

MINUTES OF COMMUNITY BOARD 11 REGULAR MEETING

DATE: January 3, 2011

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

ATTENDANCE:

Jerry Iannece, Chair	Present	Incha Kim	Present
Edith Basom	Present	Franklin Lloyd	Present
Steven Behar	Present	Susan Macinick	Present
Daniel Berrios	Present	Janet McEneaney	Present
Lana Bind	Absent	Thomas Meara	Present
Rose Bruno	Absent	Melvyn Meer	Present
Robert Caloras	Present	Eileen Miller	Present
Paul DiBenedetto	Absent	David Millet	Absent
Edward Doster	Absent	Victor Mimoni	Absent
Henry Euler	Present	Steven Newman	Absent
Mario Ferazzoli	Present	Dennis Novick	Present
JoAnn Ferrari	Present	Allan Palzer	Present
Lee Fiorino	Absent	Stephen Pivawer	Present
Jack Fried	Present	Andrew Rothman	Present
Joan Garippa	Present	Christina Scherer	Present
Roy Giusetti	Present	Gary Sekdorian	Present
Bernard Haber	Present	Frank Skala	Present
Christine Haider	Absent	Mamie Smith	Absent
Zion Halili	Absent	Joseph Sollano	Present
Laura James	Present	Robert Speranza	Present
Mohan Jethwani	Present	Kimon Thermos	Present
George Karahalidis	Present	Stephen Tong	Absent
Gordon Keit	Present	Alex Yagudaev	Present
Eileen Kenny	Absent		

ALSO PRESENT:

Susan Seinfeld	District Manager, Community Board 11
Christina Coutinho	Community Board 11
Barry Grodenchik	Deputy Borough President
Ed Braunstein	Assemblymember
Captain Ronald Leyson	111 th Precinct, Commanding Officer
P.O. Bill Conway	111 th Precinct, Community Affairs
Mark Scott	Representing Queens Borough President Helen Marshall
Doug McPherson	Representing Congressman Anthony Weiner
Alen R. Beerman	Representing Councilmember Mark Weprin
Anthony Lemma	Representing Assemblymember David Weprin
David Fischer	Representing Assemblymember Ed Braunstein

The meeting was called to order at 7:32 PM by Jerry Iannece, Chair.

Jerry Iannece introduced the following:

Barry Grodenchik, Deputy Borough President, wished everybody on behalf of the Borough President, Helen Marshall, Mark Scott and himself, a very Happy New Year. Mr. Grodenchik, stated that renewal applications will be going in the mail for Board Members who were appointed in 2009. He said that the application has to be completed, notarized and returned to him as soon as possible. Mr.

Grodnychik stated that getting your Councilmember's signature on the application is encouraged. Secondly, Mr. Grodnychik spoke on the issues related to the storm of December 26, 2010. He stated that the DSNY will be questioned and will have to provide answers as to why there was a delay in snow removal.

Captain Ronald Leyson gave the year-end community statistics. Captain Leyson stated that a program is being implemented that will soon allow community leaders and members to address the 111th Precinct Police Officers at roll call. This will allow the police officers to hear the concerns of the community. He stated that if there was anyone interested in this program, to please call Community Affairs Officers, P.O. Poggiali or P.O. Conway at 718-279-5295.

PUBLIC PARTICIPATION

Jacqueline Montgomery, Program Coordinator for Continuing Education at Queensborough Community College, stated that they will be offering a Kids College Summer Academy for children in grades K-12. An open house will take place on January 22, 2011.

Warren Schreiber, President of the Bay Terrace Community Alliance, discussed several reasons as to why Bay Terrace should be included within the boundaries of CB11. Jerry Iannece stated that in the 1970's, Bay Terrace and Fort Totten were part of CB11 and they were removed for various reasons.

Tim Vance, Vice President of the Weeks Woodland Association, gave an update on the status of the current lawsuit against St. Mary's Hospital for Children.

PRESENTATION

Gregg Sullivan, Executive Director of the Bayside Village BID, spoke about the recent activities and goals of revitalizing Bell Blvd. Mr. Sullivan stated that they will be organizing "Fashion Weeks on Bell Blvd.," "Dinner and Movie" nights and artist related fairs. He stated that additional information can be found on their website, Baysidevillegebid.com. Mr. Sullivan stated that they are actively working on trying to attract retailers to occupy the vacant storefronts. A Board Member asked Mr. Sullivan if BID was aware of the Department of Transportation extending the parking meters from 7:00 p.m. to 9:00 p.m. He stated that this request is in the beginning stages and BID is opposed to the change.

ACCEPTANCE OF MINUTES

Jerry Iannece asked for additions or corrections to the minutes of the December 6th meeting. The minutes were accepted with amendments and corrections.

CORRESPONDENCE

Jerry Iannece congratulated newly-elected officials Governor Andrew Cuomo, Assemblymember Ed Braunstein and Senator Tony Avella.

Jerry Iannece spoke about the storm of December 26th. He stated that the clean-up efforts were unacceptable and he plans on attending scheduled hearings to voice his opinion.

The Whitestone Bridge will close two lanes on Monday, January 3rd from 11:00 p.m. to 5:30 a.m. and Wednesday, January 5th from 11:00 p.m. to 5:30 a.m. On Wednesday, January 5th between 2 a.m. and 3 a.m. there will be a full closure of the bridge for 15 to 20 minutes.

Mr. Iannece reported that he attended a meeting in December with Borough President Helen Marshall and Steel Equities, the new owners of the Leviton Property, the only M1-1 zoned property within CB11. He said that Steel Equities has begun to maintain the property by adding 24-hour security, pruning trees and repairing fences. Mr. Iannece stated that those in attendance expressed to the President of Steel Equities the community's concerns about the use of this property. He thanked the office of Councilmember Mark Weprin for also attending the meeting and voicing the concerns of the community.

Mr. Iannece recapped the Unsolicited Flyers Law discussed at the December 6th meeting. The law can only be enforced if two residents, in the same vicinity, make a complaint about the same flyer. Mr. Iannece asked elected officials in attendance for help with regards to oversight and enforcement of this law.

Councilmember Dan Halloran is having a Town Hall Meeting at his office on January 24, 2011.

NEW BUSINESS

Frank Skala announced that our annual post-holiday party will be held on Sunday, January 9, 2011, at Bourbon Street at 1:00 p.m. Secondly, Mr. Skala stated several reasons as to why he was against Bay Terrace being included within the boundaries of CB11.

Andy Rothman stated that he supports Bay Terrace being included within the boundaries of CB11 because Bay Terrace is closer to CB11 than CB7. He stated that the Fire Dept. and the 111th Precinct are also closer in proximity.

Susan Macinick addressed a question to Captain Leyson about the CERT members helping with the annual homeless count in the area. P.O. Conway asked Ms. Macinick to call the Community Affairs Office.

Janet McEaney stated that she has still not received an answer as to why P.S. 159 has to start using snow blowers at 5:30 a.m. She requested that the newly appointed NYC School Chancellor Cathie Black be formally invited to attend the next Board Meeting to discuss this issue, along with school overcrowding in District 26. Mr. Iannece asked that the request be forwarded to the Education Committee.

PUBLIC HEARINGS

BSA Cal. No. 259-08 BZ, 242-02 61 Avenue – Fairway Market – an application to amend a previously-granted variance to replace the C-1 signage restriction with a C-4 signage restriction.

Jeffrey A. Chester, Attorney representing the applicant, Fairway Douglaston LLC, Ed Weinstein, Architect for Fairway Market, and Dan Glickberg, owner of Fairway Market, gave a presentation as to why this application should be approved. Mr. Chester stated that Fairway Market requested a variance to expand the existing building by approximately 15,000 square feet. The BSA approved the application for expansion in July 2009. Mr. Chester explained that when the BSA prepared the resolution, they inserted a condition for a C-1 signage restriction. He stated that C-1 signage is for a small retail storefront. Mr. Chester feels that this condition was put in as an error because C-1 signage is inadequate for a shopping center. Mr. Weinstein presented the site plans showing where eight Fairway Market signs will be placed - (4) free standing signs along 61 Avenue and the Douglaston Parkway entrances, (3) signs are replacements of prior use signs and (1) sign on the side of a proposed elevator. Mr. Glickberg explained that Fairway Market did not take legal possession of the property

until August 2010. There are building permits that are pending approval which should be granted at the end of this month. He stated that construction should commence in February. Once construction commences it should take six to eight months to complete. They are hopeful that Fairway Market should be opened by mid to late summer. There were no registered public speakers regarding this application. Joe Sollano, the Zoning Committee Chair, stated that there was no committee meeting because, in his personal opinion, this application is a correction of a typographical error.

A motion was made to approve the application. The motion was seconded by Mario Ferazzoli. There was no further discussion regarding the motion. A roll call vote was taken resulting in 34 in favor, 0 opposed, (In favor – Basom, Behar, Berrios, Caloras, Euler, Ferazzoli, Ferrari, Fried, Garippa, Giusetti, Haber, Iannece, James, Jethwani, Karahalis, Keit, Kim, Lloyd, Macinick, Meara, McEneaney, Meer, Miller, Novick, Palzer, Pivawer, Rothman, Scherer, Sekdorian, Skala, Sollano, Speranza, Thermos, Yagudaev) The motion carried.

BSA Cal. No. 201-08 BZ, 40-38 216 Street – an application for a variance to permit development of a one-story office building in an R3X zoning district. Attorney Simon Rothkrug, with Rothkrug, Rothkrug & Spector, LLP, representing the applicant, For Our Children, gave a presentation as to why this application should be approved. Mr. Rothkrug stated that the site is currently vacant land situated in an R3X zoning district. He said that the applicant is proposing to build a single-story office building with approximately 6,790 sq ft of floor space and 12 parking spaces. Mr. Rothkrug explained the uniqueness of the property site and why it would not be economically feasible to build residential houses on this site. He stated that the property is rectangular shaped and a portion of the property is a mapped city street, 41 Avenue. He also said that the site has an existing sewer easement. Mr. Rothkrug stated that in April, 2005, the area was down-zoned from an R3-2 to an R3X; an R3X zone prohibits the building of attached residential housing. Mr. Rothkrug stated that only four detached residential houses could be built and the floor area would range from 490-1290 sq ft which would not be desirable to sell. Therefore, the applicant would not get a reasonable rate of return from the property. There were seven registered speakers, all opposing the application; it was stated that this is a residential area; concerns of the impact of increased traffic to the immediate neighborhood, and how parking, would be problematic. It was also stated that the property is currently being leased to a commercial company for parking. Discussion with question and answer period followed. Henry Euler, in Christine Haider's absence read the Committee Report from the meeting of December 21, 2010. A vote was taken at the meeting to approve the application as written and the committee unanimously recommended disapproval of the application. A lengthy discussion followed by the Board members opposing the application and some suggestions were made that this property is a good location for residential houses. A motion was made to approve the application. The motion was seconded by George Karahalis. Discussion ensued as to the negative impact building an office building on this site would cause the community. Mr. Iannece reported that this application was previously presented to the BSA and was withdrawn, because the applicant knew they were going to be denied. Mr. Iannece stated that he was present at the BSA hearing and the BSA specifically stated to the applicant if they were to reapply, corrections had to be made to better serve the neighborhood. A roll call vote was taken resulting in 0 in favor, 32 opposed and 1 present (Opposed – Basom, Behar, Caloras, Euler, Ferrari, Fried, Garippa, Giusetti, Haber, Iannece, James, Jethwani, Karahalis, Keit, Kim, Lloyd, Macinick, Meara, McEneaney, Meer, Miller, Novick, Palzer, Pivawer, Rothman, Scherer, Sekdorian, Skala, Sollano, Speranza, Thermos, Yagudaev – Present – Ferazzoli) The motion was denied.

The meeting was adjourned at 9:35 p.m.