

MINUTES OF COMMUNITY BOARD 11
GENERAL BOARD MEETING

DATE: April 13, 2015

PLACE: M.S. 158
46-35 OCEANIA ST.
BAYSIDE, NY 11361

ATTENDANCE:

Christine L. Haider, Chair	Present	Laura James	Present
Sila Asa	Present	Mohan Jethwani	Present
Daniel Baek	Absent	George Karahalios	Present
Edith Basom	Present	Anthony Koutsouradis	Present
Steven Behar	Present	Linda Lee	Present
Lana Bind	Present	Robert Liatto	Present
Susan Cerezo	Absent	Janet McEaney	Present
Ocelia Claro	Present	Melvyn Meer	Present
Paul DiBenedetto	Present	George Mihaltses	Present
Mary Donahue	Present	Eileen Miller	Present
Henry Euler	Present	Douglas Montgomery	Present
Mario Ferazzoli	Present	Steven Newman	Present
JoAnn Ferrari	Absent	Allan Palzer	Present
Sonya Fierro-Gladwin	Present	Chris Petallides	Present
Jack Fried	Present	Stephen Pivawer	Absent
Alim Gafar	Present	Christina Scherer	Present
Joan Garippa	Present	John Shehas	Present
Roy Giusetti	Present	Jessica Sin	Present
Lawrence Gresser	Absent	Joseph Sollano	Present
Bernard Haber	Present	Jyothi Sriram	Present
Zion Halili	Absent	Alex Yagudaev	Present

ALSO PRESENT:

Susan Seinfeld	District Manager, Community Board 11
Christina Coutinho	Community Board 11 Associate
Captain William McBride	111 th Precinct Commanding Officer
Detective Neil Blainey	111 th Precinct Community Affairs Unit
Angel DuBose	Queens Liaison for the Office of Public Advocate
Meagan Molina	Representing Assembly Member Nily Rozic
Kieran Mahoney	Representing Senator Tony Avella
Casey Lajszky	Representing Council Member Mark Weprin
Anthony Lemma	Representing Assembly Member David Weprin
Anne Marie Boranian	Representing the Office of the Queens Borough President
Scott Solomon	Queens Office - DCP
Eric Kim	Representing Congress Member Grace Meng
Matt Pafindi	Representing Assembly Member Ed Braunstein

The meeting was called to order at 7:32 pm by Chair, Christine Haider.

The Chair led the audience in reciting the Pledge of Allegiance.

Mrs. Haider introduced the new 111th Precinct Commanding Officer, Captain William McBride who gave the year-to-date crime statistics.

PUBLIC PARTICIPATION

Malik Jackson spoke in regard to Participatory Budgeting (PB) in Council District 23. Mr. Jackson presented the importance of two projects on the 2015 PB ballot; countdown clocks at eight bus stops (DOT) and portable security cameras at three sites (NYPD).

Michael Arroyo representing the Dept. of Finance spoke in regard to NYC Rent Freeze Program for Senior Citizens (SCRIE/DRIE). This program is for renters that are at least 62 years of age, have a household income of \$50,000 or less, live in a rent regulated apartment and spend more than 1/3 of their income on rent. Additional information can be found online at nyc.gov/rentfreeze or by calling 311 ask for SCRIE or call the CB11 office.

Angel DuBose representing Public Advocate, Letitia James, gave a community update on issues that Ms. James is working on.

Friends of Bayside High School Vice Chair, David Solano, spoke in regard to alumni and community support for student programs at Bayside High School. In addition, Mr. Solano stated that March 2016 will be the 80th Anniversary of Bayside High School and there will be a formal celebration in May of 2016.

ACCEPTANCE OF MINUTES

A motion was made to accept the minutes of the March 2nd meeting. The motion was seconded by Jack Fried. The minutes were accepted with no corrections.

CORRESPONDENCE

Christine Haider made the following announcements:

Mrs. Haider introduced newly-appointed Board Members Jessica Sin, Mary Donahue and John Shehas.

The Queens Library Foundation will match the funds sent from the Board in Andy Rothman's memory.

Owners of the vacant land at 211-02 Northern Blvd., a former gas station, have submitted a DOB application for a commercial building. A voluntary ground clean-up must take place with oversight by the Office of Environmental Remediation and the NYS DEC.

There will be a meeting April 14th held by the Bayside Village BID regarding progress on the parking study at 1:00 pm, Ocelia Claro will attend. Later the same evening at 7:00 pm, there will be a public meeting at the United Methodist Church on Bell and 38th Avenue. Eileen Miller will be attending for the Board. All board members are invited to attend.

Thanks were given to Board Members who attended the PlanNYC roundtable.

Thanks were given to Henry Euler for applying to NYS DEC for CB11 to be designated a Tree Friendly neighborhood.

The Affordable Housing Zoning text amendment was presented by the DCP. There will be a ULURP process for the amendment. The comment period for the preliminary proposal has been extended to April 30th. Mrs. Haider stated that this proposal was discussed at tonight's Borough Board meeting. She stated that the proposal is for senior and affordable housing and is targeting areas near traffic hubs, including subways and buses in R6-R8 districts. She requested a copy of the presentation for Board Members to review. Mrs. Haider stated that there was a lot of effort put into downzoning to preserve

our neighborhoods and now we are being told that current zoning laws are obsolete. Mrs. Haider said that updates will be given to the Board.

Mrs. Haider and Susan Seinfeld had a meeting with a Marriott representative and the developers of two hotels being built on Horace Harding Expressway at 183 Street. Planned completion is scheduled for June 2016. Mrs. Haider stated that the local community was against the plans, but at the time, zoning permitted the construction. The foundations were installed right before the zoning change was adopted.

Mrs. Haider and Mrs. Seinfeld were invited to tour St. Mary's Hospital on April 9th. Discussed was the State's request for St. Mary's to add respirator beds to their facility.

The DEP announced a 3.24% water rate increase, the lowest increase in ten years. The public hearing in Queens is being held on Thursday, April 30th at 7:00 pm at LaGuardia Community College.

CB11 received a notice from the BP's office that the City plans to enter an agreement with CityBridge to replace public pay phones with Link structures that provide Wi-Fi and free domestic phone calls.

St. John's Residence & School for Boys is having an open house at their Bayside facility on April 26th at 6:00 pm. Community Members are invited.

On April 30th, the City Council will be holding a hearing to discuss Intro 732 which would require the Borough President to have urban planners available to every community board to assist with land use issues. Council Member Ben Kallos from Manhattan is asking boards if they would find this useful.

Aline Euler had successful surgery today and JoAnn Ferrari's husband is ill.

COMMUNITY BOARD MEMBER DISCUSSION

Janet McEneaney spoke in regard to the NY Community Aviation roundtable that was launched on April 7th.

Henry Euler welcomed the newly-appointed Board Members. Mr. Euler gave special congratulations to Mary Donahue. He stated that the Board has eight vacancies and an applicant from Auburndale was never contacted. The Auburndale Community is underrepresented and the Auburndale Improvement Association will be addressing a letter to the Borough President. Mrs. Haider stated that community boards have a cap of 50 members and most boards don't have 50 members. She stated how she has reached out to the Director of Community Boards. Mrs. Haider said that she will forward a letter to the Borough President in regard to this issue.

Douglas Montgomery stated that on April 26th there will be electronic recycling event.

Steve Behar spoke in regard to Participatory Budgeting. He reviewed the projects on the ballot for District 23 and urged everyone to get out and vote.

Paul DiBenedetto asked everyone voting for Participatory Budgeting in Council District 19 to help support funding for the repairs of a building in Fort Totten.

Mary Donahue said that residents that want to complain about airplane noise can leave a message with the Port Authority at 1-800-225-1071. Janet McEneaney said that complaints can also be made online at Queensquietskies.org.

PUBLIC HEARING

Cal # 268-14 BZ – Mizumi Restaurant – 231-10 Northern Blvd. - An application to the Board of Standards and Appeals to permit enlargement of an eating and drinking establishment in an R1-2 Zoning District. Josh Rinesmith, representing the applicant, gave a presentation stating that the owners of Mizumi (applicant) purchased the former Getty Gas Station in 2012. The proposal is to demolish the existing gas station, merge the two properties into one zoning lot and then construct a two-story enlargement to the existing structure. The current lobby will be enhanced, kitchen expanded, additional restrooms and the second floor addition will be for over-flow from the existing 1st floor restaurant in addition to banquet rooms to rent for events and functions. The building currently is approximately 23,000 sq. ft. with a proposed addition of approximately 15,000 sq. ft. Maximum seating capacity will be approximately 500. There will be approximately 180 parking spaces and there will be a parking attendant during open hours of operation. All parking will be held on site. The main curb cut will be at the existing entrance and exit. The curb cut at the gas station will be for eastbound vehicles to enter. The seller of the gas station removed the underground storage tanks in 2012. There is petroleum contamination under the building which will have to be removed and disposed of off-site. The site requires an expensive storm water management system. The DEP and the NYS DEC have specific requirements that have to be fulfilled. The NYS DEC and NYC Office of Environmental Remediation will have to review all plans and monitor the work. There were no registered public speakers. There was one question from the public in regard to hours of operation. Mr. Rinesmith stated that the applicant has to follow the 2010 variance for hours of operation. A board member question and answer period followed. The majority of the questions pertained to the maximum occupancy and if there was adequate parking on premises. Several members asked what enforcement would be provided to avoid vehicles from exiting from the gas station curb cut, making an illegal left (westbound) turn onto Northern Blvd. Mel Meer stated that a building under the current zoning (R1-2) would never be built at the property and made a request to the Board that the area be rezoned with a commercial overlay. Discussion ensued as to the contaminated soil and the affects to the environment. Mr. Rinesmith stated that when the gas station is demolished, soil will continue to be removed, tested and the ground remediated. He said the best way to contain the contamination is by capping the site with either asphalt or a building. Committee Zoning Chair, Joe Sollano, reviewed the committee report of March 19. A committee vote was taken resulting in 7 in favor and 1 abstention. A motion was made to approve the application with conditions. Mr. Sollano stated that both businesses are operating under variances that predate the 1961 zoning resolution. This is a chance to get rid of a gas station which has been leaking for many years and improve the water quality in the wetlands. The motion was seconded by Mario Ferazzoli. A discussion period followed with the majority speaking about parking and remediation of the site. Mr. Rinesmith stated that a NYS DEC Spoil number has been issued and the entire site will be remediated before a new building is built. The contamination is on the property of the gas station and the only danger is physical contact with the soil. A roll call vote was taken resulting with 27 in favor and 9 opposed (In-favor – Asa, Basom, Behar, Bind, Claro, Ferazzoli, Fierro-Gladwin, Fried, Gafar, Haber, Haider, James, Karahalis, Koutsouradis, Lee, Meer, Mihaltses, Miller, Montgomery, Newman, Palzer, Petallides, Scherer, Shehas, Sin, Sollano, Yagudaev – Opposed – DiBenedetto, Donahue, Euler, Garippa, Giusetti, Jethwani, Liatto, McEaney, Sriram). The motion carried.

COMMITTEE REPORTS

Transportation – Bernard Haber and Chris Petallides, Co-Chairs

Mr. Petallides reviewed the committee report of March 12, 2015. He stated that the NYCT will have a final report at the end of May on the bus study.

Susan Seinfeld stated that on April 15th, the DDC will be meeting at the CB11 office to discuss the repair of the retaining wall on the Cross Island Parkway.

Economic Development – Jack Fried and Steve Behar, Co-Chairs

Mr. Behar reviewed the Economic Development meeting of March 10, 2015. He stated that the meeting was in regard to economic development in Bayside Village. Discussion ensued as to how more retail or supermarket merchants are needed on Bell Blvd.

A motion to adjourn the meeting was made and seconded by Joe Sollano. The meeting adjourned at 9:27 pm.