

Next meeting: Oct. 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

October, 2011 ★ "UNITED EFFORT REAPS UNITED GAIN" ★ Website: www.creedmoorcivic.org ★ VOL. 80, NO. 8

CREEDMOOR PROPERTY CONTROVERSY CONTINUES

Since our September newsletter was published, there have been several developments in the efforts by the Indian Cultural and Community Center (ICCC) to build on the Creedmoor campus.

The following is a brief summary:

In 2008, the ICCC acquired two tax lots, referred to as the "northern parcel" and the "southern parcel." The southern parcel zoning is a mixture of C8-1 and R3-2. The northern parcel is zoned C8-1. C8-1 is a designation that allows commercial development but prohibits residential use. R3-2 allows a variety of residential uses. Accordingly, the ICCC has applied for Board of Standards and Appeals (BSA) variance 78-11-BZ to allow them to build high rise residential buildings on land zoned C8-1. This variance would be required for their plans to go forward.

The process of receiving a BSA variance involves several steps, the first being a recommendation, positive or negative, by the affected community board, in this case, Community Board 13. After that, the matter is referred to the Borough President's Office. The BP will hold public hearings, and then refer the matter, with recommendations, to the BSA. The BSA investigates the matter, holds public hearings and then votes on the issue.

On September 13, 2011, the matter was brought before the CB#13 Land Use Committee. Next, a public hearing took place on Monday, September 20, 2011 at the Bellerose Assembly of God Church. ICCC representatives made a Powerpoint presentation to a capacity crowd consisting of local residents, CB-13 members, elected officials, civic leaders, and other interested parties.


FIRE DEPARTMENT TO SPEAK

A representative of the NYC Fire Department will be our October guest speaker who will talk about fire prevention.

The -regular Community Board 13 meeting took place on Monday, September 26, 2011 at the same location. The meeting was much more crowded than usual, which was an indication of widespread interest. The agenda included several topics, including the ICCC variance request. Jordan Most, an attorney representing the ICCC, made a brief presentation. CB#13 Land Use Committee Chairman Richard Hellenbrecht then read letters and statements both in support and in opposition to the project. CB#13 then voted to table the vote on the variance request to give the Land Use Committee an opportunity to meet and prepare a formal resolution for the next full board meeting on October 24.

The Creedmoor Civic Association remains firmly opposed to this project as presently designed. Therefore, we are also firmly opposed to the variance (BSA Calendar78-11-BZ). The ICCC obtained the property in 2008 with the assistance of some elected officials, for the stated purpose of building a community center, an athletic field and a

Continued on Page 2, Col. 1...

 Where your health matters Flu Shots Available A Modern Comprehensive Health Care Facility Marie A. Belotte, M.D. Board Certified, Internal Medicine 238-11 Braddock Ave, Bellerose, NY 11426 718.354.8300 fax: 718.347.9100 doctors@ccmconline.net www.ccmconline.net	Complete Physical Examination Heart Diseases Hypertension Diabetes High Cholesterol Headaches Dizziness	Imbalance Women's Health Pap Smear Depression Medical Forms Heart Monitor (Holter) EKG Doppler	Pulmonary Function Test In-house Laboratory Pregnancy Test Vaccination Tuberculosis Test Sleep Apnea Our office provides: E-prescriptions

Creedmoor Civic News

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Around the Town

❁ **Get Well Wishes Once Again to:** Frank Chironno of 239th Street is in the hospital in serious condition. Frank's wife, Domenica (Block Captain of the 89 Block of 239th Street) asks us to keep him in our thoughts and prayers.

❁ **Condolences to:** the family of Mabel Koch of Moline Street. Mabel Koch was the aunt of Ann Albano, formerly of 88-29 Moline Street and was known by all Auntie May.

❁ **Get Well Wishes to:** George Woolsey, formerly of the 89 Block of 238 St. who is in the hospital.

Creedmoor Controversy (continued from Page 1)

parking lot. This plan was not opposed by any of the local civic groups. In the spring of 2011, we learned that the plans included two nine-story residence buildings. At the September 20 meeting, a three-story community center and several other residence buildings were added, and the athletic field was no longer part of the plan.

As we have stated several times, we are not opposed to a community center or to senior housing. We do oppose this high rise, high density project because it would have an extremely negative effect on the neighborhood that is immediately adjacent to the proposed ICCC development. It would negatively impact the greater Bellerose area as well, and create a precedent whereby future developers might receive variances for similar high rise buildings.

The ICCC should work with the Bellerose community to

develop a land use plan that provides housing and services in a manner that is consistent with the Borough President's Master Plan for the Creedmoor Campus.

A sample letter to members of CB#13 has been delivered with your newsletter. We encourage you to submit this letter, or write one in your own words. You may bring the letter to our meeting this Monday, October 10. You may give it to your block captain or other volunteer of the Creedmoor Civic Association, or you may mail it to: Creedmoor Civic Association, PO Box 260143, Bellerose, NY 11426.

President's Message

Joint Bellerose Business District Luncheon-Saturday, October 15 at 1PM at Nancy's Restaurant.

The Bellerose Business District (BBD) was formed in 1995. Local merchants and community members from the Queens and Nassau sections of Bellerose volunteer their time to improve our commercial areas. Among the group's many achievements: publishing three editions of business directories, installation of 57 cast iron ornamental streetlights on Jamaica Ave/Jericho Tpke, and ongoing removal of graffiti from stores in our area. The work of the BBD it is more important than ever due to the difficulties faced by small business owners, but it has also become more difficult in recent years due to reductions in funding. We would like to send a delegation to the luncheon to support this important organization. Please join us. The cost is \$17.50 per person if attending as part of the Creedmoor Civic delegation. Otherwise, the cost is \$35. To reserve a ticket, call us at (718) 464-3369, e-mail us at creedmoorcivic@gmail.com, or come to our meeting on October 10.

Fire Prevention Speaker at October 10 Meeting

To observe National Fire Prevention Week (October 9-15), a representative from the New York City Fire Department will speak about fire safety at our next meeting. We live in a community that consists of older, wood frame homes that are only 10 feet apart. We should do everything we can to keep ourselves, our families and our neighbors safe from fire.

Sen Tony Avella to speak at our November meeting.

In his first year in office, Senator Avella has been very active in many of the issues that concern local civic associations. Please attend our November 14 meeting to meet Senator Avella and to discuss matters that are of concern to you.

E-mails

Just a reminder: send us your e-mail address at creedmoorcivic@gmail.com if you wish to receive timely information.

Dues and Donations

Due to a lack of space in this issue of the newsletter, we have to postpone the list of members who have paid dues and/or made donations until next month. Once again, please accept our sincere thanks for your support. Dues that are received this month will be listed in November.

Your neighbor,

Mike O'Keefe

105 Precinct Community Council Meeting: Burglaries Up in 105 Pct

On Wednesday, September 28, the 105 Precinct Community Council held its first meeting following the summer break. Here are some of the highlights of the meeting:

- Burglaries are up throughout the precinct, especially in Cambria Heights, Rosedale, Laurelton and Queens Village. Inspector Cortesis, the Precinct's Commanding Officer, described a common technique used by burglars: Someone rings a doorbell. If the resident answers the door, the person makes up a name at random and asks if so-and-so is home. If no one answers, the house gets burglarized. **The Inspector said if someone rings your doorbell and asks for someone who does not live there, call 911.** Also, note description and license numbers of suspicious vehicles. You can call these in to 911 also, or at least keep the information in case something happens. Undercover detectives will be dispatched to canvass the neighborhood. He said that the detectives may or may not come to your home. Detective Cooper added that we should be careful not to leave laptop computers in a spot where they can be easily seen from a window, as this may make your home a more tempting target to burglars.
- Street food vendors: Inspector Cortesis acknowledged the frustration that is being felt in reference to the food vendors working out of truck and carts, mostly on Hillside Ave. He said that the vendors that are currently operating are licensed, and therefore, cannot be removed. The rules are slightly different for carts and trucks. Officers from the 105th Pct. will continue to monitor these locations, and issue summonses if appropriate, but the real solution would be City Council legislation to outlaw carts in the area. (Note: Community Board 13 has already passed a resolution to outlaw street vendors within the Community Board boundaries).
- Civic member Paul Bellisario requested enforcement of the no U-turn sign at Moline St and Braddock Ave. Paul also stated that a lot of trucks are using Moline St as a through street between Braddock and Hillside Avenues. Insp. Cortesis said he would ask the DOT to study the location and put up signs if that is deemed appropriate.
- 105 Pct. Crime Prevention Officer Cuffaro will do a free security check of your home or business, and offer suggestions on how to make it more secure. He is also doing VIN etching of vehicles and bicycles, and ID engraving on laptops, Kindles, etc., on Saturdays in October from 10AM-2PM. Call him at (718)776-9207.

Home Heating Question

In our May newsletter, one of our members asked if anyone had experience installing radiant heat in their homes. No one who responded has done so, but we got some interesting information from Pat, a member of our Civic, and Tony, whose mother lives here. Both have extensive experience with heating systems. Bottom line: Radiant heat can be a great system if properly installed, but can be very expensive to install. Further, if the installation details are not performed correctly, the system may not perform as expected. If a home is totally gutted, installation might be more practical.

Pat mentioned hot water baseboard heat as a good alternative to radiant heat. Since the water temperature needed is a lot lower than the temperature of steam (212 degrees F), considerable energy savings can be achieved.

Finally, don't forget that significant savings can be realized by properly maintaining a steam heating system. Some advice: 1. Steam pipes in the basement should be insulated. Cold pipes near the boiler cause the steam to condense to water right away. 2. Air valves should be properly maintained. 3. Steam boilers should be the right size, properly maintained, and set at a pressure that is adequate but not excessive.

Pat highly recommends a website called HeatingHelp.com. The site belongs to Dan Holohan, who is the author of several books on steam and hot water heat. Pat particularly recommends his book, "We Got Steam Heat." A copy of this book will be available at our next meeting if you want to look at it.

Thanks to Pat and Tony for their advice!

CHILDREN'S HALLOWEEN COSTUME PARADE ON AGAIN FOR 2011

What has become a Creedmoor Civic signature event is back on for 2011 on October 29! There is no charge for this event and we thank the management of Fuzzy's for letting us use their Billiards Room to host this event. For those new to the event, we march in the streets as per the route shown on the flyer on the back of this newsletter (the route varies slightly from year to year so read it carefully). We conclude with cookies and soda for the children and their parents and guardians. The Billiards room will be decorated like a haunted house.

BELLEROSE BUSINESS PROPOSES COLLEGE AT CREEDMOOR

The Joint Bellerose Business District Development Corporation is proposing that the City and colleges around the world consider Creedmoor Hospital's South Campus for the new Applied Sciences Research Graduate Center that the City is promoting. The JBBDDC is meeting with the City on October 6 to discuss the idea. More details at our October 10 civic meeting.



HALLOWEEN PARADE

Sponsored by

Creedmoor Civic Association, Inc.

Saturday, October 29, 2011

(Rain or Shine)

Creedmoor Civic will host another free costume parade in observance of Halloween. Line up is at Breinger Park (Braddock Avenue at 239 Street) at 1:45 PM. Parade kicks off at 2:00 PM and concludes at Fuzzy's Billiard Room located at 239-21 Braddock Avenue.

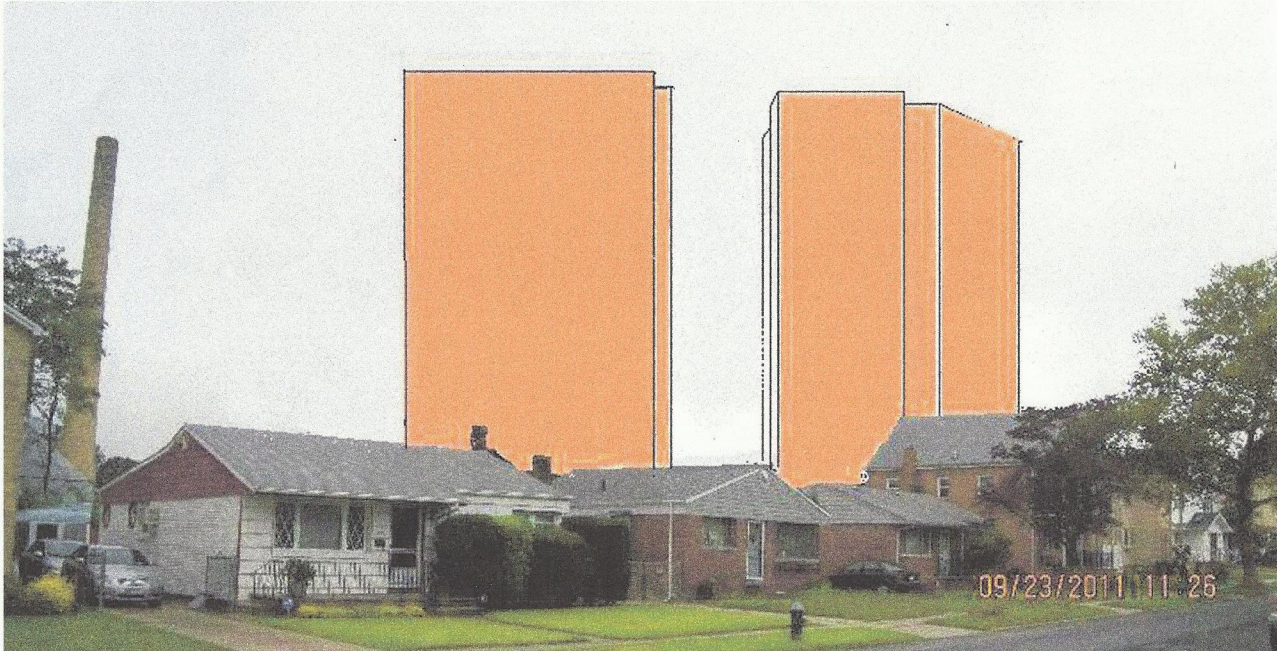
Refreshments will be served at the conclusion of the parade. This event is for local children up to 12 years old and must have adult guardians. Parade route will be beginning at Breinger Park cross Braddock Avenue heading west on Braddock, north on Moline Street to 88 Avenue, east along along 88 Avenue to 239th Street, south on 239th Street to Braddock Avenue, walking west to Fuzzy's at 239-21 Braddock Ave.

Information: 718-464-3369

Please Post



To: Members of Community Board 13
Subject: BSA Variance 78-11-BZ



View from east side of 242 st. Ranch houses are approximately 15 feet high.
Proposed buildings, drawn to scale per file drawings, would be approximately 100 feet high.

Dear Member of Community Board 13:

I write to strongly object to the proposal(BSA Calendar BZ 78-11) to develop facilities including high rise housing on the grounds of the Creedmoor campus that are out of scale/out of character with the adjacent low-rise residential community.

From 2006 until the spring of this year, the ICCC told our elected officials that they wished to build a one-story community center, athletic field and parking lot on the Creedmoor Hospital Campus. Based on this information, some elected officials helped the ICCC purchase Creedmoor property from the state for this purpose. There was no community resistance to the initial purchase, which seemed to be a worthwhile project. The plans were consistent with the character of the surrounding neighborhood and with the Borough President's Master Plan for the Creedmoor Campus.

In the spring of 2011, local electeds and civic leaders first learned that the plans now include two 9 story residence towers pictured above. Now we are learning that other buildings will fill the property, including a 3 story community center and more residences, instead of the original athletic field.

Our community has always supported senior housing as long as it is built on a scale that is in character with the surrounding neighborhood. The Father Reder Center, situated on the South Campus of Creedmoor, is a good example of senior housing implemented with the strong support of the local community.

We urge you to disapprove BSA Calendar number 78-11-BZ. The ICCC should work with the local community to develop a more acceptable plan in conformance with the adjacent residential neighborhood.

Thank you for your consideration in this matter.

Signature_____

Name(s)_____

Address_____

- DELIVERY OPTIONS:** 1. Mail to Creedmoor Civic, PO Box 260143, Bellerose NY 11426
2. Give to block capt or civic volunteer
3. Bring to Oct 10 meeting
4. Sign, scan & e-mail to CCA . **DEADLINE: MONDAY, OCT 17, 2011.**