied the application for a newsstand.

**C.B. #3 Street Closing Guidelines:** Steve Kulhanek, Traffic/Transportation Chair, reported that the Board back in the 1980's established a set of guidelines to be followed by all groups applying for sidewalk closings, street closings and clean-ups. A set of the guidelines were distributed and mailed to all Board Members. *Discussion ensued:*

Page 1 – Paragraph 6 (Single Block Street Closings) -- “First-time applicants/groups with unsatisfactory past activity require 90 days to process street closing applications.” Why are *these applicants given a second chance?*

The applicant still has the opportunity to appeal.

Page 2 – Paragraph 1 (*Under Mixed Commercial / Residential Blocks*) – “...or by written request of at least 75% of merchants located on the affected street” -- **add Civic Associations**

Page 2 – Paragraph 1 (Under Festivals and Multiple Street Closing Applications – “...to a recognized Block Association or Home-owners Group...” – **add and / or Civic Associations and delete the word recognized.**

In conclusion, the Board concurred that the language of the Guidelines be polished up to reflect the recommended changes and brought to the Board at January's meeting.

**C.B. #3 Street Closing Applications:** Steve Kulhanek advised that two of the applicants who have submitted multiple street closings for 2006 are present this evening. One applicant is from the Jackson Heights Bangladeshi Business Association. The applicant/organizer is requesting a multiple street closing on June 24, 2006 on Broadway, from 70<sup>th</sup> to 75<sup>th</sup> Streets. The other applicant/organizer is the South Asian American PAC Street. They are requesting a multiple street closing on June 11, 2006 in the same location. Both organizers have filled out the applications and have submitted a petition of signatures from the community supporting the event. The Committee considers three events in the same proximity and time-frame to be too taxing on the community.

Dr. Sanchez stated that It is important that we recognize a neighborhood by the progressive mass changes in public space. Is it on a first-come first-serve basis? The community cannot close the doors on newer groups that are now coming in. We, as a community, have a responsibility to open our doors.

Steve Kulhanek advised that applications for multiple street closings must be submitted and filed with the Mayor's Office by December 31, 2005.

### **Motion #39 – 2005**

Upon motion duly made by Jimmy Smith, seconded by Mizanoor Biswas and unanimously carried the motion to approve both street closing applications.

### **Nominating Committee**

Richard Cecere introduced Jimmy Smith, Chair of the Nominating Committee. Mr. Smith introduced the members of his Committee: Marta Lebreton; Vivian Dock; Lisa Mesulam and Orlando Tobon.

He reported that the Committee recommended the following members for office: Vasantrai Gandhi, Chair; Grace Lawrence, First Vice-Chair; Norma Jimenez, Second Vice-Chair; Darryl Hoss, Secretary; Arthur Teiler, Treasurer. **Members At Large:** David Rosero; Howard Dent; Luis Gomez and Stephen Kulhanek.

***The following Board Members were nominated from the floor:***

Norma Jimenez nominated Ralph Moreno for First Vice-Chair -- seconded by Joe Ricevuto; Augusto Tiongson nominated Ed Westley for Member-At-Large -- seconded by Tom Lowenhaupt; Pat Beckles nominated himself for Member-At-Large -- seconded by Arturo Sanche

Tom Lowenhaupt questioned whether nominations would be taken from the floor in January. It was suggested that the Chairman review the By-Laws prior to January's meeting. Ed Westley concurred that at that time, the Board can abide by whatever ruling is stated in the By-Laws.

Jimmy Smith advised that the Board will vote next month.

**Chairman's Report**

On behalf of the Board, Richard Cecere and Jimmy Smith thanked the Honorable Thomas Raffaele, who is now a judge, for his many years of superb, dedicated service. As a token of the Board's appreciation, the Chairman presented Hon. Raffaele with an engraved judge's gavel to launch his new career.

Honorable Raffaele stated that he was so filled with emotion that it was hard for him to speak. Twenty-one years has gone by and it has been a tremendous honor for him to serve on Community Board #3. He thanked the Board, and the friends that he made along the way, for the privilege.

**District Manager's Report**

Giovanna Reid wholeheartedly congratulated Judge Raffaele to his judgeship and for the privilege of knowing and working with him. She stated that when she first became District Manager, Judge Raffaele was C.B. #3's Chair. Giovanna Reid thanked him for his knowledge and all of his help at that time. She wished him the best of luck.

Giovanna Reid thanked the Board's support earlier this evening by approving the Mayor's Order to increase the salaries of District Managers. On behalf of herself, Sue, Irene and Jennifer, she wished all a wonderful Holiday Season.

**Adoption of the October and November, 2005 Minutes**

Augusto Tiongson requested that the October 20, 2005 be amended to read as follows:

- Page 4 – Motion #29 -- FY 2007 Capital Budget Priorities – Item 16 – Delete “Sound Proof” and substitute “Reduce Noise Level”
- Page 4 – Motion #29 – FY 2007 Capital Budget Priorities – Add Item 18 -- “Restore painting strips and expand bike lanes within C.B. #3 District and provide bike racks at public schools and public places.”

**Edwin Westley requested that his statement under the Public Hearing segment, Page 3, of the October 2005 Minutes, be revised to read:**

Affordable housing needs to be addressed by C.B. #3. The Rockaway's has a ten-year property tax abatement that gradually increases after ten years. One definition of affordable housing is 130-180% of the median price of homes in the area.

**Tom Lowenhaupt requested that the November 17, 2005 Minutes be revised to read as follows:**

Page 5 – (Last Paragraph under Term Limits) – Delete “**All**” concurred with a member's statement. . . . and substitute “**Most**”.

**Motion #40 – 2005**

Upon motion duly made by Grace Lawrence, seconded by Augusto Tiongson and unanimously carried, the amended October 20, 2005 and November 17, 2005 Minutes were adopted.

**Committee Reports**

David Rosero, Sanitation Chairman, reported that the Committee met -- the following ongoing problems were discussed:

- Locations that have recently experienced flooding and sewer back-ups. The addresses are provided in Committee Report, attached to the District Manager's Report;
- Areas that are in need of missing and overflowing litter baskets, mainly on 37<sup>th</sup> Avenue;
- Garbage Spillage – City codes mandate Sanitation workers to be equipped with brooms and shovels to clean up the spillage. Complainants who observe spillage should take down the license plate number and call it in to the District Office, 311 or Dept. of Sanitation. David Rosero stated that without the community's help and cooperation these conditions will continue to exist.

With all issues on the agenda addressed, Richard Cecere, Chair wished everyone “Season's Greetings”, welcomed all to join in on the Holiday refreshments and closed the meeting at 9:15 p.m.

Respectfully submitted,

Irene Voss