

QBBA BULLETIN

the newsletter of The Queens & Bronx Building Association



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Winter 2024

Queens Borough President Donovan Richards & Bronx Borough President Vanessa L. Gibson Honored Guests at Our Building Awards Gala



What a great relationship! We were honored to have both Borough Presidents as our guest speakers at our annual building awards gala held recently at Terrace on the Park where you could definitely feel the love. For the second year in a row, Mr. Richards and Ms. Gibson have been involved in our awards contest by recommending a development that each has felt to be a major-change project for their respective boroughs. In Queens, the category winner was the *Arverne East Nature Preserve and Welcome Center*, “a multi-faceted development that was created to dramatically transform a vacant 116 acre oceanfront site within the Arverne and Edgemere neighborhoods of Queens. This forward-thinking coastal community will include all aspects found in development that insist upon keeping the perfect balance of nature and construction.” And in the Bronx, the category winner was the *Bronx Point and the Hip Hop Museum*, “a transformative mixed-use development” whose cultural anchor, the Hip Hop Museum, “is a permanent home dedicated to the celebration of hip hop history and culture.”

Both borough presidents spoke passionately of their communities and their constituents who live within the two thriving and

Electrifying Dinner Meeting Featuring Con Edison as our Guest Speaker to be Held on Wednesday, March 20th

If you've got questions, they've got answers. This is a promise by Con Edison, who has been keeping the lights on in New York City since 1823 under the name New York Gas Light Company. Thomas Edison founded the Edison Illuminating Company in 1882 that was purchased by Consolidated Gas in 1901 and had its current name changed in 1936. We are to be treated to an engaging session in 2024 as we all delve into the latest trends and updates shaping our burgeoning construction industry. You are invited to “bring your burning questions and industry concerns, and let us work together to find actionable solutions that propel us forward.”



For those new to our Association, Wednesday, March 20 should be a prime example of the value of your Queens & Bronx Building Association membership. We urge you to come prepared to ask your questions and contribute intelligent conversations that will help us all who deal with energy and conservation.

Conversation is the best way to solve any problem, and there are certainly many topics that should see the light that night. Please attend this very important meeting at the Vista Sky Lounge in Long Island City where networking is encouraged surrounded by some of the best views, food and drink in the city!

Peter Florey New NYSBA President



Mr. Florey of the D & F Development Group, LLC has run the table. Our QBBA President (2015-2016) and also President of the Long Island Builders Institute (2019) is currently the president of the New York State Builders Association where we assume his professionalism and leadership will bring NYSBA to an even higher level of success. This certainly will benefit our NAHB/NYSBA/QBBA chapter. Peter is known as a gentleman's gentleman who is most knowledgeable in his field and most successful in bringing to completion many projects in our region. Congratulations from your QBBA!

continually growing portions of New York City that our Association represents as well.

The gala was quite a success with some familiar faces in the crowd who we haven't seen for many a year, and their presence was well-appreciated! See pages 6 through 11 for photos and information about 2023's best buildings in the boroughs.

Calendar Of Events...

- Mar. 20**
Wed. 6 pm
General Membership Dinner Meeting
Vista Sky Lounge, 27-05 39th Avenue, LIC
Special two-way conversations with Con Edison
- May 15**
Wed. 6 pm
General Membership Dinner Meeting
Networking (bring your business cards!)
Bourbon Street, 40-12 Bell Boulevard, Bayside
- June 13**
Thurs.
QBBA Annual Golf Outing & Dinner
North Hills Country Club, Manhasset, LI
- Sept. 18**
Wed. 6 pm
Officer Installation and Dinner Meeting
Marina del Rey, Throgs Neck, Bronx

Info/Reservations: e-mail maria@queensbronxba.com or fax: (718) 428-3494

QBBA BULLETIN

QBBA Bulletin is the newsletter of the Queens & Bronx Building Association. For information regarding content and advertising, please contact our Executive Director, Maria Kyrkou, at our association headquarters, 48-02 25th Avenue, Suite 312, Astoria, NY 11103, (718) 428-3369, cell: (929) 404-1088, fax: (718) 428-3494, e-mail: maria@queensbronxbba.com. Visit www.queensbronxbba.com

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News from the President



George Poulon, Mega Contracting Group, LLC

We're back with our QBBA Bulletin! As in the past, our industry newsletter will continue to inform you with what has been happening at your Queens & Bronx Building Association. In this issue, we are recognizing our 2023 Building Awards Winners beyond the accolades we afforded them at our annual Building Awards and Holiday Gala held in December at Terrace on the Park in Flushing Meadow. Thanks to many efforts, especially by ever-energized Jack Dragone of CASA

Building Materials (who is also our Vice President of Associate Affairs on our Executive Board), and our new Executive Vice President, Maria Kyrkou, our most successful holiday event went on picture-perfect and a good time was had by all among our strong attendance.

On that topic, we have built a very rewarding relationship with both Queens Borough President Donovan Richards and Bronx Borough President Vanessa L. Gibson. Starting with our 2022 awards gala, we have instigated an individual Borough President's Award based upon submissions by the borough presidents themselves that they consider most impressive to the growth of their respective communities. More further in this newsletter.

To recap our most recent events, in October we had our annual QBBA Installation Dinner and General Membership Meeting, a well-attended event, at Marina del Rey in Throgs Neck. The event featured NYC Department of Buildings Deputy Commissioner, Constadino "Gus" Sirakis. Next, in November, we hosted a Legislative Breakfast at the Renaissance Inn by Marriott in The Bronx. Speakers at the event included State Senator Robert Jackson, State Senator Nathalie Fernandez, State Senator Luis Sepulveda, Assemblywoman Chantel Jackson, Assemblyman Jeffrey Dinowitz, Assemblyman Al Taylor, and City Council Member Eric Dinowitz. In December, we held our above-mentioned Annual Building Awards and Holiday Gala, followed by a January General Membership Meeting at Vista Sky Lounge in Long Island City with a zoning and planning discussion presented by John Mangin, Senior Counsel at the NYC Department of City Planning and Adjunct Assistant Professor of Urban Planning of NYU's Robert F. Wagner Graduate School of Public Service.

Our annual travel to Albany for QBBA Lobby Day took place on March 5. This event helps put our Association on the map and puts us in front of those who govern us. Thank you QBBA members who take the time to represent us upstate. Also, congratulations to Peter Florey, a QBBA Past President and also a LIBI Past President, who is now President of the New York State Builders Association (NYSBA). QBBA coming events include a General Meeting and Dinner on Wednesday, March 20 at Vista Sky Lounge in LI City, a General Membership and Dinner Meeting on Wednesday, May 15 at Bourbon Street in Bayside, our over-the-top annual Golf Outing at North Hills Country Club on Thursday, June 13 in Manhasset, Long Island, and more!

And the Walls Come Tumbling Down as "Get Sheds Down" Fires Up

At a recent news conference, Mayor Adams and DOB Commissioner Jimmy Oddo took down NY City's longest-standing sidewalk shed at 409 Edgecombe Avenue, a city landmark in Harlem's Sugar Hill. The shed had been standing for 21 years and was the subject of a criminal court case filed by the City. Since launching the effort, more than 500 sheds covering eleven miles of sidewalk space have been removed.



City Government Update

by Robert S. Altman, Esq., QBBA Legislative Consultant

You think I'm talking about the Presidential race in 2024? You would be wrong. I'm talking about local elections in 2025 and there are many.

Yes, you already had a local election for the City Council in 2023. But in a quirk of timing, City Council elections have a two-year term in order to allow for redistricting after the decennial census. This allows districts to reflect changing population patterns quicker rather than waiting for the typical four-year term to end. So even though you just had a new set of Council members elected, they will run again in 2025. Then they won't run again until 2029 (unless they were term-limited at the end of 2025). So since some members start fundraising immediately in the new election cycle, you may find yourself being solicited for fundraising for the City Council races in 2024 even if the actual election is not until 2025. And this is somewhat amusing because in 2024, you will also be besieged by local State legislators who are actually running for re-election in 2024. (That much said, the Governor is not, since while a State legislator always has a two-year term, the Governor, and also the State Attorney General, serve four). Are you properly confused now? Basically, the State legislator always serves a two-year term, the Governor always serves a four-year term, and the local City Council members always serve a four-year term, unless it is after the census when it drops down to two years for two cycles (there is more to that, but I don't want to totally lose you).

And the Mayor is running in 2025 for his second four-year term. That is if he survives his current term. Already you are hearing about Andrew Cuomo possibly running for Mayor if Adams somehow gets booted. And if Adams gets booted, your mayor is none other than Public Advocate Jumaane Williams. That probably scares some of you. (No comment will be provided in the Public Advocate's defense.) That much said, Progressives are already trying to figure out who will be the Progressive who runs against Mayor Adams if he survives to 2025. Progressives being what they are, they, of course, have no clear-cut favorite. So my way too early guess is that Progressives will not be able to rally around a single candidate. But Adams will have some challengers.

And a challenge to Adams could even come from a surprising angle. Sometimes people don't want to oppose other people simply because they expect the incumbent to be re-elected. Case in point, the 1992 Presidential election. In 1991, George H. W. Bush was running high after the first Gulf War. And the best Democratic candidates decided that they would not run for President because with 90% approval ratings the elder Bush simply was unbeatable. That is, until he was not. Does any more moderate candidate have the guts to get in now, possibly in anticipation of an Adams fall?

As I write this, the primary for the Mayor is 18 months away. That is a lifetime. Adams could go the way of his former DOB commissioner and get indicted. Or more commissioners could become former commissioners, a managerial problem in and of itself. Have the current crop of commissioners proved stellar? You deal with the agencies, you decide if you are happy. Or nothing might happen. But between a Mayor with problems and a squeaky clean radical liberal, who do you pick? (Hint on my feelings, I am not picking the radical.)



And simply because Adams is or is not under investigation, it does not mean he will be indicted. About sixteen years ago the Republicans controlled the State Senate and then the Democrats had a great year, electing Elliot Spitzer as governor, and taking control of the State Senate. The leader of the State Senate was Malcolm Smith and his lieutenants were State Senators John Sampson and Eric Adams (yes, the Mayor). The new Democratic majority made a mess of things, so much so within two years they were back in the minority. And Malcolm Smith and John Sampson were indicted and convicted of corruption (and if you remember, I think Spitzer was "Client Number 9" in a prostitution scandal that led to him leaving office as well). But while Adams was all around the smoke, he never was actually indicted (and trust me, if the Feds had something on him, they would have gone after him too). So as you watch all of this wonderful investigation unfold, don't be so sure Adams did anything wrong. And all this stuff about Adams doing favors for certain friends, you can probably find such stories on every single elected official. Are we really shocked that an elected officials has friends that he helps?

Finally, the City Comptroller and Public Advocate races will have incumbents unless the incumbents decide they want a crack at some other job (but right now neither is claiming to be gutsy enough to want to oppose Adams). After all that, all I can say is prepare to be solicited for fundraising dollars, because that need for money in elections never changes. In the flux that was this piece, that is the one constant.

AIA Queens to Host DOB's Kazimir Vilenchik, PE on Tuesday, April 9th

Bring your questions! The DOB 1st Deputy Commissioner will discuss with attendees the latest updates in the Department. Light refreshments. Starts 6pm at Flushing Town Hall. Search Eventbrite; or (347) 946-2427.



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QBBA MEMBERSHIP MEETINGS



QBBA Installation Dinner & Meeting with guest speaker NYC Department of Buildings Deputy Commissioner Constadino "Gus" Sirakis swearing in our new officers.



NY State Senator Robert Jackson



(L-R) Assemblyman Al Taylor, Assemblywoman Chantel Jackson, State Senator Nathaile Fernandez, State Senator Robert Jackson, City Council Member Eric Dinowitz



11/20/23 Legislative Breakfast topics: 421-a law, Just Eviction Cause



John Mangin, head of the Housing Division at the NYC Department of City Planning

We've been quite busy at QBBA as indicated by the photos within this page. Of note, in October, our Officer Installation and Dinner Meeting at Marina del Rey, Throgs Neck featured speaker Constadino "Gus" Sirakis, NYC DOB Deputy Commissioner. In November, along with the Hudson Gateway Association of Realtors®, we hosted a Legislative Breakfast at Renaissance Inn in the Bronx with many government officials in attendance. The topics, 421-a and Just Eviction. December's Building Awards and Holiday Gala hosted both Borough Presidents, while in January, your Association had a presentation on "City of Yes: Affordable Housing", given by John Mangin, head of the Housing Division at the Department of City Planning. Below, photos from the recent NAHB's International Builders' Show in Las Vegas. Maria Kyrkou and Eric Bluestone represented us.



NAHB Past President Scott Snyder; Linda Aloisio, Home Builders and Remodelers of the Mohawk Valley; Maria Kyrkou, Executive Director, QBBA; Eric Bluestone, State Director, QBBA



Kamco Opens New Bronx Location

Kamco Supply Corp. is your complete go-to building material distributor, servicing the NY/NJ metropolitan area. Celebrating 85 years, Kamco just opened a new Bronx location that will be useful to our QBBA membership. The new store and warehouse provides fast, efficient service for projects and developments throughout the Queens and Bronx boroughs. Kamco has additional warehouses in Brooklyn, Long Island, Manhattan, and New Jersey. Delivery capability also extends to Westchester, Rockland, Orange, Dutchess, Putnam, Ulster, and Sullivan counties. Kamco's fleet of over 60 trucks offers boom capability up to ten stories and spider forklift services. Contact: (718) 435-1234.



2401 Gleason Ave., Bronx, NY 10462 (off Zerega Avenue) (718) 435-1234

Appellate Court Reminds Us That Failing To Follow Contractual Conditions Precedent Can Doom Otherwise Meritorious Claims

by Gregory J. Spaun, Esq., QBBA Legal Counsel



This column has often emphasized that the contract is the sine qua non in defining the relationship between contracting parties. Without such a document, the terms of the parties' relationship devolves to an ugly, and expensive "he-said/she-said" contest... one that is hard to win. The benefit of a clear contract is that the parties will know exactly what their rights and obligations are vis-a-vis the other. However, the cost of such certainty, as an appellate court reminds us in the recent case of Prismatic Development Corporation v International Fidelity Insurance Company, is that the parties must follow all conditions precedent in the contract before the obligations of the other party ripen.

Background: In July of 2009, the New York City Department of Sanitation entered into a contract with Prismatic Development Corporation for Prismatic to construct the North Shore Marine Transfer Station. Shortly thereafter, Prismatic subcontracted the piling and foundation scope of work to EIC Associates, and the demolition scope of work to Nacirema Environmental Services Company. Nacirema procured performance and payment bonds from International Fidelity Insurance Company (IFIC) as required by its contract with Prismatic. These bonds were AIA forms of bond, which required that before the bond's obligee (the owner or general contractor) defaulted the subcontractor that the obligee was required to notify the surety so that it could arrange for a pre-default meeting with the obligee and the subcontractor (generally known as a "3.1 meeting" after the paragraph of the bond in which the requirement is found). Nacirema's contract also required Nacirema to defend, indemnify, and hold Prismatic harmless from any claims arising from Nacirema's work.

During its work, Nacirema failed to completely remove the old piles, which interfered with EIC's ability to drive the new piles. As a result, EIC had to re-sequence its work and suffered other inefficiencies, incurring over \$3 million in damages. EIC submitted a claim against Prismatic seeking to recover these additional costs. Prismatic tendered this claim to both Nacirema and IFIC, citing the hold harmless provision of the contract. Documents establishing the claim were submitted to Nacirema and IFIC, but neither resolved the claim.

Prismatic commenced suit against IFIC seeking a defense and indemnification against EIC's claim for extended general conditions, etc. (Nacirema was not sued because it went out of business and made a general assignment for the benefit of its creditors, thus leaving IFIC as the only source of recovery.) IFIC moved to dismiss the lawsuit, arguing that Prismatic failed to comply with a contractual condition precedent by failing to notify it that Prismatic was considering a default of Nacirema, and giving IFIC the opportunity to call a pre-default meeting to resolve the claims, as was required by Paragraph 3.1 of the bond. Prismatic also failed to formally terminate Nacirema's right to complete its contract, as required by Paragraph 3.2 of the bond, and failed to agree to pay the remainder of Nacirema's contract balance to IFIC, as required by Paragraph 3.3 of the bond. Prismatic opposed, claiming that it did, in fact, notify IFIC that it was considering a default of Nacirema, and that IFIC was also well aware of Prismatic's numerous problems with Nacirema and its performance.

Decision: The motion court granted the motion to dismiss, finding that Prismatic failed to comply with the conditions precedent to IFIC's liability. As to Prismatic's argument that it provided notice under Paragraph 3.1 of the bond, the court noted that such notice was with regard to Nacirema's threat to walk off of the job if it was not granted a disputed change order, NOT the incomplete and shoddy work which interfered with EIC's performance and resulted in EIC's claim.

Prismatic appealed, arguing that regardless of all else, as Nacirema had substantially completed its work and had been paid before EIC raised complaints with Nacirema's work, compliance with the conditions precedent, including the notice to surety so it could call for a pre-default meeting, would have served no purpose. Citing well-settled case law, the appellate court affirmed, finding that the conditions precedent were unambiguously clear, were not excused, and needed to be complied with regardless of

when the breach was discovered. Accordingly, by failing to comply with these conditions, IFIC's obligations under the bond never ripened.

Comment: Conditions precedent are acts which must be performed by one contractee before the other contractee's obligations are triggered. Courts strictly enforce these contractual conditions precedent, even where the rationale for the condition no longer exists, holding that they are bargained-for provisions of the contract that should not be denied to a contracting party. The extent to which courts enforce such conditions precedent can be seen here; Prismatic was absolutely correct that once Nacirema had completed its contract and been paid that compliance with the conditions precedent would have been pointless. However, even though futile, strict compliance is nonetheless required; Prismatic's failure to do so doomed what were otherwise valid claims and left them on the ash heap of history. Accordingly, parties to a contract (whether that contract is a construction contract, a performance bond, or an insurance policy) would be well advised to seek the guidance of experienced construction counsel to determine what conditions need to be met, and what notices have to be given, in order to preserve their right to recover on their claims.

Gregory J. Spaun is Legal Counsel to the Queens and Bronx Building Association, and practices construction and development law as a partner in the law firm of Welby, Brady & Greenblatt, LLP, with offices located throughout the Tri-State/Greater Metropolitan Region.

Welcome New Members

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2023 QBBA Annual Building Awards

Residential: One, Two, Three Family & Apartment Buildings



Novolic or "Twins"

Owner: Robert Cerrone, Park Construction Corp.

Builder: Park Construction Corp.

Architect: Costa Architecture and Engineering, LLC



Purves Street

Owner: Jewel Liton LLC

Builder: DASR Corp.

Architect: Gerald J. Caliendo Architects



Rochester/Suydam Phase 1

Owner: BJJ Development LLC / NYC

Partnership Housing Development Fund

Builder: ZHL Group, Inc.

*Architect: David Cunningham Architecture
Planning PLLC*



St. Philip Neri Apartments

*Owner: St. Philip Neri Apartments, LLC
% Association of New York Catholic Homes, Inc.*

Builder: Galaxy General Contracting Group LLC

Architect: Think! Architecture + Design

**Residential
One, Two, Three Family & Apartment Buildings**



St. James Apartments

*Owner: Concern for Independent Living
Builder: Mega Contracting Group LLC
Architect: Dattner Architects*



2850 Webster Avenue

*Owner: JELB Webster Senior LLC
Builder: Levine Builders
Architect: Stephen B. Jacobs Group*



Nameoke Avenue

*Owner: Federation of Organizations
Builder: Mega Contracting Group, LLC
Architect: Urban Architectural Initiatives*



9-24 Main Avenue

*Owner: Welling and Main LLC
Builder: DASR Corp.
Architect: Gerald J. Caliendo Architects*



Residential
One, Two, Three Family & Apartment Buildings



H70 Condominium

Owner: Terra Developers LLC
Builder: ZHL Group, Inc.
Architect: RSLN Architecture PLLC



91-09 Roosevelt Avenue

Owner: Mastic Management LLC
Builder: Mastic Management LLC
Architect: Gerald J. Caliengo Architects



Commercial



Waltham Hotel

Owner: Waltham Hotel LLC
Builder: DASR Corp.
Architect: Gerald J. Caliengo Architects



Saint Francis Commons

Owner: Highbridge Housing Development Fund Corporation
Builder: L. Riso & Sons Co., Inc.
Architect: SLCE Architects





Imagination Comfort Station
Owner: New York City Department of Parks and Recreation
Builder: Structure Point LLC



87-33 Residence
Builder: VA Builders Corp.
Architect: Kojo Simpson Architect PLLC
Interior Designer: Michael S. Jainarine



Queens Borough President's Award

The Arverne East Nature Preserve Welcome Center is a strong example of how buildings in coastal areas can be developed using smart, resilient, energy efficient and sustainable design features that proactively combat future impacts of climate change. The structure is of steel and concrete clad with FSC certified lpe wood slatted facade.

The building and accessory areas are a model of resilient and sustainable practices, which set precedent for the future phases within the development site. The building is raised on piles up to an elevation of +16 feet NAVD88 and the building is fossil fuel free. A closed-loop geothermal system provides the building's heating and cooling and a roof-mounted PV solar array offsets the load of the building, reducing utility consumption.

The building is controlled and monitored through a smart building management system which provides a remotely accessible data tracking platform where others can track performance of these sustainable features in real-time.

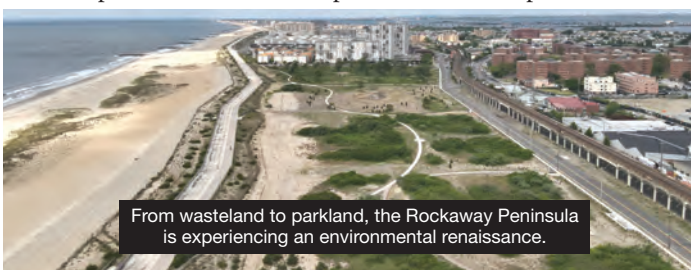
The site is designed with permeable surfaces where possible to address nuisance flooding as well as acute flood waters. All offices and indoor spaces are on the building's second floor. The accessory parking lot was constructed using a porous asphalt system to control flooding on-site outside of the building and is bolstered by bioswale gardens strategically located to treat and retain storm water.



The first award-winning phase of development of the Arverne East project consists of a 35 acre, publicly accessible nature preserve between Beach 44th Street and Beach 56th Place.

Construction commenced in early 2021 with resilient and energy-efficient coastal development. Opened in July of 2023, the project was designed to restore and promote native ecology. It includes a new Welcome Center, a park ranger's office, comfort station, and a community center. The center is owned and operated by Rockaway Initiative for Sustainability and Equity (RISE), a non-profit organization that provides civic engagement and youth development programs. Upon completion, this 116 acre property will include a variety of mixed-income housing in a diverse neighborhood, retail, parking, necessary infrastructure improvements, and vital flood protection. It will also include a two acre urban farm, a boutique hotel, and sprawling open spaces for all surrounding community members to enjoy.

Arverne East, a public-private partnership led by the New York City Department of Housing Preservation and Development, the Parks Department, and the Department of Transportation, is a



From wasteland to parkland, the Rockaway Peninsula is experiencing an environmental renaissance.

Arverne East Nature Preserve and Welcome Center

Owner: Arverne East Phase 1 and 2, Inc.
(L + M Development Partners LLC, Triangle Equities, The Bluestone Organization)

Builders: Congress Builders LLC, Triangle Equities

Construction Management: UAG

Architects: WXY + Urban Design LLP,

Starr Whitehouse Landscape Architects and Planners LLC

continuation of City investment in the Rockaways stemming from actions in 2003 to facilitate development in the Arverne Urban Renewal Area. The development team is a tri-venture of L+M Development Partners Inc., The Bluestone Organization, and Triangle Equities. All three members are full-service real estate firms that have worked together for over 15 years and have invested in the peninsula for about a decade

Arverne East is 100 percent committed to its community. The project will provide vocational skills training and jobs to Rockaway residents and has partnered with three community-rooted organizations: Rockaway Development and Revitalization Corporation, Church of God Christian Academy, and the Ocean Bay Community Development Organization.

Through the operation of the urban farm, The Campaign Against Hunger will be a vital resource in expanding healthy food access and education to the Arverne and Edgemere communities. Its Green Teen program will provide valuable youth development and workforce training to empower disconnected local youth to understand all aspects of the operations of The Campaign Against Hunger Agro-Ecological Center. Here, they will learn how to produce, promote, and incorporate locally grown nutrient-dense food to benefit the lives of fellow community members.

Arverne East's visionary concept will consist of 1,650 units of mixed income housing including an estimated 330 market-rate units. Approximately 1,320 units of the affordable housing will be made available to formerly homeless, low, moderate, and middle-income households. The development will also include affordable homeownership opportunities.

Bronx Borough President's Award



Bronx Point and The Hip Hop Museum

*Owner: Bronx Point Owner LLC
(partnership between L + M Development
Partners and Type A Projects)*

Builder: Chatsworth Builders

Construction Management: UAG

Architects: S9 Architecture and Engineering, PC; and WSP



space improvements will advance the City and community's long-standing goal of providing access to the Harlem River waterfront and increasing parkland in the South Bronx. Reconstructed streets and sidewalks will improve pedestrian safety and vehicle operations.

Bronx Point complements New York City's significant long-term investment in the Lower Concourse area. The project is made possible through an extensive and close collaboration with New York City departments and agencies including the New York City Economic Development Corp., the Department of City Planning, the Department of Housing Preservation and Development, the New York City Department of Transportation, and the New York City Department of Parks and Recreation.



Launched in 2015, the nearly 194 million dollar capital investment strategy in the Lower Concourse neighborhood seeks to strengthen neighborhood infrastructure, create new open spaces, build affordable housing, and support the creation of jobs in the Lower Concourse neighborhood.

This 22-story building contains 542 apartments of affordable housing on floors three through 22. It is a poured in place concrete structure with steel in base podium. The Hip Hop Museum is located across the first and second floors while the ground floor includes retail and an early childhood education space. A public park and esplanade, and open space surrounds the building (over 2.8 acres).



Bronx Point represents a transformative mixed-use development of approximately 530,000 square feet. Its cultural anchor, The Hip Hop Museum, is a permanent home dedicated to the celebration of hip hop history and culture. The first phase will bring upwards of 540 units of permanently affordable housing, interactive and educational community facilities, retail, and engaging new open space that will create many permanent and construction job opportunities. The design of the building is being led by S9 Architecture and Engineering, PC with open space design by Marvel Architects, PLLC in collaboration with Abel Bainnson Butz, LLP. The development is situated on a long-vacant industrial site on the Bronx Harlem River waterfront in the South Bronx. It is located in the Lower Concourse North area and adjacent to Mill Pond Park to the north, the Major Deegan Expressway to the east, the 145th Street Bridge to the south, and the Harlem River to the west. Well served by mass transit, the adjacent neighborhood is also mixed-use in character with residential, educational, and commercial uses including the Bronx Terminal Market and Hostos Community College nearby.

Bronx Point will include a new playground and landscaped area adjacent to the existing Mill Pond Park, a landscaped esplanade along the Harlem River shoreline with walkway and seating areas, and a plaza on Exterior Street beginning underneath the Major Deegan Expressway and extending along a newly activated streetscape and retail corridor. Collectively, these open

Long Island Builders Institute’s “Home, Trade & Remodeling Expo” at Hilton, Route 110, Melville, LI on Thursday, April 11th

Our fellow chapter of the National Association of Home Builders (NAHB) and the New York State Builders Association (NYSBA) is having their free annual event from 3pm to 8pm on Thursday, April 11th in Melville, Long Island, south of the Long Island Expressway (Exit 49 South). LIBI is known for having quite the show with complimentary food and drink for industry professionals. To attend, contact Jen Fricke, (631) 232-2345 and be sure to tell them of your QBBA membership. Seen at last year’s event are Chad and Ross Lerner of Mike The Glazier, who are also members of LIBI. Chad Lerner currently serves as QBBA’s Treasurer/ Secretary and was our Associate of the Year in 2021.



“Paul Vallone, a True Public Servant and New Yorker” *Mayor Eric Adams*

It is with profound sorrow that we extend our heartfelt condolences on the passing of Paul Vallone, 56, former New York City Council Member and Deputy Commissioner for external affairs at the New York City Department of Veterans Services. We join the community in mourning the loss of a dedicated and compassionate public servant. Throughout his distinguished career, Paul Vallone exhibited unwavering commitment to



his constituents, particularly championing the cause of small businesses. His advocacy left an indelible mark on the community, and his presence at our Queens & Bronx Building Association's events was a testament to his steadfast support for our members.

Vallone followed in the footsteps of his brother, father, and grandfather when he first was elected to public office in 2014. As we reflect on Paul's legacy, we express our deepest sympathies to his loved ones during this difficult time. Our thoughts are with the Vallone family as they navigate through the grief of losing a beloved family member. In remembrance of Paul Vallone's contributions and the impact he made on our community, we honor his legacy and extend our support to those who mourn his passing. Please keep Paul's wife, Anna Marie, his three kids and the entire Vallone family in your thoughts and prayers.



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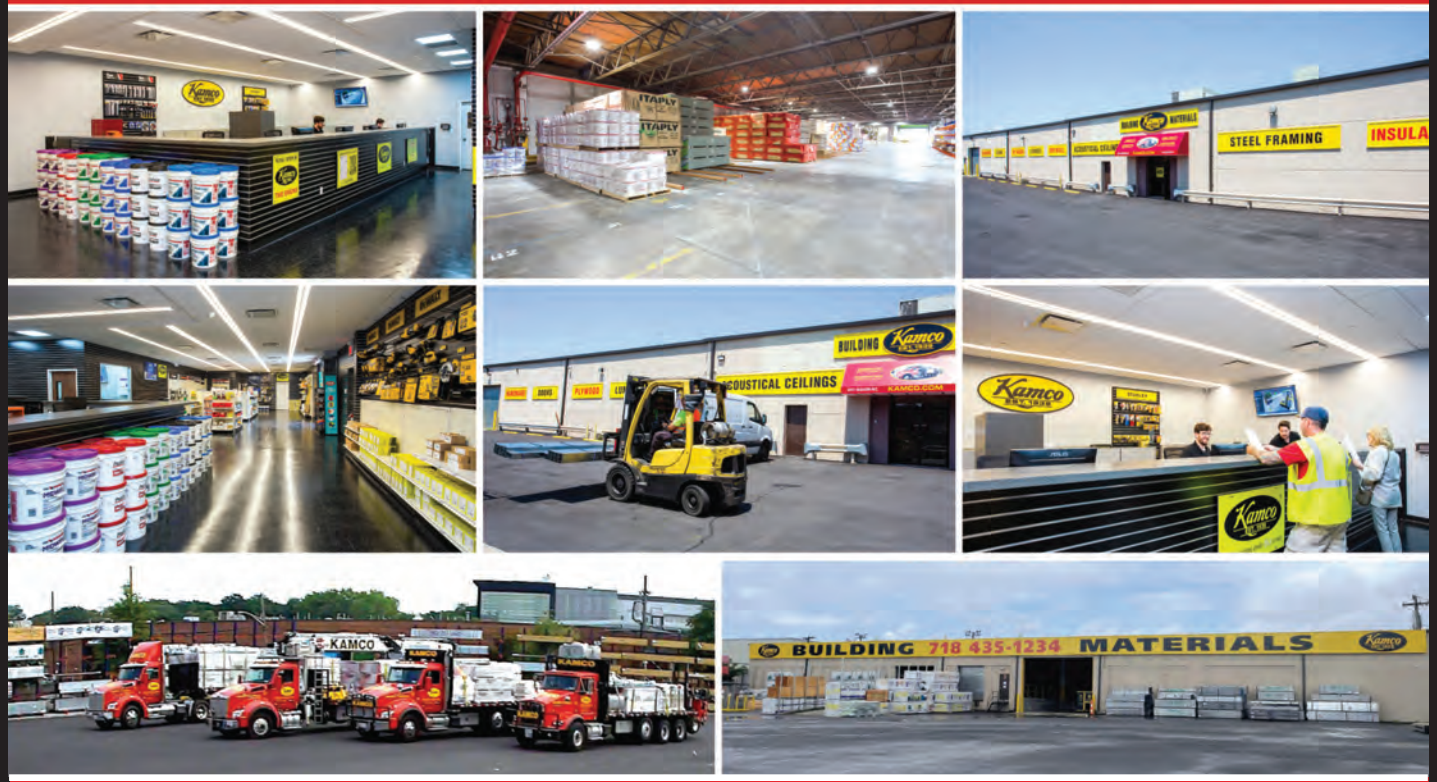
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Meet Our New QBBA Executive Director, Maria Kyrkou



We didn't literally go halfway around the world to find Maria, but, born in Athens, Greece, Maria's education includes a Bachelor's degree in Marketing, Communications, and Public Relations from London Metropolitan University and also a Google Certificate in Digital Marketing and E-commerce.

Ms. Kyrkou's skills and experience incorporate employment in marketing, sales, social media, and management, a bonus for the membership of the Queens & Bronx Building Association.

Whether planning Association events, managing QBBA operations, overseeing our "back office" and insurance needs, increasing membership, and helping to expand our relationships with government representatives throughout the City, State, and Nation, we look forward to Maria Kyrkou's knowledge, experience, and motivation as we strive to further expand our horizons.

Soccer Stadium Wins Approval

The NY City Planning Commission unanimously approved plans to build a new soccer stadium at Willets Point for New York City FC. NYCFC has unveiled plans and renderings to privately fund a \$780 million, 25,000 seat stadium for the soccer team

across from Citi Field. The private venture includes a 250 room hotel. Once approved by the NYC Council and Mayor Eric Adams, the stadium is expected to open in 2027. It is the 2nd phase of the project. Developers and the NYC Economic Development Corp. will also add 1,400 units of 100% affordable housing on the site.



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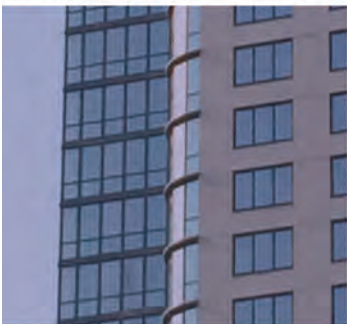
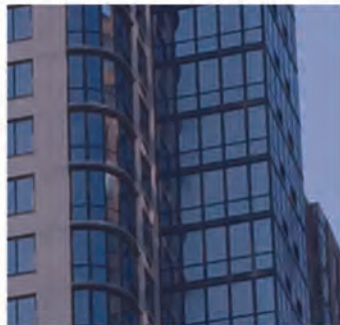
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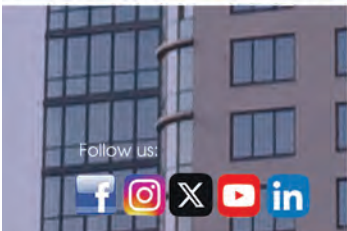
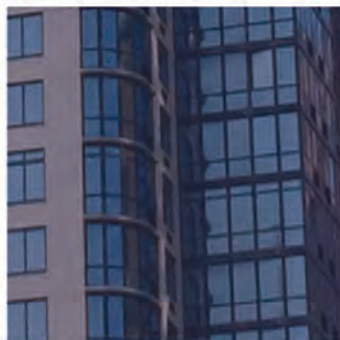
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