

# Live Meeting Dec. 11 7:30 PM

**This Meeting is held at Living Hope Christian Church, Braddock Avenue at 241<sup>st</sup> Street**



## Creedmoor Civic News

MONTHLY NEWSLETTER OF THE CREEDMOOR CIVIC ASSOCIATION, INC.  
Founded 1927, Incorporated 1938

DECEMBER, 2023 ★ "UNITED EFFORT REAPS UNITED GAIN" ★ Website: [www.creedmoorcivic.org](http://www.creedmoorcivic.org) ★ VOL. 92, NO. 10

## ANNUAL HOLIDAY PARTY SET FOR DEC. 11TH

As we do each year at this time, our December meeting will be short on business, and long on fun.

There will be a covered dish supper following brief business matters. Admission is free, but you are encouraged (but not mandated) to bring something. We enjoy every year both store-bought and homemade entrees and sweets. The tables will be festively decorated and the highlight of the evening



will be live music performed by professional keyboardist/singer Charles Henry of Kew Gardens Hills. So come on out and bring a neighbor. This event is provided at no cost to the civic treasury.

### AUTO THIEVES HAVE A NEW TRICK

A few weeks ago, a late model Jeep was stolen in our civic area at about 5 am on a weekday morning. Fortunately, the vehicle was equipped with a GPS system, which allowed cops to trace its location. It was recovered the next day in the Bronx with relatively minor damage. Like many modern vehicles, the car was equipped with a "smart key." Thieves using an electronic device can activate a smart key located inside a house, enabling them to steal the car. This seems to be what happened here. This type of auto theft is known as a "relay attack." NCO Officer Jonathan Pesce alerted us to this phenomenon several months ago. Fortunately, we can

protect our vehicles by keeping the smart key in a container known as a "Faraday Cage," with blocks electromagnetic signal transmission. You may purchase a Faraday Cage online or place the keys in a metal box with a metal lid. Officer Pesce also advised us to carry these keys in a Faraday bag at all times. A piece of aluminum foil should also work to block the signal.

At our November meeting, CCA member Bill Schillinger discussed this crime, and demonstrated a device known as an Apple "Air Tag." A person with an iPhone can place an Air Tag in his vehicle and trace its location on his phone. A similar device, known as a Tile Tracker, is available for android phones. Both items cost about \$25 each. These tracking devices can also be used to track the location of keys, pets and even people with dementia who may wander. Vehicles that have conventional keys are also at risk of being stolen. Police have recommended that we go back to using steering wheel and brake locks. And, as cold weather arrives, do not leave your car running unattended to warm up the interior.

### QUEENS BUS NETWORK REDESIGN

You may recall that the MTA has been working on redesigning bus routes in Queens since 2019. The COVID-19 pandemic caused delays, but work has progressed. The Proposed Final Plan (PFP) is scheduled to be published in December. There will be a series of Zoom meetings in December where the plan will be presented.

The borough-wide plan will be discussed at a Zoom meeting on Friday, Dec 15 from 11:30AM – 1PM. The Southeast Queens section, which includes our area, will be presented on Tuesday, Dec 19 from 6:30-8:30PM. If you are interested in attending either presentation, email us at [creedmoorcivic@gmail.com](mailto:creedmoorcivic@gmail.com). We will RSVP to the MTA.

# Creedmoor Civic News

Published Since 1931

Published 10 times per year  
by the Creedmoor Civic Assn., Inc.  
PO Box 260143, Bellerose Manor, NY 11426  
Tel. 718- 464-3369

Member: Queens Civic Congress, Inc.  
Website: www.creedmoorcivic.org  
E-mail: creedmoorcivic@gmail.com

Instagram: https://www.instagram.com/creedmoorcivic/

- OFFICERS -

President.....	Michael O'Keeffe
1 <sup>st</sup> Vice President/Chairman of the Board.....	Rosemary Parker
2 <sup>nd</sup> Vice President.....	Katherine Fariad
Treasurer.....	James A. Trent
Recording Secretary.....	Vacant
Financial Secretary.....	Cathy Christy
Sergeant-at-Arms.....	John Christy
President Emeritus.....	Richard Duskiwicz

- BOARD OF GOVERNORS -

Sabina Ackbarali, Brendan Barrett, Elizabeth Baumann,  
Paul Bellisario, Christine Larkins, Ann Terry

- NEWSLETTER -

Editor.....	James A. Trent
Newsletter Distribution.....	Block Captains

- WEBSITE AND SOCIAL MEDIA -

Webmaster.....	Richard Duskiwicz
Instagram.....	Katherine Fariad

**AND THE WINNER IS...** The Rosario family of 88 Avenue has won a \$20 gift certificate to the Corner Convenience Store on Braddock Ave at 237 St. In November, the Singh family of 238 St won a \$20 gift certificate to the Preet Bazaar on Braddock Ave at Gettysburg St. The winners were drawn from the list of members who paid dues in 2022. An anonymous donor funds these monthly awards.

## SECTOR EDDIE BUILD THE BLOCK MEETING DECEMBER 13

The next Build the Block meeting for Sector Eddie will take place on Wednesday, December 13 at 7 pm at the Next City Church, located at 240-15 Hillside Ave. Sector Eddie extends from Gettysburg St to the Nassau County Line. The meeting will be hosted by Detective Juan Villanueva and PO Jonathan Pesce.

## WORK BEGINS ON GCP BRIDGES

The NYS Dept of Transportation has begun preliminary work to rehabilitate seven bridges along the Grand Central Parkway between Union Turnpike and Commonwealth Blvd. According to a recently released construction notice for Contract D900057, the work will take place in stages, and is expected to take about two years. The Project Community Liaison can be contacted at 585-895-6494. The trailers near the Cross Island Parkway and Jamaica Ave will serve as temporary headquarters for the project.

-----

Enclosed herewith are my dues for the year 2023 or 2024 (please indicate) to the Creedmoor Civic Association, Inc. (\$10 per household)

Name \_\_\_\_\_

Address \_\_\_\_\_

Enclosed is an additional donation of \$ \_\_\_\_\_ Email address (optional) \_\_\_\_\_

Make check payable to Creedmoor Civic Association and mail to P. O Box 260143, Bellerose, NY 11426-0143

## President's Message

Thanks to all who paid their 2023 civic dues and/or made generous donations. The Creedmoor Civic Association functions because of your support, and thanks to the people who volunteer their time and effort to improve our safety and quality of life.

We will switch to Zoom meetings for January 8 and February 12. We will hold an in-person meeting in March. We continue to provide updates on several important issues.

Please join us for our Annual Holiday Party at our next meeting on Monday, December 11 at 7:30 pm. As usual, we will meet on the lower level of the Living Hope Church, at 240-20 Braddock Ave. Enjoy the great music provided by Charles Henry, and the great food provided by our members. Bring a friend!

Your neighbor,  
*Michael O'Keeffe*

## BURGLARY PROVIDES VALUABLE LESSONS

A couple of weeks ago, a midday burglary took place in our civic area. Thieves used a table on the rear deck to climb to the second floor and gained access to the house by forcing open the bathroom window. They took a substantial amount of cash and jewelry. According to the owner, the burglars never went to the first floor, probably because they knew or suspected there was an alarm protecting the first floor.

Lessons learned:

- Consider beefing up security for second floor windows in the rear of the house. For windows with wooden frames, drill a hole where the sashes overlap and insert a nail. If you have vinyl windows, you might fit a wood block from the top of the lower sash to the top of window frame. Don't do anything that might impede emergency egress in the event of a fire or other emergency.
- If you have an alarm covering the first floor, consider adding protection for the rear windows on the second floor.
- The NYPD has advised us in the past that a fence or driveway gate that deters thieves from entering your rear yard is a good deterrent, because most burglars gain access from the rear of the house.

## **CANNABIS DISPENSARY APPLICATIONS**

The NYS Office of Cannabis Management is accepting applications for cannabis dispensaries through December 18. On November 30, the QCB 13 Public Safety Committee interviewed an applicant who would like to open a cannabis dispensary in the vacant CVS building on Hillside Ave at Little Neck Parkway. In addition, the Bellerose Smoke Shop, located at 248-09 Jericho Turnpike, applied to become a cannabis dispensary several months ago. In the last few days, applications have been received for 235-15 Braddock Ave (currently an auto repair shop) and 241-15 Hillside Ave. (currently a gas station). The latest applicants will appear at a QCB 13 Public Safety Committee meeting on Wednesday, December 6. We will inform you of future developments by email and in upcoming newsletters.

## **GUV SIGNS DEED THEFT PROTECTION LAW**

On November 14 Gov Hochul signed a law that provides protection for homeowners who are victims of deed theft. Deed thefts can occur when a scammer forges a homeowner's signature on a deed or causes the owner to unwittingly sign their deed over to someone pretending to help avoid a foreclosure. The New York City Sheriff's Office has received nearly 3,500 complaints of deed theft over the past 10 years.

Under the new law, the state attorney general and local district attorneys can move to suspend eviction, foreclosure, and similar proceedings if theft allegations are being investigated or the government has filed a criminal or civil complaint. Authorities can also file a notice of pendency — basically an official red flag — to warn lenders and prospective buyers that ownership of the property is in dispute. Previously, if a scammer sold a stolen property to a third party, the buyer was protected as a "good faith purchaser," even if the buyer was in on the scam, as is often the case. The new law voids these protections, stipulating that the new buyer needs to watch out for red flags. (Real Deal Real Estate News 11 14 23)

## **SOME PERSONAL THOUGHTS ABOUT LIVING IN BELLEROSE** by James A. Trent

I helped produce a luncheon for the Joint Bellerose Business District Development Corporation on October 21 at a local restaurant. We had a turnout of 37. It was great fun in part because we all knew each other.

One of the speakers was a local architect who said he thought of Bellerose as Mayberry.

I knew of the show, but never actually watched it. I was struck by the description of Bellerose as a Mayberry. Here is a description I found on the internet:

"If a town is referred to as a Mayberry, it is often used to describe a slow-paced community where everyone knows

each other. The term is derived from the fictional town of Mayberry, which was the setting for the popular 1960s television sitcom "The Andy Griffith Show". The show was set in a small town in North Carolina and was known for its wholesome and family-friendly content. The town of Mount Airy, North Carolina, which served as the inspiration for Mayberry, is often referred to as "Mayberry, RFD".

Of course, many American towns could be described as a Mayberry, but we are in New York City (though part of Bellerose is in Nassau), so it seems particularly striking that in mega big New York City, a neighborhood can be called a Mayberry.

In late October, a homeowner family on my little block (we only have 19 houses), hosted a meet-the-neighbors party. This is the second time they've done this. Fifteen to twenty people showed up. There was food and beverages. Although scheduled as a two-hour event, it went on for four hours. I think only in a Mayberry could such an event happen. I am so lucky to be living on 90th Avenue. When I was sick with COVID, each morning when I went out to pick up my copy of the *New York Post*, I'd often find packages on my stoop. Store-bought and home-made food left for me by neighbors of this block, or from houses around the corner. My illness was not advertised in our Civic newsletter, so I don't even know how some of these people knew I was sick. Can such a thing happen in a neighborhood that is not a Mayberry?

And for Halloween, our own Creedmoor Civic Association held a Children's Costume Parade through the blocks of our civic territory which has been in continuous business for 96 years. About 85 people and dogs participated, all dressed up. At the conclusion, we had everyone file through the Bellerose Rescue building where we had it all tricked out as a haunted house (no gore, just family-friendly animatronic ghosts). At the end, our civic board served cookies, candy and soda to all the participants.

I'd say only in Mayberry.

## **"CITY OF YES" PROPOSAL MEETS WITH MAJOR PUSH-BACK FROM CIVIC GROUPS**

The Mayor's plan to overturn zoning in low-density neighborhoods is meeting with universal disdain at community board and civic association meetings where it has been presented. But the proponents are pushing hard. On Instagram, a group called openigloo has posted a short video trashing the zoning in the Incorporated Village of Bellerose because only detached, single-family homes are permitted. The nonsense statement that the neighborhood was designed to keep out poor people is outrageously slanderous.

Creedmoor Civic has proudly contributed substantial funds to the Queens Civic Congress to hire a planning expert to expose the flaws in the plan. Stay tuned on this issue.