

BROADWAY FLUSHING HOMEOWNERS' ASSOCIATION NEWSLETTER

NEXT MEMBERSHIP MEETING

Mark your calendar! Our next meeting will be held on **October 27, 2016 at 7:45pm at Church on the Hill.** Our special guest speakers are Marilyn Bitterman, newly retired District Manager of CB7, and Deputy Inspector Julia Harrison of the 109th Precinct.

UPCOMING EVENTS:

VIC VINCENT GROUP PRESENTS A MUSICAL HISTORY TOUR OF ROCK & ROLL, DOO-WOP & POP!

Hosted by Bowne Park Civic Association and
Broadway Flushing Homeowners' Association

Sponsored by Senator Tony Avella

Date: Sunday, September 18, 2016

Time: 3:00 PM

PLEASE BRING CHAIRS OR BLANKETS

A MESSAGE FROM OUR PRESIDENT – JANET MCCREESH

As we wind down a very busy year for our Association, let me take an opportunity to thank Bob Hanophy for his years of service as President, congratulate the new members of the Executive Committee, and introduce myself as new President. We begin a new year of working together with our city agencies and elected officials to enforce laws, and focus on the problems that infringe on the quality of life in Broadway-Flushing. Being a homeowner in our neighborhood means so much more than a convenient twenty minute commute to Manhattan. It means our single family homes are architecturally significant and spacious. We enjoy our front and back yards, beautiful gardens, tree lined streets, private driveways, and open green space. Our neighborhood is becoming more unique with each passing day as the city continues to build and develop all around us. The primary purpose of your Association is to monitor zoning regulations and enforce the Rickert-Finlay Covenant. The Covenant allows Broadway-Flushing an extra layer of protection to preserve the neighborhood. The generosity of our members allows the Association to continue enforcing the Covenant whenever necessary. Unfortunately, we have found that many of the zoning laws on the books today at the Department of Buildings are virtually impossible to enforce. More so than ever before, we are witnessing many creative ways for some unscrupulous developers to work around those laws. In order for your Association to be more effective, we must work with our elected officials to evaluate old laws and propose new modern laws. While we truly appreciate the city zoning that governs Broadway-Flushing, our neighborhood is not immune to some landlords who convert their large homes into hotels. We are zoned as a single family residential neighborhood, and the Covenant DOES NOT allow for the commercial use of our homes. Transient activity causes disruption to our quiet neighborhood, and this activity puts an added strain on our city services and infrastructure. Volunteers from BFHA follow up on a daily basis with the Department of Buildings to review building permits, renovation plans, curb cuts, and virtually every aspect of each demolition and new construction. However, the city does not have enough building inspectors to handle all the complaints. Additionally, certain laws need to be changed. Why should a home under construction, with an open building permit be allowed to turn away an inspector from the DOB? Why does the DOB close an active complaint when an inspector is denied access by a homeowner after three attempts? We also need our elected officials to help educate new residents so they don't fall prey to illegal rooming houses and hotels. What can we do? Your Association will need the active participation of ALL homeowners to support new legislation. It will require letter writing, e-mails and possible rallies at City Hall. We need to continue building our strong working relationships with all elected officials in the New York State Senate and Assembly and New York City Council. I also want to take this opportunity to thank all our incredibly vigilant members who have brought illegal Airbnb and rooming houses to our attention. This is a perfect example of working together! The Association needs you to continue providing us with photos and information in order to follow-up with city agencies. If we all work together, we can be so much more effective in preserving our uniquely beautiful single family neighborhood. Until we see each other at the Concert in Bowne Park and the next General Membership meeting, let's rest up and enjoy our families and friends and have a wonderful summer!!

MORE PLAQUES FOR BFHA:

If you would like to order a plaque, please visit our website and select **“Order a Plaque”**

AIRPLANE NOISE UPDATE:

In October of last year, **Representative Grace Meng** introduced legislation called the Quiet Communities Act of 2015. It requires the EPA to take over efforts to combat airplane noise over Queens. The legislation would restore the Office of Noise Abatement and Control, which previously oversaw the noise control activities until it was defunded by the Reagan Administration in 1981 due to budget cuts.

UPDATE: In July, **Senators Charles Schumer and Kirsten Gillibrand** introduced the same legislation in the Senate. This is a VERY exciting development to resolve the excessive airplane noise problem across the country.

If you want to send a note to our elected officials, their contact information is available on the BFHA website, along with additional news and information about efforts to resolve excessive airplane noise.

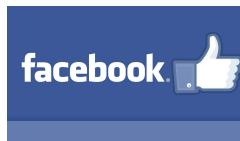
BIOSWALES:

Have you noticed green letters and numbers on the sidewalk? The New York City DEP is surveying the area to identify possible locations to build BIOSWALES to prevent storm water runoff from entering the sewer systems. A **right-of-way (ROW) BIOSWALE** replaces the grass strip in front of our homes. Please visit: www.nyc.gov/dep for more

information.

LANDMARKING UPDATE:

The Landmarks Preservation Commission has repeatedly turned us down for Historic Landmarking. Senator Tony Avella’s Architectural District Bill is a great way to get the protection our neighborhood deserves without the overly restrictive qualifications that historic districts require. We will be working hard in the Fall to get the Senate and the City Council to support the Senator’s Bill.



BFHA is now on facebook. Join our group, share photos of BFHA and stay informed.

Visit our WEBSITE at
www.broadwayflushing.org

EMAIL:

Please send comments/suggestions to president@broadwayflushing.org

DUES WERE DUE IN MAY!

If you haven’t paid your dues for 2016-2017 please do so ASAP! We are a volunteer organization and rely on the dues and contributions to the legal and reserve fund

Queens Quiet Skies needs your help! www.queensquietskies.org or e-mail: queensquietskies@aol.com

Would you like a tree planted in front of your house? Contact <http://www.nycgovparks.org/trees/street-tree-planting/request>