

Next meeting: April 10 at 8 PM

Meetings at the Bellerose Baptist Church (basement), Braddock Avenue at 241st Street



Creedmoor Civic News

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

April, 2006

"UNITED EFFORT REAPS UNITED GAIN"

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Q1 BUS SUFFERS MORE CUTS

The Q1 Braddock Avenue bus has a schedule that is a shadow of its former self, and it's getting worse.

On January 1 the Q1 route saw more buses removed, but since the off-hours schedule is already down to two buses an hour, it was the rush hour that saw the cuts. Some rush hour: the AM Jamaica bound buses are only 2-1/2 buses per hour.

During late hours and on Sunday mornings, the bus only runs in one direction: towards Jericho Turnpike. It then loops with the Q1 Queens Village route and returns to Jamaica via Springfield Boulevard. It has gotten to the point where there are now as few Q1 buses as there are on the Q79 on Little Neck Parkway, the route that is first on a termination list every time the MTA runs out of money. Will the MTA ever consider cancelling the Q1 route entirely? Well, some months ago, there was a rumor that the entire Q1 route was going to be scrapped and that Braddock would be serviced by some Q88s that would be diverted from Springfield Boulevard. That would mean that all Braddock travelers bound for the subway would have to change buses at Dunkin Donuts since the Q88 goes to the Queens Mall shopping center in Rego Park.

Inquiries made about the rumor which we heard from a bus driver, were denied by MTA brass. But the rumor was too detailed to be a total fabrication. It also including re-routing the Q36 straight down Jamaica Avenue with a new terminus at the Archer Avenue E subway, instead of the Hillside Avenue F subway.

The fact that little has been said about the falloff in Q1 service seems to indicate that indeed ridership has dropped on that line. However, poor bus services disadvantages many people and could have a deleterious effect on property values.

If you are concerned about Q1 service, come to our April meeting so we can plan a strategy for restored service.

OVER DEVELOPMENT BOOM MAY BE A BUST

With the change in interest rates and other economic factors, there is some evidence that the present building boom which has been altering the beauty of our suburban-style neighborhoods in Queens may be over.

However, that just allows us the opportunity for some breathing room while we continue to seek protections against the next boom, whenever that may be.

Several pieces of legislation are being pushed by civic groups from around the City. One, a state bill, would require developers to post bonds so that if they damage an adjoining property, they would have pay for the repairs. Presently, when a contractor damages an adjacent property, the Building Department puts a violation on the damaged property and does not consider the source of the damage.

Another bill, a City bill, would reconstitute the make-up of the Board of Standards and Appeals to restore the Borough Presidents, the Comptroller and the Public Advocate as members so that the communities have a say in granting variances against the prevailing zoning. These members were removed after the 1989 Charter changes.

Another bill, still being drafted, would create Architectural Review Boards just like in the incorporated villages of Nassau County, to review aesthetic changes to homes in order to preserve the cohesiveness of those neighborhoods that were built as subdivisions where the architecture of the homes all blend together. Right now, unless a community is landmarked, re-siding a house in a material different than all the other houses on the block cannot be stopped.

(Continued on Page 4)

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Around the Town

❁ **Farewell** to Joe Wagner of 237th Street, who is moving. Many thanks to Joe for delivering the newsletters to the 88 block of 237 Street for the last couple of years. Thank you to Alice Catagena of 240th Street who has graciously volunteered to deliver those same newsletters to the 88 block of 237th Street.

❁ **The Queens Civic Congress'** biennial convention/luncheon returns to our own neighborhood on May 7 (Sunday) at 1 PM. It will be held at Antun's. Tickets which include a four-course lunch of either chicken or salmon are \$35.00 if purchased in advance and through a member civic association (such as ours.) Please call 718-343-8830 if you have an interest. We already have 10 members of our association attending, but the more the merrier.

❁ **Condolences to:** the family of Erna Robinson of 237th Street who is reported deceased.

❁ **Welcome to:** By The Slice, a new restaurant to re-open in the location of the former Prisco's and Bella Napoli. It will sell pizza and pasta dishes. Opening is scheduled within the next two weeks. 236-09 Braddock Avenue. Tel.: 718-343-7100. Fax, 718-343-7101.

❁ **Welcome to:** Ball Wireless, a cell phone and satellite company at 236-01 Braddock Avenue, the location of the former laundromat. Meanwhile, the new Bellerose Commons Shopping Center still has not signed any leases beyond the Staples which will open in a few months.

President's Message

Last month's article on certain real estate companies that flout the rules seems to have sparked several interesting discussions. Several members have contacted us to let us know they've also been solicited by General Realty on Braddock Ave. The Glen Oaks Ledger placed a story about this problem on their front page. Another realty company is so disgusted with General Realty's tactics that the owner has filed a complaint with the Dept of State.

NY State's cease-and-desist law was authored by Senator Frank Padavan, who also fought for consumers and won when it was originally declared unconstitutional. He had obviously responded to the complaints that came into his office about real estate brokers harassing homeowners.

A recent check of the cease-and-desist list shows less than 100 of our members listed. Many people aren't aware that they needed to re-register two years ago. The next update deadline is May. To make it easy for you, we've enclosed a registration card, courtesy of Senator Padavan's office. Elsewhere in this newsletter, you'll find an internet address that will allow you to register online. It's a good idea to register as Bellerose and Bellerose Manor, and if you live on Moline and Lyman Streets, or the 234 and 235 blocks of 88th Ave, register as Bellerose, Bellerose Manor, and Queens Village. This helps to eliminate some of the loopholes these real estate agents use.

It's not too early to start thinking about block parties. Don't forget, you need to pick up an application form from the community board office on Jamaica Avenue, and return it at least 65 days before the event.

In this issue we're printing the list of members who have paid their dues for 2005. Unfortunately, it's the lowest it's been in several years. If it somehow slipped your mind, it's not too late, we'll be adding names for the next two issues.

See you at the meeting.

Your neighbor,

Rick Duszkiewicz

NON-SOLICITATION FORMS ENCLOSED

With this issue, a form from the Secretary of State is enclosed so you can sign up to be removed from any solicitations of real estate brokers. This policy was established years ago to prevent block busting. You may also sign up online at:
<http://www.dos.state.ny.us/lcns/cdform.asp>.

ROCKY HILL IS THE RIGHT MEDICINE

With changes in the prescription plans that have confused many, it is worth noting that our own Rocky Hill Pharmacy at 236-01A Braddock, has gone above and beyond to help many of their customers. Michael Randazzo, especially, takes the time to explain the changes and makes phone calls, to help the customer out. We appreciate being told of this and are happy to pass it along.

2005 PAID-UP DUES ROSTER

Following are the names of those households who have paid the dues to the Creedmoor Civic Association for the calendar year 2005. Please let us know if there are any errors, including misspellings. They will be corrected in the following month. For those wishing to pay for 2006, or to still pay for 2005, please make checks payable to the Creedmoor Civic Association (\$6.00 per year) and mail to 88-01 Lyman Street, Bellerose, NY 11427. Late payers for 2005 will be credited in future issues of this newsletter.

MOLINE STREET	GETTYSBURG ST.	Concannon	Sookram	<u>88 Block</u>
<u>88 block</u>	<u>88 Block</u>	Hanley	Martinez	Martinez
Harding	Loftus	Hanson	Norton	Cartagena
Dermody	Carey		Shakira	Duggan
Koch	Nunziato	238th STREET	Daniell	Kaminski
Sabino	Lemma	<u>88 Block</u>	Ramdihal	Zavala
Coster	Fernandez	Block	Khan	
Mizutani	McGowan	Magro	Johnston	<u>89 Block</u>
Nadasy	Murphy	Engel	McCarthy	Barry
Ramrup	Lydon	Connolly	Medrano	Sandkuhl
	Gonzales	Dixon	Shaughnessey	
<u>89 Block</u>	Adinolfi	O'Connor	Singh	241st STREET
Vasquez	Hammerslag	Bivona	Remache	<u>88 Block</u>
Sandhovel	Maldonado	Contreras	Wieber	Quinn
Reyes	Bernardini		Barlund	Giofone
Kern		<u>89 Block</u>		Ackbarow
Starry	<u>89 Block</u>	Gibbons	<u>89 Block</u>	Kerrigan
	Delaney	Zambito	Nelson	Conelli/Coate
LYMAN STREET	Jackson	Palau/Gaanger	Porter	Smith
<u>88 Block</u>	Marblo	Amos	Wong	McKay
Duskiewicz	Rodriguez	Alexandro	Hanif	Kontaxis
Vorel	Gunshinan		Buhrer	Bendl
Sarabia	Bowe	239th STREET	Kelly	Cvitkovich
Soler	Raheme/Baksh	<u>88 Block</u>	Brady	Pabon
Narain	Holt	Regina	Carlson	Fiorillo
Sheldon	Meyer	Niones	DeBoesche	
Cribilleroj	Zaporta	Carroll	Oelkers	<u>89 Block</u>
Thomas		Will	Plack	Stalzer
Zayas	237th STREET	Burke	Beekharry	Ishak
Golden	<u>88 Block</u>	Waldheim	Castillo	\Nunns
Weber	Costa	Pedersen	Moore	Stanga
Romero	Wagner, E.	Texeira	Haslop	Caravella
Ragonese	DiStasi	Burke	Lopez	Agate
Faraone	Russo	McDermott	Giuntini	Fernandez
	DeLeo	Simmons/Vegas	Gutierrez	Amato
<u>89 Block</u>	Wagner, J.	Zamminer	DeVito	Brickmann
Vasquez	Bedoza	Chaves	Abbas	
Murphy	DeFantis	Conroy	Siry	242nd STREET
Forger	DeFina	Guerrier	Ramcharitar	<u>88 Block</u>
Plagianos	Chiaravalloti	Pieruciatti	Hegmann	Strohm
Lopez	Sacco	Silvestri	Randazzo	Martinez
Eylers/Stein	Geiger	Padda	Black	Ross
Biswangwa	Zimberlin	Coleman	Hroncich	Grimm
Ward	Robinson	Paes	Deangkinay	Okello
Bucalo	Hanley	Dhaliwal	Chironno	Burke
O'Hara		McCreary	Lagula	Singh
Singh	<u>89 Block</u>	Mullins, R.		O'Sullivan
Kartas	Shad-Mahoney	Mullins, D.	240th STREET	Aragona

Rincon
Morris
McMenamin
Laffin
Boccia
Pullo
Hall
Rocco
Williamson
89 Block
Mango
Schwizer
Lavin
Aide
Kasny
Caressimo

90 Block
Caressimo
Felipe
Incorvaia
Sanchez
Monel-Jean
McNeila
Montalbo

88th AVENUE
234 Block
Dillon
Sparacino
Donoghue
Baumann

235 Block
Larkins
Martuscello
Persaud
Mazzola
McCabe

236 Block
Biscardi
Ciolko
Rivera
Mirbach

237 Block
Cashin
Covatti
Corbett
Villanueva
Savino
Betz
Rosario

238 Block
Wyskoski

239 Block

Wall
Grandison
Reilly

240 Block
Geraghty
Cruz

241 Block
Patti
Kahn
Casado
Paniccia

88th DRIVE
Coscia
Zimmer

89th AVENUE
Barrett
Vendittelli

90th AVENUE
Martori
Lorenzo
Beggins
Hefferon
Palumbo
Trent, H.
Trent, J.

91st AVENUE
Ghobrial
Zelenka

BRADDOCK AV.
Pitz Stop Bar

Overdevelopment *(continued from Page 1)*

There are those who say you can't legislate taste, but it is done all the time. There's even a town on Long Island that specifies what color curtains you can hang in your front windows. The proposed bill would not be that stringent, but certainly on a block of, say, English Tudors, someone's idea of a renovation of cladding their house in polished granite could expect to have the notion rejected. Which zones would be included has not been decided, but presumably only low density districts.

Another City Council bill would require the Landmarks Preservation Commission to hold a hearing on any building or district that gets listed on the National or State Register of Historic Places. There are other bills being discussed to control the paving over of lawns and the placing of fences in front yards, all of which have been seriously ruining the aesthetics, and thus, livability, of many communities, to say nothing of demeaning property values.

The anger over the Landmarks Commission's failures in the last few years has caused Jessica Lappin, the new chair of the City Council's Landmarks Oversight Committee, to hold a hearing at Queens Borough Hall on April 4 to hear how Queens is complaining that it has been shortchanged. Currently, neighborhoods that have asked for landmark district status include Broadway-Flushing, Richmond Hill, Kew Gardens, and Sunnyside Gardens. Areas that are thinking about it include Hollis Park Gardens, and Addisleigh Park (St. Albans.) Jackson Heights would like to expand their district, and Jamaica Estates has sought landmarking, along with the Mathews Flats (western Queens.)

With the fewest number of landmarks, Queens has been complaining of a bias against the borough. Meantime, a 1797 home was just recently flattened in Staten Island even though LPC was told of the danger to the house and some years ago even held a hearing on it but failed to designate. Every borough outside of Manhattan has their horror stories to tell.

UPCOMING EVENTS AT FARM MUSEUM

Easter Egg Hunt: Saturday, April 15
Children's Carnival: Saturday/Sunday, April 22/23
Antique Auto Show: Sunday, April 30.
Spring Farm Festival: Sunday, May 21

For more information, go to www.queensfarm.org.



France, Australia, Mattituck? No, this is a scene in Bellerose. Volunteer Frank Pagano prunes wine grapes at the Queens County Farm Museum. Four French varietals are grown: chardonnay, merlot, cabernet sauvignon, and cabernet franc.