



Bellerose Commonwealth Civic Association

action news

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Volume 41 Number 1

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80 Years

2015

January 2015

**** Special Date ****

Thursday, January 8, 2014, 8:00 pm

Swearing in of 2015 Officers

By Councilman Mark Weprin

Holy Trinity Church Basement, Corner 87th Avenue and Commonwealth Blvd.

No February Meeting, Next Meeting: March 5, 2015 at 8:00pm

Visit Our Website: www.bccaqueens.org

The President's Gavel

Dear Bellerose Neighbors,

As incoming BCCA President, I would first like to say thank you for the opportunity and I would also like to acknowledge outgoing President Lourdes Hartrick. She has served this community well as BCCA President and I am sure will continue to do so as Vice President. It is an honor to serve our neighborhood and an even greater honor to come in as President at the same time as our civic's 80th anniversary. As I scanned BCCA newsletters and meeting minutes from as far back as the 1940's I have seen how active our community has always been in helping to keep it as wonderful as it is. We have great people here in Bellerose and I am sure that together as one community we can accomplish great things.

I look forward to working with some of the most experienced civic leaders in our area on the issues that matter most to our residents. Let's re-energize our community. Let's all participate in this wonderful exercise called civics.

On behalf of the BCCA and all its members, I extend an open invitation to all residents with-

in our boundaries to join us at our next meeting! I would like to wish you and your family a happy and healthy new year".

Juan Zubizarreta

We would like to take a few minutes at the January meeting to honor the accomplishments and dedication of two long-term BCCA Board members.

George Wolf will be retiring at the conclusion of his term of office in 2015 and Patricia Pearson has retired this year. George and Pat have made many contributions to the BCCA and the Bellerose community over these years. George was among the group of residents in 1972 who went around the neighborhood and restarted the civic association after several years of inactivity. George had served as Treasurer for several years and as Block Security Officer and BCCA's liaison with the 105th Precinct Community Council. Pat Pearson joined BCCA as Vice President in 1991 for a few years and continued as director over the next two decades. Pat initiated our Holiday Decorating Awards and lead the effort for years.

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Holy Trinity News

Happy New Year! Join us during our regular services at 9 and 10:30 am. All Welcome! Try Us - Just once!

Bible Study continues at 10 am on Wednesdays.

Young at Heart meets on the 2nd and 4th Wednesdays at Noon. Join us for lunch and some social time.

Youth club meets the 2nd and 4th Saturday from 7-9:30 pm - Grades 9 -12 invited.

Youth club meets the 1st and 3rd Saturday from 7-9pm - Grades 5-8 invited

Holy Trinity continues to help the homeless of NYC. Thanks to you we purchased 30 jackets that turn into sleeping bags (to see more about the jackets go to www.empowermentplan.org) for those unfortunate people who are living on the streets. This was a result of generous donations from church members and friends, Girl Scout families and people in the community. They will be distributed shortly. IF you still would like to donate, Checks payable to Holy Trinity Lutheran Church can be left or mailed to the church. Please make a notation that it is for Midnight Run Jackets. Thank you. In December we were also able to provide about 100 homeless men and women with new boots, they were truly thankful and we appreciate the grant from Thrivent to make it possible.

Join us during one of our services on Sunday, December 18th to here from graduates of Interfaith Assembly on Homelessness. They provide a program to help the homeless get stability in their lives. They have some powerful stories to share. 9 and 10:30 am

We also continue to collect food for the All Saint's food pantry. There are many families struggling to put food on their table, if you are thankful for what you have consider dropping a donation of food or money to Holy Trinity.

We continue with Yoga on Friday evenings at 6:30 in the school. \$15 per class please bring your own mat. Our traditional Pasta night is January 24th at 5:00 pm. This year once again we will also have a shuffle-board tournament. No experience or age requirements. It is great fun. \$15 per person/\$37 per family.

New Construction on Jericho

I'm sure you've noticed the new construction going on near Little Neck Parkway on Jericho Turnpike. As best we can determine the two projects are by two different developers. The former service station (Great Bear many years ago) has been demolished and is now making way for a small commercial building comprised of 4,000 square feet of stores and 10,000 square foot child care center plus parking. However a review of the Buildings Department information system (see article page 3) shows that the plans were denied by Buildings' examiners. We do not know how serious the objections were and whether it will proceed in its original form.

Next door to the west was the site of the old TNT store and adjacent buildings. This will be a 30 foot high, two story storage facility of approximately 84,000 square feet and 31 parking spaces. Ironically it is right next door to the UHaul storage facility. We understand it is being developed by CubeSmart, see photo bottom of page 3.

Snow and Ice Removal

With the coming of Winter and snow on the way we want to remind homeowners about snow and ice removal. Homeowners must clear their sidewalks within 4 hours after the snow has stopped falling (or by 11:00am if snow stops overnight). After last year's snowfall it was difficult and dangerous to walk in our neighborhood due to uncleared sidewalks. Homeowners could be liable for any injuries that happen on their property due to their lack of snow and ice removal. Please shovel your walks or arrange to have someone do it for you.

Researching Buildings Records

he New York City web site (www.nycgov) is loaded with critical information for residents and visitors to New York. You can find out about many of the operations of the city, from alternate side of the street parking dates, truck routes, bridge tolls, etc. For homeowners, one of the most useful nyc.gov features is the Buildings Information System—or BIS. The BIS is free and readily accessible by anyone on-line and has tons of information on any property in New York City. I encourage you to go to the site and check out your own address to see permits, Certificate of Occupancy (C of O) and any complaints or fines that may have been on your address.

The BIS home page (www.nyc.gov/bis) has a entry form at bottom left. One thing to note is that the Address line is only looking for your number address, e.g. 246-72. The Street line on the form is your street name; all normal abbreviations can be used (St., Rd, Blvd, etc.) DO NOT forget to select Queens (or other borough, if necessary).

You will see your Property Profile Overview, listing your tax Lot and Block number, census tract and lots of info on restrictions, plus Building Classification (probably A2-1 Family Dwelling—this is not your Zoning District, which is R2A). Below the classification is a matrix of Complaints, Violations, Job Filings, etc. Underlined items, like Job Filings, can be clicked to get more info. In this link you will find any permits on record for the address and the status of the permit. The Job # is underscored and can be selected to see the actual permit and responses to objections or inquiries. The top of the Application Details page has numerous links to more information in the permit.

Back on the top of the Property Profile page, if there is a new permit for a new construction, such as the CubeSmart storage building (see page 2) there is a section for View Zoning Documents, View Challenge Results and View Certificates of Occupancy.

Certificates of Occupancy—You can see and print your C of O from this link. Most homes in Bellerose will have a C of O, but reportedly there was a fire in the Buildings Department many years ago and some were lost. In addition, when our houses were built occasionally the garage was not listed on the C of O and that can create a real problem when you go to sell or remortgage this property.

Zoning Challenges—In 2009 the Buildings Department added a policy to delay final permit approval a couple of weeks to allow local residents to review plans and file objections if the plan does not meet zoning requirements. The form and detailed information on the process is available in the Development Challenge Process Guide. Go to the Buildings Department main page (www.nyc.gov/buildings and use the search engine). The challenge process starts when the permit is posted on the subject property. Neighbors should immediately check the BIS web page to obtain the challenge documents including the zoning diagram and certain drawings and charts necessary to verify conformance with the Zoning Resolution. This process is only for issues related to the specific site zoning, not for general disagreement with the proposed project or stylistic objections.

In New York City zoning controls many aspects of the proposed building's height (bulk), size (envelope), placement on the site (setbacks) and allowable uses. Challenges through the process must specifically reference the zoning issue of the objection. NYC's website contains a section on the department responsible for the Zoning Resolution, the City Planning Department. Go to <http://www.nyc.gov/html/dcp/html/zone/zonehis2.shtml> and select Introduction to Resi-

BCCA Officers:

Juan Zubizarreta, President
 Lourdes Villanueva Hartrick, Vice Pres.
 Ruth Mezistrano, Recording Secretary
 Richard Hellenbrecht, Corr. Sec'y /
 Treasurer

Directors:

<u>Elect Dec. 2015</u>	<u>Elect Dec. 2016</u>
Lorraine Anzalone	James Delaney
John Reh	Gulen Zubizarreta
Bill Turis	Van DaSilva
George Wolf	Michael Weisbord

Bellerose Commonwealth Civic Assn.
 P.O. Box 260225



CubeSmart storage facility at 124-16 31st Avenue