

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, September 15, 2005**  
**Armstrong School**

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

**32-02 Junction Boulevard**  
**East Elmhurst, NY 11369**

**PRESENT**

Patrick Beckles  
Earline Berry  
Mizanoor Biswas  
Cristina Borrero  
Emma Brandt  
Richard Cecere  
Howard Dent  
Vivian Dock  
Margaret Dozier  
Annette Hicks Gill, Esq.  
Darryl Hoss  
Joyce Hucless-Julian  
Capers Johnson  
Edward Kiernan  
Stephen Kulhanek  
Grace Lawrence  
Marta Lebreton  
Thomas Lowenhaupt  
Martin Maier  
N.Y.C.F.D.  
Lisa Mesulam  
John Moran, Esq.  
Castle  
Ralph Moreno  
Dir.of Constr., White Castle  
Mayo Peralta  
Assemblyman  
Thomas Raffaele, Esq.  
Lafayette  
Joseph Ricevuto  
Assemblyman  
David Rosero

**ABSENT**

Khaleeq U. Arshed, M.D.  
Jose Bernal  
Shiv Dass  
Blanca Fonseca  
Vasantraï Gandhi  
Luis Gomez  
Judy Grubin  
Norma Jimenez  
Lorraine Kresse  
Ana Lopez  
Leoncio Romero  
William Salgado, Esq.  
Arturo Ignacio-Sanchez  
Felicita Santiago

**GUESTS**

Lt. Gary Miller –  
  
Brenda Levin  
Edward Nolan, Atty., White  
  
Oliver Eichorn,  
  
Hon. Ivan Lafayette,  
  
Maureen Allen, Rep. Assy. Ivan  
  
Hon. Jose Peralta,  
  
Ivonne Garcia, Rep. Q.B.P.O

Jimmy Smith  
Gary Ackerman  
Arthur Teiler  
Patricia Thomas  
Augusto Tiongson  
Orlando Tobon  
Edwin Westley  
Hamlett Wallace  
Beninnida Yagual  
William Young  
Jorge Zamora

Fior Rodriguez, Rep. Hon.

*Approximately 30 Residents*

*Giovanna Reid, D.M.*  
*Irene Voss, Recorder*

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Richard Cecere, Chairman, opened the meeting at 7:40 p.m. with a moment of silence for the victims of Louisiana and Mississippi that were devastated by hurricane Katrina. He advised that Community Board 3 will be accepting donations on behalf of the Red Cross Relief Fund this evening.

#### PUBLIC INFORMATION

The Chairman advised that Councilmember Hiram Monserrate was scheduled to speak -- due to an unforeseen last-minute change, he was unable to attend this evening's meeting.

Richard Cecere introduced Lieutenant Gary Miller of the New York City Fire Department's CPR Unit, second guest speaker.

Lieutenant Miller advised that the N.Y.C. F.D. has created the Mobile CPR Training Outreach Unit. The mission is to teach the principles of Cardiopulmonary Resuscitation (CPR) to as many New York City residents as possible. There is a 3.1% cardiac arrest "chance of survival rate" in New York -- the CPR training program increases the chance of survival from a cardiac arrest emergency by double, he said. Lt. Miller stated that upon completion of the program, participants will have learned the chain of survival, how to recognize life threatening emergencies and how to perform CPR.

The Mobile CPR Unit offers free training -- it goes out to community organizations in the five boroughs, i.e. schools, block associations, civic associations, etc. The Unit consists of trained EMT's of the N.Y.C.F.D., who are certified American Heart Association CPR instructors. Lt. Miller stated that the program is an awareness program -- the motto is, "Reach One, Teach One". Forms were distributed on how to sign up for the CPR Training Program.

The Chairman thanked Lieutenant Miller for the life-saving information. He introduced Brenda Levin, formerly engaged with the NYC 2012 Olympics.

Brenda Levin thanked the Board for their enthusiastic support to bring Olympics 2012 to New York City. She advised that she is presently working in the capacity of consulting and community outreach on a deal for a new Jets stadium in the Borough of Queens. She added

that the Borough President is very supportive of a stadium in Queens. Ms. Levin further stated that she is looking forward to meeting with C.B. #3's Parks Committee in the very near future. At that time, she will present a more detailed proposal and listen to any concerns and questions.

## **PUBLIC HEARING**

### **Capital & Expense Budget Priorities FY 2007**

Richard Cecere opened the Public Hearing and introduced Jimmy Smith, Capital & Expense Committee Chair.

Mr. Smith encouraged community residents to make their needs and concerns known on projects to be included in the new fiscal year. He advised that the Board will make a recommendation and vote on the new priorities at the October meeting. Mr. Smith invited the public to voice their comments and concerns:

- Ruth Turville -- Assurance that 87<sup>th</sup> Street be included in the "reconstruction of sewer lines on Astoria Boulevard (Priority #7)";
- An empty lot on 87<sup>th</sup> Street between 27<sup>th</sup> Avenue and Ditmars Boulevard is drawing rats.
- Reconstruction should include the reinforcement of certain truck-route streets (Priority #8);

The following suggestions were verbalized by Board Members:

Jimmy Smith -- Priority #5, "Expand Corona Library" – To be deleted (Library has been completed).

Augusto Tiongson -- Priority #18, "Sound-Proof the #7 Subway Line" – This proposal should be eliminated because it is unrealistic. A more realistic proposal would be to restore bicycle lanes in our communities and encourage people to use their bikes.

Ed Westley -- Priority #1, "Construct New School Facilities in CD#3" – Be specific as to types of facilities

and locations.

Priority #4, "Expand Capacity of Jackson Heights Library" -- The plan is to erect a new building.

Priority #5, "Expand Corona Library" – Completed.

Priority #6, "Create Affordable Housing for Middle and Low Income Families" –

Sustain what is

meant by affordable housing, such as percentage of income.

Priority #9, "Provide Annual Commitment of \$200,000 for Continuing Street Tree Planting in C.D. #3" -- Implement grants through our local neighborhood associations/projects.

Priority #15, "Acquire Parkland" -- Acquire the LaGuardia landing lights property, presently up for sale and give it back to the Parks Dept.

David Rosero -- Priority #3, "Expand East Elmhurst Library" – The East Elmhurst Library is mentioned year-

after-year and work has still not begun.

*J.S. -- Once the City acquires the land adjacent to the Library, the work will commence.*

Mr. Rosero further added that he would also like to see more bicycle lanes being utilized.

Capers Johnson -- Priority #8 -- It would be helpful if a progress report on the streets that have already been reconstructed or, streets that are presently under construction be submitted.

Annette Hicks Gill – Priority #6 – Would like to see the construction of affordable “privately owned homes”.

Augusto Tiongson – Priority #6 -- H.P.D. is funded to put up affordable housing. The community needs to take more of an interest and address it.

Marta Lebreton – Priority #8 – Street reconstruction should include Roosevelt Avenue from 114<sup>th</sup> Street to 74<sup>th</sup> Street and at 108<sup>th</sup> Street from Roosevelt Avenue to Northern Boulevard.

*Tom Lowenhaupt -- At the suggestion of Gene Stuart, delineate a 15 foot yellow line around the perimeter*

*of fire hydrants.*

-- Because of unsanitary conditions, designate more bottle recycling drop-off locations.

-- #2 Item -- Use the agency RFP procedure on the New York City Website; assign a committee to follow-up on priorities to ascertain that the money is available.

Arthur Teiler – Remove all inoperable “*parking space*” fire hydrants on 34<sup>th</sup> Avenue.

**BSA #43-99-BZ – 88-02 Northern Boulevard** – An application to renew a special permit for a drive-through and authorization to install amplified equipment. (White Castle)

Augusto Tiongson, Land Use Committee Chair, introduced Edward Nolan, attorney for White Castle. Mr. Nolan advised that they are seeking to extend a special permit for a drive-through for five years. The establishment will be installing a communication system to allow customers to accept orders at the pick-up window. An amendment of a special permit is required in order to install this system. Mr. Nolan turned the floor over to Oliver Eichorn, Director of Construction for White Castle.

Mr. Eichorn advised that the speaker would be turned on at 7:00 a.m. and turned off at 9:00 p.m., seven days a week.

John Moran – Was every effort made so that the homeowners can express their opinion and/or complaint?

A. *Yes, contact was made with the homeowner. A letter was brought to the homeowner with the revised drive-through pick-up hours.*

Has the other neighboring homeowners ever expressed complaints in the past five years?

A. *No. The homeowner directly neighboring White Castle is the last of a row of houses; there have been no complaints.*

Darryl Hoss – Is there a barrier between the establishment and the home?

- A. *Yes, there is a retaining wall, landscaping and a four-foot chain-link fence. Limits are set on fence height so that the neighbor's windows are not blocked.*

Tom Lowenhaupt -- An establishment cannot just go ahead and put in a speaker system without presenting drawings and talking to its neighbors.

- A. *Drawings were presented to the homeowner. Further, the speaker system will be angled towards Northern Boulevard and will not interfere with the quality of life of the neighbor.*

Edwin Westley -- White Castle on Northern Boulevard and 88<sup>th</sup> Street is a good neighbor. The establishment supports our community organizations. In addition, every year they provide food for C.B. #3's Youth Fair.

Arthur Teiler -- Double parked cars would take up a lane and a half of space, leaving no place to go for bicycles.

Jimmy Smith – White Castle has never had a problem with neighbors. The speaker system will be facing north, away from the residential block.

The Chairman announced that Jimmy Smith will be accepting check donations going to the Hurricane Katrina Relief Fund on behalf of the American Red Cross. Jimmy Smith stated that there is a tremendous need for all types of items, especially clothing. He further stated that the public can donate to other legitimate organizations as well -- he appealed to the public to donate whatever they can.

Jimmy Smith advised that Richard Cecere, Chairman, will be going into the hospital for surgery. Mr. Smith further noted that the Chair asked him to assist the office whenever possible in his absence.

We wish him a speedy recovery.

## **EXECUTIVE SESSION**

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

### **Adoption of the Agenda**

The Chairman advised that the Agenda be amended to include the following: Under Committee Reports:

“Land Use” and “By-Laws”

### **Motion #26 - 2005**

Upon motion duly made by Grace Lawrence, seconded by Emma Brandt and unanimously carried, the amended September 15<sup>th</sup> Agenda was adopted.

### **Motions by Committee**

**BSA #43-99-BZ – 88-02 Northern Boulevard** – An application to renew a special permit for a drive-through for 5 years and authorization to install amplified equipment. (White Castle)

Land Use Committee Chair, Augusto Tiongson, advised that Committee met and recommended approval of the application with the following recommendations:

1. The amplified equipment be turned-off on weekdays from 9:00 p.m. through 7:00 a.m., the following day and on weekends from 9:00 p.m. through 8:00 a.m., the following day;
2. Every effort will be made to notify the homeowner who is directly in back of the establishment of the proposed installation of amplified equipment, so that they may make their position known to the Board.

Tom Lowenhaupt stated that he supports the application for the installation of a sound system but, it is only fair that the neighbor be consulted and given more details.

Mr. Tiongson advised that all homeowners within a 400 degree radius of the establishment were notified by mail of the Public Hearing through the Community Board. The district office also notified White Castle's representative to attend the meeting. He further stated that if they choose not to come, there is not much we can do.

Annette Hicks Gill stated that the positive side to this is that it would be more efficient and improve traffic flow.

Giovanna Reid noted that an application came before the Board in 1999. The applicant worked with the neighbor at that time to reduce noise levels, including repaving the neighbor's driveway.

#### **Motion #27 -- BSA #43-99-BZ – 88-02 Northern Boulevard**

Upon motion duly made by Augusto Tiongson, seconded by Grace Lawrence and carried with a vote of 30 in favor, 2 opposed and 3 abstentions, the Board recommended approval of the application with the following provisions:

1. The amplified equipment be turned-off on weekdays from 9:00 p.m. through 7:00 a.m., the following day; and on weekends from 9:00 p.m. through 8:00 a.m., the following day;
2. The applicant provide to the Board written confirmation that the neighbor has been notified.

*Augusto Tiongson reported that that the following applications will be reviewed in November:*

*BSA Cal. No. 131-05-BZ – 72-01 / 72-11 Roosevelt Avenue; 37-61 / 37-69 72<sup>nd</sup> Street; 72-18 Broadway*

*BSA 318888-61-BZ -- 93-10 23<sup>rd</sup> Avenue-- El Rancho Jubilee*

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

Giovanna Reid welcomed everyone back from summer recess. Because of the late hour, she stated that she would be brief. She reported that capital improvements are under way at P.S. 69. Work will be done over the next year on the exterior façade. She added that she is looking forward to working with the Board in the upcoming months.

## **Adoption of the May 19, 2005 and June 16, 2005 Minutes**

Thomas Lowenhaupt requested that the June 16, 2005 Minutes be amended to read, as follows:

Page 5, Motion #23 – 2005 -- Upon motion duly made by Stephen Kulhanek, seconded by Darryl Hoss, with a vote of 34 in favor, 1 opposed and 1 abstention, the Board recommended that the application for a newsstand be **disapproved**.

Page 6, Committee Reports: By-Laws – “**Tom Lowenhaupt, Chair, advised**” that the Committee met a couple of times.

### **Motion #28 -- 2005**

Upon motion duly made by Darryl Hoss, seconded by Grace Lawrence and unanimously carried, the May 19, 2005 and the amended June 16, 2005 Minutes were adopted.

## **Committee Reports**

### **By-Laws**

Tom Lowenhaupt, Chair, advised that the Committee met several times over the summer. Many changes were proposed to the By-Laws and it was determined that more time was needed. It was narrowed down to two items, namely, filling *Vacancy's* and *Term Limits*. A Public Hearing will be held sometime in October to discuss these two issues.

Mr. Lowenhaupt advised that there will be a Technology Advisory Committee meeting in the next few weeks.

### **Land Use**

Augusto Tiongson, Chair, advised that C.B. #3 received a copy of legislation from Councilmember Tony Avilla of the 17<sup>th</sup> District of Queens. The legislation calls for a moratorium for the issuance of new permits for areas that are in the process of rezoning. It requires approval from City Council and C.M. Avilla is asking C.B. #3 to support this legislation.

*Tom Raffaele made a motion that the matter be tabled -- There was a majority show of hands to table the matter.*

### **Committee Referrals**

John Moran proposed that the triangle located on Roosevelt Avenue between 74<sup>th</sup> / 73<sup>rd</sup> Streets be made over to display greenery. The triangle was being used by the engineers during the overhaul of the 74<sup>th</sup> Street/Roosevelt Avenue station. Mr. Moran requested that the Parks Committee look into the proposal because it would be an added complement to the brand new station.

The temporary signs that were put up at bus stops located at 73<sup>rd</sup> Street and 37<sup>th</sup> Road need to be removed.

### **Legislator's Report**

Richard Cecere introduced Assemblyman Ivan Lafayette, Speaker Pro-Tem.

Assemblyman Lafayette thanked Community Board #3 for sharing their wisdom and their input throughout the year concerning this community. He reported on Capital Budget Priorities:

- Commitments are in place to construct new school facilities in CD#3, especially Early Childhood Centers and High Schools. -- The early childhood center will be combined with a new public library at the Koeppel site on Northern Boulevard. The high school will be erected on the border of C.B. #3 and C.B. #2 and the B.Q.E. A portion of the high school will also be accompanied by a Junior High School, relieving overcrowding at I.S. 230, I.S.145 and the Louis Armstrong School. Although the proposal has not yet been signed, sealed and delivered, there has been positive feedback from the people that make the decisions.
- He worked very hard to change the state aid formula program for the City of New York on behalf of the capital construction of schools. With the new state aid formula, adopted with the budget in April, we will be getting approximately 52% (a \$10 billion school building program), a difference of an additional 31/2 billion dollars more for our City. The new formula allows school construction to build higher than 4 / 5 stories. This means smaller class sizes and a better atmosphere for teaching.
- Further, it is retroactive, going back to July 1, 2004 -- schools that have been completed since that date will also benefit.

The Assemblyman further reported:

- The 74<sup>th</sup> Street Bus Terminal is now open. Although the station is very attractive, some problems have surfaced, i.e. built-in security cameras. The prints are going back to the drawing board – hopefully, the station will have security cameras installed by the official completion date in November, 2005. Brightly lit stores will be open on the mezzanine and lower level of the station, providing additional security.
- Day Care Center on Junction Boulevard and 34<sup>th</sup> Avenue -- The paperwork and money are finally in place to begin construction towards completion.
- Junction Boulevard Subway Station – The MTA will be the foremost recipient of the Transportation Bond Act, a coalition of political, environmental, labor and business leaders to support the Act. Bonds are good for communities and the city – It allows the state to borrow \$2.9 billion for road, rail and mass transit projects.

In reply to a question about the installation of signs in the 74<sup>th</sup> Street/Roosevelt Avenue subway station designating the historic trails in Jackson Heights -- Assemblyman Lafayette stated that it is part of the “National Trails of the United States”. He recommended that the Board write a letter to our U.S. Senator requesting that the proposal be carried out.

*Augusto Tiongson advised that during the Clinton administration “Oregon Trail” plaques were placed in some of the #7 line subway stations. He recommended that C.B. #3 write a letter to Senator Hillary Clinton requesting that a “National Trails Historic Plaque” be mounted at the newly refurbished 74<sup>th</sup> Street/Roosevelt Avenue Station.*

The Chairman thanked the public and Board members for their participation and adjourned the meeting at 9:30 p.m.

Respectfully submitted,  
Irene Voss