

# Next meeting: Sept. 13 at 8 PM

Meetings at the Bellerose Baptist Church (basement), Braddock Avenue at 241<sup>st</sup> Street



## Creedmoor Civic News

MONTHLY NEWSLETTER OF THE CREEDMOOR CIVIC ASSOCIATION, INC.  
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"UNITED EFFORT REAPS UNITED GAIN"

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### QCC: Demo by Neglect Bill Flawed

On Tuesday, September 7, a hearing was to be held (this newsletter was put to bed the evening of September 6) at City Hall on a City Council bill that would penalize owners of landmarked buildings who allow their buildings to deteriorate. However, the Queens Civic Congress has announced that the bill is seriously flawed.

QCC President Sean Walsh has instructed the Congress' representative to the hearing to object to the provisions of the bill as written. "It is useless [because] the City does not have the ability to get conjunctive relief. We need to have legislation which prohibits under pain of criminal contempt, and provide the City the right to enter the property and take corrective action to prevent deterioration and demo. Under this bill, the City gets a civil dollar remedy that does not save the building. It will still be cheaper to let it deteriorate or bulldoze it and pay a civil judgement rather than save the building", said Sean Walsh. This is the second piece of Council legislation that was originally supposed to be a boon to protecting the built environment of Queens and which ended up being opposed because it was improperly written.

The previous one was the community facilities bill. Meanwhile, Community Board 13 chair Richard Hellenbrecht fired off a letter to Queens Buildings Commissioner Magdi Mossad regarding teardowns in our area:

"Please note that 83-22 247<sup>th</sup> Street and the local area is zoned R2 with a Floor Area

Ratio of .5. If you are not mathematically inclined, .5 FAR would relate to a max of 2,000 square feet livable. I understand that there are certain spaces not countable in the FAR, but the subject 40x100 lot is listed in BIS with a permit for 4,230 sf compared to an allowable livable space of only 2,000 sf. This is HIGHLY QUESTIONABLE. Dozens of tear downs are occurring in Bellerose, Floral Park and New Hyde Park, grossly expanding the properties, often seemingly in excess of zoning FAR requirements. The local civics along with CB13Q are working very hard to preserve the R2 low density, low rise character of this area. But every week there seems to be a new DOB or BSA decision, determination, exception, exemption, or interpretation that sneaks into our area creating a new precedent or loophole for

developers to drive a truck through. These DOB actions are not acceptable. I would like the dignity of an official reply or a meeting to discuss these and dozens of specific, documented issues." The premises is a cape on a 40x100 lot that is being allowed to be rebuilt on 3 floors for a total of 4,230 sf.



The traffic triangle at the corner of Moline St and 88th Ave was cleared of weeds, trash and even an animal carcass last month. Philip, Jacqueline and Ann Marie Duskievicz spent several hours one weekend sprucing up this entrance to our neighborhood. The six large trash bags were picked up by the Dept of Sanitation a few days later.

## Creedmoor Civic News

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## President's Message

Our normally sleepy neighborhood got a little wild over the past month. Many of you heard about the rash of burglaries we had. Fortunately, our friends at the 105<sup>th</sup> Precinct arrested the teenager responsible, and he has confessed. Another thief was arrested several months ago because of a neighbor's extra vigilance. The neighbor wrote down a license plate number of a car that he thought "didn't belong." That person was responsible for several burglaries on the other side of the parkway. It pays to be alert and um, nosy.

We have several important items to discuss at this month's meeting, and many of them involve volunteering. We need volunteers to help with monthly meeting hospitality, our upcoming Halloween parade and more.

Over the summer, CCA officers attended several meetings. One of them involved the property that the Cedar Lane market used to occupy. A developer is looking to build a 24-hour laundromat in that location. Three violations from the Department of Buildings have been issued against the property for improper construction, amounting to over \$5000.00 in fines. We believe that any 24-hour business in our neighborhood will help to change it forever, and not for the better. Several residents have told us that they are ready to picket, if necessary. We will keep you updated.

Jean Corbett of 88<sup>th</sup> Ave has delivered newsletters to a section of 88<sup>th</sup> Ave for many years. She will no longer be delivering as of this month. Thank you, Jean, for volunteering for so long. John Ciolko, also of 88<sup>th</sup> Ave has agreed to deliver from now on.

We have all heard of stories of unscrupulous real estate agents twisting facts and, on occasion, promoting the rental of basement apartments. At an Open House at 88-26 and 88-28 Moline St., one agent actually volunteered to two CCA officers that the basement could be rented for over \$1000 a month, and he acknowledged that it was not legal to do so. Another agent stated that the school district for Moline St was SD26, when it is in fact SD29. Even the advertisements for the Open House stated the wrong ZIP code. This will certainly confuse any new owner when they find out they've been lied to.

Many of us received mailings from Foxton's Real Estate, even though we are on the Cease-and Desist list. I have filed a complaint with the NYS Dept of State, who administers the list. Foxton's has attempted to use a loophole, which I believe the state will not allow. I expect to hear from this agency next month.

A big "thank you" goes to both Mr. and Mrs. Mahoney of the 89 block of 237 St for all the work they did in converting our address data to a computerized file. This will definitely help us in the future.

Again, we have a lot of items to discuss on Monday. Please take the time to attend.

Your Neighbor,

**Rick Duskwicz**

## Around the Town

❖ **Welcome to:** the Kashyap Family at 88-05 238<sup>th</sup> Street and the Sharma Family of 88-17 238<sup>th</sup> Street. We hope these new families enjoy their stay in Bellerose Manor.

### Courses Offered

Kathi Taylor of Bell Park Community Council has invited CCA members to attend a defensive driving course on Saturday, October 9 from 9:30 AM - 3:30 PM. Once you take this course, you will be eligible for a 10% discount on your liability insurance or 4 points off your license. The cost is \$40 per person. If you're interested, contact Kathi by Oct 2 at 718 465-7579.

On Thursday, October 14, a special meeting will be held by OEM that will discuss different types of emergencies and how to prepare for them. This includes weather, terrorism, blackouts, etc. The meeting will be held at 9:00 PM at Holy Trinity Lutheran Church on Commonwealth Blvd between Jamaica and Hillside Avenues .

### Illegal Signs Update

Mike Augugliaro of the Queens Colony Civic Association and Rick Duskwicz recently compiled another list of over 100 illegally posted signs. This list has been sent to Community Board 13 for action.