

Borough sees foreclosures surge in 2012

BY RICH BOCKMANN

By the time the foreclosure crisis peaked in Queens in 2009, the borough had seen four years in which mortgage servicers were filing a growing number of actions against struggling homeowners.

That trend was continuing when in October 2010, the state courts responded to the dubious practice of "robosigning" by requiring the banks to cross the t's and dot the i's on their paperwork, and the numbers for 2010 dropped off dramatically.

After a relatively quiet 2011, however, 2012 was a year when banks started initiating foreclosure actions again at an alarming rate, according to a new report.

"Honestly, this is something we've been expecting for over a year now, for the other shoe to drop in New York," said Daren Blomquist, vice president of the real estate monitoring firm RealtyTrac.

The number of Queens homes foreclosed upon in 2012 rose 16

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Crips get 50 years in boy's slaying

Gang members killed 13-year-old in shoot-out near Cambria Hts. high school

BY RICH BOCKMANN

The two Queens Crips members whose gang shootout caught

13-year-old Kevin Miller in its deadly crossfire as he was walking home from school three years ago were each sentenced to 50

years in prison Wednesday, the Queens district attorney said.

Miller, a beloved youngster who was a member of Jamaica's

New Jerusalem Baptist Church, was going for a snack at McDonald's one afternoon in October 2009 after school let out at the Campus Magnet Complex in Cambria Heights.

Crips members Gregory Calas, 21, and 19-year-old Nnonso Ekwegbalu were involved in an altercation with rival Bloods gang members, Brown said.

Ekwegbalu pulled out a revolver and fired at three unarmed gang members who were running away, but his stray bullet struck Miller in the head and ended his short, young life, Brown said.

Another stray bullet hit 17-year-old Pedro Garcia in the leg as he was working at a nearby car wash, the DA added.

After a six-week trial last year, Calas and Ekwegbalu were convicted in November.

On Wednesday, Queens Supreme Court Justice Gregory Lasak sentenced both men to 50 years in prison, terms Brown said were more than fitting.

"Without the slightest regard for human life, the defen-

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BEACH DAY



A seagull takes flight from the damaged boardwalk over the beach in the Rockaways.

Photo by Christina Santucci

NYHQ opens first satellite office for community in Whitestone

BY JOE ANUTA

New York Hospital Queens cut the ribbon on its first community-based practice Tuesday night in Whitestone, heralding a new phase of expansion in a borough where many other health care facilities have failed.

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Former state Sen. Shirley Huntley, shown in this file photo, pleaded guilty in Nassau County Wednesday to covering up a scam to embezzle thousands in taxpayer dollars.

Huntley guilty again of fraud

BY RICH BOCKMANN

Former state Sen. Shirley Huntley, who just two weeks ago admitted in federal court to stealing thousands in taxpayer dollars from one of her sham non-profits, pleaded guilty again Wednesday to state charges of covering up a

scam at another non-profit, authorities said.

Huntley was on southeast Queens' District 28 School Board before being elected to the Senate in 2007 and served on the Education Committee.

She pleaded guilty in Nassau County Wednesday to filing false documents to

hide from authorities the theft of \$29,950 from a non-profit she set up ostensibly to help parents get more involved in schools, Attorney General Eric Schneiderman announced.

"It is unconscionable that an elected official would deliberately tamper

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City Councilman Eric Ulrich is involved in a court battle for partial control over the city Board of Elections.

Political coup staged to shift Queens GOP

BY JOE ANUTA

A group of Republican City Council members found a loophole last month to appoint a new Queens commissioner to the city Board of Elections, which could cause a major shift in power inside the Queens GOP organization.

Councilmen Eric Ulrich (R-Ozone Park), James Oddo (R-Staten Island) and Vincent Ignizio (R-Staten Island), three out of the five sitting GOP Council members, voted to place Michael Michel as the Queens commissioner on the board against the wishes of the Queens County Republican Party.

Ulrich has long been at odds with the Queens party and has been at the forefront of an insurgent movement. The party even mounted a primary challenge against Ulrich's unsuccessful run for the state Senate late last year.

This latest move took the entire borough by surprise and could prove to be a major blow to the county organization should the power play by Ulrich, Oddo and Ignizio withstand a legal test. Both sides have teams argu-

ing their respective cases in court.

Queens and Staten Island are the only boroughs with two Republicans in the City Council, which is overwhelmingly governed by members of the Democratic Party.

The Board of Elections is made up of 10 commissioners, five Democrats and five Republicans. According to multiple sources in GOP political circles, the commissioners have clout because they not only decide how the board is going to run and how to conduct elections in the five boroughs, but they also dole out election jobs both temporary and long-term. It is one of the last remaining vestiges of political patronage in New York City, and thus a source of power for whoever is in the seat, according to sources.

That power is usually in the hands of each borough's political party.

The GOP Party's rules state that each time a commissioner's four-year term is up, the party is supposed to send a letter of recommendation to the Council 30 days before the end of that term stating their choice for the position and the Council

is expected to make the appointment.

But the three councilmen claim that the party did not send its appointment, which opened the door for them to make a recommendation of their own. And their pick could effectively control the flow of patronage jobs.

The Queens party, headed by Phil Ragusa, has taken the matter to court using the legal team of Republican mayoral candidate John Catsimatidis. Ragusa is asking a Manhattan Supreme Court judge to stop Michel from making any decisions on the board, remove him from office and instead install the party's pick, Judith Stupp.

The legal briefs contend that the Queens GOP did indeed make its appointment before time ran out, but it was enclosed in a pre-paid envelope and sent through first-class mail.

Sources with knowledge of the case said the appointment never reached the Council nor Oddo, the Council's minority leader, which then cleared the way for the three members to make the replacement.

Bayside prepares for legal fight against FAA

3

CB 11 members recruit students at CUNY Law School to explore lawsuit over airplane noise

BY PHIL CORSO

The Bayside community has been making itself heard over airplane noise in recent months and has now recruited some CUNY law students to help get its legal battle off the ground.

Earlier this week, Community Board 11 member Janet McEneaney went to CUNY School of Law to speak with 21 students who will explore her community's possible legal challenge to the Federal Aviation Administration as a spring project for the semester. The students will present their legal findings to the board at its meeting in either May or June, she said.

The students will work under the guidance of professor Rebecca Bratspies to consider whether or not the FAA has operated legally as it made changes to its flight patterns at LaGuardia Air-



Bayside is calling in reinforcements out of CUNY School of Law as it tries to prepare a legal case against the Federal Aviation Administration over flight noise. AP Photo/Business Wire

port and if the agency had considered community input as required by law.

"The objective here is to find out what the law says, and whether or not we can find answers to our questions," McEneaney said. "This is a very complex and interesting legal question and I think it really has pedagogical value for the law students."

For months McEneaney led a local charge against the FAA to address a noticeable increase in airplane traffic and noise coming out of LaGuardia Airport in northeast Queens, but said it has been nearly impossible to get any responses of substance from the agency.

"The FAA seems to be accustomed to dealing with

people in communities, and I think they have learned how to divide and conquer," McEneaney said. "They are very good at not saying things."

Outrage ensued as the borough learned more about the FAA's changes in arrival and departure patterns over residential neighborhoods in northeast Queens, which were imple-

mented in February 2012 initially for a six-month trial basis. The agency then announced it would make the changes permanent in December, according to elected officials.

The uproar garnered community support toward the end of 2012 as elected officials from the city, state and federal governments added their clout to the cause against air and noise pollution.

Most recently, U.S. Reps. Grace Meng (D-Flushing) and Steve Israel (D-Hauppauge) sent a joint letter to the FAA urging it to actively seek community input when considering changes to its flight patterns.

"While we acknowledge that there is no perfect solution to airspace congestion, we believe that our constituents have been unfairly and unexpectedly

burdened," Meng and Israel said in a letter to FAA Administrator Michel Huerta. "The new routes were implemented without the consultation of local elected officials and constituents, an oversight that Carmine Gallo, the FAA regional administrator, acknowledged at an FAA briefing for local officials Jan. 18. "We hope that the FAA is able to produce a more balanced plan that would alleviate the noise pollution for our constituents and restore the quality of life in our neighborhoods."

CB 11 also passed a resolution in its February meeting in response to residents' complaints requesting the FAA to conduct an environmental impact study and to hold a public meeting in northeast Queens.

Rockaway factory gets sweet cash assist from gas utility

Storm ravaged Madeline Chocolate Company hopes to start wrapping candy in time for Halloween

BY STEVE MOSCO

How sweet it is.

A confectioner with a rich Rockaway Beach history hopes to start churning out chocolate again soon after receiving aid money from National Grid this week.

The Madeline Chocolate Co., a staple in the community for 60 years and employer of 450 people, found itself shutdown and in shambles after Hurricane Sandy blew through the region Oct. 29.

The day before the superstorm hit, owner and operator Jorge Farber said his business was pushing out 100,000 pounds of the sweet stuff every day, but since then his kitchens have gone quiet and his operation has

gone sour.

"We missed one of the biggest seasons in the candy industry," said Farber, referring to Valentine's Day and Easter, holidays virtually built on sweets. "If we cannot get going for next Halloween, we are going to be in trouble."

To help Farber and his wife Vivian and Norman Gold, who are his business partners, National Grid presented Madeline with a check for \$250,000 — cash Farber said will immediately go toward restoring a major machine in one of his kitchens that produces a range of candy shapes and molds.

"When Sandy hit, we made a promise to the Rockaways to do everything we can to help rebuild," said Ken Daly, president of



National Grid President Ken Daly (second from r.) and Rockaway Development and Revitalization Corp. Director Malcolm Harewood (r.), present (l.-r.) Vivian and Jorge Farber and Norman Gold with aid to help reopen the Madeline Chocolate Co. Photo by Steve Mosco

National Grid. "Madeline gives so much to this community, we felt it was time we gave a little back to

them."

National Grid's relief aid to Madeline is part of a larger effort to assist the

hardest hit gas customers in the city and on Long Island. The gas utility launched a \$30 million aid program in

November, with residential customers receiving the first wave of relief.

The three-tiered program first provided critical early stage emergency funding to help the most severely affected residential customers; next, funding went toward the residential rebuilding process; and finally, in the third tier, commercial properties are getting assistance.

Farber said he is still unsure if he will receive aid from the recently passed Senate bill, but he hopes to rehire many of his former employees after the cash infusion, but unfortunately not all of the 450 workers will have a job right away. Of Madeline's eight production rooms and 14 molding lines, only one will reopen in the coming months.

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Robert Jackson (c.) shows where his face was injured during an arrest by the 109th Precinct in January.
 Photo by Ellis Kaplan

SE Qns lawyer claims 109th brutalized teen

BY JOE ANUTA

A southeast Queens lawyer running for City Council held a news conference Tuesday to denounce the NYPD for what he said was excessive force when officers from the 109th Precinct in Flushing arrested a teenager.

Jacques Leandre, who is running for the Council seat recently vacated by now-state Sen. James Sanders Jr. (D-Jamaica), is defending 19-year-old Robert Jackson, who was arrested Jan. 8 and charged with obstructing governmental administration, resisting arrest, possession of marijuana and disorderly conduct, according to the Queens district attorney.

A video of the arrest, recorded on an anonymous bystander's cellphone, begins as two officers have Jackson on the ground outside the Flushing YMCA on Northern Boulevard and are attempting to arrest him. At least two of the officers strike Jackson as bystanders yell and within a minute a crowd of other officers run over, obscuring the view of Jackson, and the video ends.

"This unfortunate incident conducted by the police officers we pay to protect us is reprehensible and unacceptable," Leandre said. "We will aggressively defend Robert Jackson and call on assistant [sic] District Attorney Richard Brown to immediately dis-

miss the charges."

The incident was first reported by TimesLeger Newspapers Jan. 17.

Leandre and Jackson are supported by community leaders, including Bishop Charles Norris, and The Queens National Action Network and the Jamaica and Northeast Queens branches of the NAACP.

The incident is being handled by the Civilian Complaint Review Board, a body that takes complaints against police, and the NYPD did not have a comment.

Jackson is part of a program at the YMCA called YouthBuild, which helps young men and women get their GED.

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City Council to investigate property tax hikes

BY KAREN FRANTZ

The City Council announced this week that it will hold an emergency hearing to investigate reports that numerous people whose homes were damaged in Hurricane Sandy, including some who live in the Rockaways, have had their property tax assessments raised.

The emergency hearing will be jointly held by the Council's Finance and Community Development committees Feb. 26. Representatives from the Department of Finance, which had sent the assessment notices to homeowners, will be invited to testify as well as the Independent Budget Office, the Queens Civic Congress and other organizations.

Council Speaker Christine Quinn (D-Manhattan) said the news of the assessments was startling and troubling.

"It raises real doubts about whether DOF is doing enough to ensure fair and accurate assessments, and how it is communicating this with the public," she



The City Council announced this week it plans to hold an emergency oversight hearing after reports that some people with homes damaged in Hurricane Sandy had their property tax assessments rise.

said.

"As New Yorkers work to rebuild their homes and lives, we cannot allow them to be hit twice," she said.

But the Department of Finance said the property tax assessment rolls that were released in January are not yet final and

determining the assessments is an ongoing process.

"These are tentative assessments," said Finance spokesman Owen Stone. "We're not done, basically."

He said the agency has received information from the city Department of Buildings on prop-

erty damage, has sent assessors out in the field to evaluate damage to homes in person and are reviewing damage forms homeowners have filed.

"We're taking all that into account as we revise values," Stone said.

He said homeowners may

appeal their assessments until March 15 and final rolls will not be released until May.

State Assemblyman Philip Goldfeder (D-Ozone Park), whose district covers the Rockaways, said his office has received many calls from Sandy-hit homeowners who have complained that their assessments have gone up.

To address the issue he sponsored legislation that would give the city the ability to retroactively reassess and revalue tax bills. Under the legislation, homeowners would be able apply to have their homes reassessed and could receive a tax reduction if they lost 50 percent or more of their previously assessed property values.

"The best I can do is give the city the tools they need to take corrective action," he said, saying action is ultimately in the hands of Mayor Michael Bloomberg and the Department of Finance.

The bill passed in the state Assembly earlier this month, but would still need to be passed by the state Senate.

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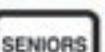
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Queens living costs fifth highest in U.S.

BY KAREN FRANTZ

Queens ranks as one of the top five most expensive urban areas in the country as detailed by a City Council report on the city's middle class released this month.

The Council report, titled the "Middle Class Squeeze," investigated how the city's middle class has fared since 1989. It found that the middle class is shrinking as a percentage of New York City's total population.

The report was highlighted by Council Speaker Christine Quinn (D-Manhattan) in her State of the City address this week.

"We need to make sure that the people who want to stay in our great city can afford to stay here," she said Monday. "We have no greater challenge or obligation to the families we represent than to tackle this problem head-on and deliver results. The future of our city depends on it."

According to 2011 figures from the Council for Community and Economic Research cited in the Council study, the cost of living in Queens is 54 percent higher than the national average. It comes in after only Manhattan, Brooklyn, Honolulu and San Francisco as urban areas having the country's highest costs of living.

Housing costs also makes up the major part of the cost of living in Queens, with housing costs 2 1/2 times higher than the national average, the report said. The borough is ranked seventh out of 300 U.S. metropolitan areas for high housing costs.

But Queens is still far less expensive than Manhattan, whose cost of living is 123 percent higher than the national average, and Brooklyn, where the cost is 85 percent higher. The cost of living in Queens is also only modestly higher than other urban areas such as San Jose, Calif.; Bridgeport, Conn.; and Washington, D.C.

Quinn sought to address problems besieging the city's middle class, such as high housing costs, in her State of the City address.

She proposed the construction of 40,000 new affordable housing units for people with middle incomes over the next 10 years, an undertaking that she said would be the largest construction project of its kind in decades.

She also suggested offering property tax caps for buildings with high-end market rate units that agree to set aside a number of units for affordable housing.

City honors Rockaway site

Landmarks Commission names peninsula firehouse as historic spot

BY STEVE MOSCO

The red brick facade of Engine Co. 268/Hook & Ladder 137 has watched over the Rockaway Peninsula for 100 years, keeping residents safe on both land and at sea.

Now the building, at 259 Beach 116th St. in Rockaway Park, is guaranteed a spot in history as it was one of five city firehouses given landmark status by the city Landmarks Preservation Commission this week.

"This firehouse stands out not only for its architecture, but also for the extraordinary service it has provided to the Rockaway Peninsula and beyond during its 100-year history," said LPC Chairman Robert Tierney.

In the early 1900s, improved transportation in the city provided greater access to the peninsula from the mainland. And as the population of the Rockaways grew, so did the need for trained firemen stationed close enough to jump into action. In addition to the typical rescue units of firehouses, the Rockaway station has the unique distinction of also employing a surf rescue team responding to distress calls from boaters and swimmers.

The Rockaway Park firehouse was completed in 1913, built to the designs of Brooklyn architect Frank



The 100-year-old Rockaway Park firehouse achieved landmark status this week.

Photo courtesy city Landmarks Preservation Commission

J. Helmle, who was also responsible for other city landmarks, including the Boathouse and the Tennis House in Prospect Park.

According to the landmarks commission, Engine Co. 268 combines elements

of Colonial Revival and Arts & Crafts styles, two popular early-20th century architectural styles. The building's Colonial Revival style elements include a red brick facade, an arched loggia and a

projecting cornice, while the Arts & Crafts elements include the overall simplicity of the building's design, a diamond brick pattern at the projecting brick piers, a stepped parapet wall and ceramic shields.

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Huntley

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with a law enforcement investigation into the theft of taxpayer dollars," Schneiderman said. "Former Senator Huntley's felony plea sends a strong message that those who abuse their positions to rip off taxpayers and tamper with investigations will be held accountable."

According to the AG, Huntley funneled state money to the Parent Workshop, which was run by her niece and an aide. After the two were indicted on charges they misappropriated the funds, Huntley wrote a false, backdated letter intended to throw off investigators, Schneiderman said.

She pleaded guilty to tampering with physical evidence.

Theft and obstruction charges are still pending against the two non-profit staffers.

Late last month, Huntley was in Brooklyn federal court, where she pleaded

guilty to mail fraud charges in a similar scheme in which more than \$87,000 set aside for the Parent Information Network went to finance the disgraced former lawmaker's pockets and those of her friends.

The AG said that since Huntley was facing up to two years in prison on the federal charges, a sentence of five years' probation was recommended in exchange for her guilty plea.

The full extent of Huntley's schemes may not yet be revealed. A source said investigators will soon turn up the heat on City Councilman Ruben Wills (D-Jamaica), who has been in the cross hairs since last March when he refused to cooperate with a probe by state authorities into a \$33,000 state grant Huntley sponsored in May 2008 for New York 4 Life, a nonprofit Wills ran while he worked on her staff.

After he was subpoenaed by both the state attorney general's and state comptroller's offices last year, Wills showed up with

an undated, unnumbered invoice accounting for only \$980, court records show.

He later walked out of Schneiderman's Manhattan office an hour into questioning after giving basic information like his name and address, choosing to invoke his Fifth Amendment right when drilled about the funds.

The Council responded by stripping Wills of his ability to allocate discretionary funds to nonprofits and launching an Ethics Committee investigation into his actions.

Wills said he has since provided further documentation to the attorney general's office and added that reports of a possible investigation with new urgency were baseless.

"Dozens of not-for-profits were caught up in [the Huntley] investigation," he said. "And because I'm the councilman, my case is getting all the press. There's no urgency in it."

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NYHQ

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Dr. Stephen Rimar, chief medical officer at NYHQ and Stephen Mills, president and chief executive officer, were joined by doctors and lawmakers who welcomed the new primary care, internal medicine and cardiology facility near the corner of 150th Street and 14th Avenue. Doctors Ambrose Pipia, Domenick Acquista and Katherine Heretis will be the first to practice at the facility, but they will be joined by additional physicians throughout the year, according to

the hospital.

The Tudor-style exterior of the facility exudes the small-town vibes Whitestone residents cherish, but the sleek interior is decidedly state of the art. The facility is the first of many offices the hospital hopes to open and comes on the heels of another massive expansion.

In 2010, the hospital, whose main building is on the corner of Main Street and Booth Memorial Avenue, cut the ribbon on a new wing that added more than 190,000 square feet to the facility as part of a \$200 million modernization program.

Miller

Continued from Page 1

dants recklessly turned the streets of Queens County into a deadly battleground that claimed the life of an innocent young student walking home from school and wounded a second hardworking teenager," Brown said. "The lengthy prison sentence imposed today is more than justified and sends a strong message to others who might think of resorting to gunfire to settle disputes."

Miller's mother, Donna Hood, has since become an active voice in the gun

violence discussion. Earlier this year, state Sen. Malcolm Smith (D-St. Albans) paid tribute to her by dedicating to her part of the Senate's historic gun control legislation that increases penalties for gun possession.

Calas was convicted of first-degree manslaughter, second-degree attempted murder, assault and two counts of criminal possession of a weapon.

Ekwegbalu — whose case was heard by a separate jury — was convicted of first-degree manslaughter, assault and one count of criminal possession of a weapon.

Foreclosures

Continued from Page 1

percent to a total of 255, according to RealtyTrac, with the highest number by far in Jamaica followed by East Elmhurst, Far Rockaway and Ozone Park.

The number of distressed homeowners notified that a foreclosure proceeding would be filed against them shot up by more than 200 percent, with over 4,000 homeowners re-

ceiving default notices.

States where foreclosures are not handled through the courts have seen steadier foreclosure trends, Blomquist said, and the big increase on the front end of the process in Queens indicates servicers are finally figuring out exactly what they need to complete a foreclosure.

"Back in 2011 and even late 2010, the numbers really decreased dramatically

without much reason other than the additional scrutiny regarding improper documentation and questionable practices," Blomquist said, adding he expected the activity to continue through 2013. "Those low numbers from 2011 were artificially low, and now the foreclosures caught in the logjam are starting to come through."

And while the national average to complete the foreclosure process was 414 days in 2012, it took far and

away the longest in New York, which had an average of 1,089 days.

In almost three years, a troubled homeowner can rack up thousands of dollars in late fees and arrears that make it almost impossible to save their home.

"At some point it becomes mathematically impossible," said Elizabeth Lynch, staff attorney at nonprofit law firm MFY Legal Services.



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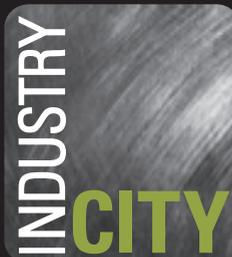
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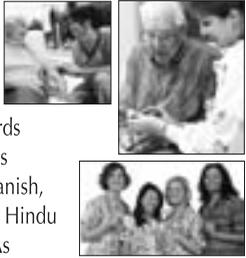


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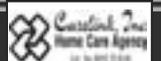
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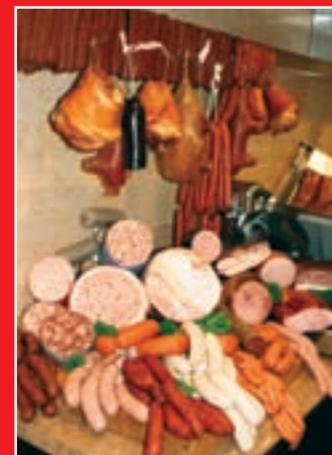
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