

MINUTES OF COMMUNITY BOARD 11
GENERAL BOARD MEETING

DATE: June 15, 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 Karahalidis	Present
Edith Basom	Present	Anthony Koutsouradis	Present
Steven Behar	Present	Linda Lee	Present
Lana Bind	Present	Robert Liatto	Present
Susan Cerezo	Present	Janet McEneaney	Present
Ocelia Claro	Present	Melvyn Meer	Present
Paul DiBenedetto	Present	George Mihaltses	Absent
Mary Donahue	Present	Eileen Miller	Present
Henry Euler	Present	Douglas Montgomery	Absent
Mario Ferazzoli	Present	Steven Newman	Present
JoAnn Ferrari	Present	Allan Palzer	Present
Sonya Fierro-Gladwin	Present	Chris Petallides	Present
Jack Fried	Present	Stephen Pivawer	Present
Alim Gafar	Absent	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	Absent

ALSO PRESENT:

Susan Seinfeld	District Manager, Community Board 11
Christina Coutinho	Community Associate, Community Board 11
Detective Neil Blainey	111 th Precinct Community Affairs Unit
Scott Solomon	Representing the Dept. City Planning
Erin Rogers	Representing Assembly Member Nily Rozic
Irene Cheung	Representing Council Member Mark Weprin
Casey Lajszky	Representing Assembly Member David Weprin
Anne Marie Boranian	Representing the Office of the Queens Borough President
Mike Yon	Representing Council Member Paul Vallone
Don Capalbi	Representing Congress Member Grace Meng
Matt Pafindi	Representing Assembly Member Ed Braunstein
Elaine Fan	Representing Comptroller Scott M. Stringer
Angel DuBose	Representing the Office of Public Advocate Letitia James
Daniel Rossman	Representing Assembly Member Ed Braunstein
Kieran Mahoney	Representing Senator Tony Avella
Michael Stinson	Representing Congress Member Steve Israel
Jeong Ah Choi	Representing the Office of the Queens Borough President

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.

There was a moment of silence in honor of 111th Precinct Detective Dane Natto who passed away.

Mrs. Haider stated that someone sent out an erroneous public message stating that tonight's meeting agenda would address a proposal for a new school at the site of the Bayside Jewish Center (BJC). Mrs. Haider said that there will be a public meeting once the SCA provides the CB with concrete information. She stated that at Senator Avella's rally, it was announced that residents could register to speak prior to the meeting by calling the CB. Mrs. Haider said that 4-5 speakers did register and they will be speaking tonight.

Detective Neil Blainey gave the year-to-date crime statistics for the 111th Precinct. A question and answer period followed.

Roy Giusetti said that he understands the CB11's procedure for registering to speak at the public meetings. However, since so many residents were here tonight for the proposed school he suggested, that they be allowed to show who they are supporting. Mrs. Haider again stated that speakers did register to speak at tonight's meeting and only they will be recognized. She again explained that there would be a public hearing once the Board has more information. Mrs. Haider introduced Mike Yon representing the Office of Council Member Paul Vallone. Mr. Yon stated that three steps have to be successfully completed before the SCA can finalize a bid on the property; a traffic study, Community Board review and recommendation and then, the proposal goes to the City Council for a vote. Mr. Yon stated that the traffic study is currently being conducted. Janet McEaney said that she read the report regarding the Parent Advisory Meeting at the Borough President's office and it stated that a contract had been finalized. She also said that in past experience (i.e. the former Keil Property), by the time the SCA came before the Community Board, the contract was already executed. She was concerned that this would happen again at the BJC site. Mr. Yon stated that a bid has been submitted but not finalized. Anthony Koutsouradis stated that residents should contact Council Member Vallone's office to express their concerns. Mrs. Haider asked Education Committee Co-Chair, Laura James, to discuss what took place at the Borough President's Parent Advisory Meeting. Ms. James said that the SCA made a presentation regarding their Citywide 2015-2019 Capital Plan. The Borough President announced that the new high school would be an annex to Bayside High. Ms. James said that the principal for Bayside High, Mr. Athy, was in attendance and said that was the first time he heard of the proposal for an annex to Bayside High. Mr. Athy was also in attendance at tonight's meeting. Ms. James stated that there would be a public review process. There was a question from a resident who asked why taxpayer's money is being spent by SCA for a traffic study before they reached out to the community. Ms. James said that question needs to be addressed to the SCA. She added that the traffic study should be completed while school is still in session, not in the summer when school is closed.

PUBLIC PARTICIPATION

Elaine Fan representing City Controller Scott Stringer spoke in regard to the rent-regulated law that was expiring at 12:00 midnight.

Ave McCracken, Director Public Affairs and Development for Transitional Services for New York (TSINY), discussed different services that they offer. She stated that the TSINY provides a continuum of rehabilitative services to enrich the lives of people with mental illness and facilitate their transition to increased levels of independence. For more information about residential services, call 718-343-0248.

Anna Baires, a resident, stated her opposition to the proposed school at the BJC site. She said that the area is already inundated with students that urinate on their property and act inappropriately. She asked the community to voice their opinion.

Vivan Sclafani, a resident, stated her opposition to the proposed school at the BJC site. She stated there are over 8,000 students in the same vicinity. This proposal would add more congestion to an already high volume traffic area. She stated that students travel from other neighborhoods to attend District 26 schools. Therefore, she suggested that the DOE look into reopening schools that have closed.

Nancy Kupferman, a resident, stated that the proposed school at the BJC site is not needed. She submitted a DOE public information data analysis for the CB11's Education Committee to review. Ms. Kupferman said that the analysis shows that there is a surplus of 1,400 empty seats that currently exist and almost an additional 6,000 seats for future growth that are available without the proposed school. She submitted signed petitions opposing the school.

James McCarthy, a resident who lives a block away from the proposed school site, explained that there is no parking in this area due to other schools in the vicinity. He was opposed to this proposal and suggested the SCA look into another location.

Robert Rappo spoke regarding officers from the 111th Precinct that he felt gave him unfair treatment.

Demitrios Stratakos spoke regarding the 111th Precinct checkpoint at Horace Harding Expressway and 220 Street. He feels that this checkpoint is not legal. He has tried to discuss this issue with Capt. McBride and has been unsuccessful.

Martin Gallocher spoke in regard to traffic congestion and the proposed one-way conversions on 53rd and 54th Avenues between Springfield Blvd. and 217th Street near PS 203 Oakland Gardens. Mr. Gallocher conducted his own independent traffic study and found that the proposed one-ways would create more traffic. He said that the hazardous condition is created by the parents of the students from PS 203. They doublepark, make u-turns and speed on 53rd and 54th Avenues.

Arlene Abdalian, President, Friends of Little Neck/Douglaston Library, thanked everyone for their support in the restoration of six-day service to every library in the NYC as well as increased funding in the Capital Plan.

Mandingo Tshaka spoke in regard to auto body businesses on the south side of Northern Blvd. in the vicinity of 204 Street. He said that the Getty Station (BP Station) at 204th and Northern Blvd. should not be operating and he believes Getty should have been denied the variance.

PRESENTATION

Scott Solomon, representing the Dept. of City Planning, gave a presentation regarding Zoning for Quality and Affordability. He stated that in 2014, Mayor De Blasio released "Housing New York", a comprehensive plan to build and preserve high-quality affordable and senior housing throughout the City over the next decade.

ACCEPTANCE OF MINUTES

A motion was made to accept the minutes of the May 4th meeting. The motion was seconded by Henry Euler. The minutes were accepted as written.

CORRESPONDENCE

Christine Haider made the following announcements:

Congratulations were given to Douglas Montgomery for a successful Little Neck/Douglaston Memorial Day Parade.

Congratulations were given to the following Board Members who received tenure awards at the Swearing-in Ceremony on June 8th: Joan Garippa – 35 years, Jerry Iannece – 20 years, Melvyn Meer and

Gary Sekdorian – 15 years, Henry Euler, Paul DiBenedetto, Zion Halili, George Karahalidis and Incha Kim – 10 years.

Congratulations were given to Eileen Miller for receiving a Proclamation from Council Member Paul Vallone for her continuing efforts to promote a smoke-free housing environment. Phil Konigsberg from CB7 was also honored.

Council Member Paul Vallone and the Bayside Historical Society are hosting a fireworks show on July 1st at Fort Totten.

The Little Neck/Douglaston Library is receiving funding from Council Member Paul Vallone and Borough President Melinda Katz for a total of \$1 Million for HVAC and meeting room upgrades. In addition, the Friends of the Library raised \$25,000. for books.

Alim Gafar, Laura James and Susan Seinfeld attended the Borough President's meeting with SCA regarding their 5-year capital plan. Mrs. James gave an update earlier.

Mrs. Haider said that she was proud to attend the Bayside Hills clock unveiling event on June 14th. She stated that it was very apropos to have this event on the 140 anniversary of the U.S. Army.

Bayside Village BID has an opening for a part-time administrative assistant.

COMMUNITY BOARD MEMBER DISCUSSION

Anthony Koutsouradis stated that he has made several requests for a All-Way Stop sign at the intersection of 33rd Ave. at 204th Street. The DOT has denied the request. He also stated that the proposed high school is in the same vicinity and would cause increased traffic problems and safety issues in an already problematic intersection. Lastly, he stated that, although bans for the Styrofoam containers will be in effect starting July 1st, no fines will be given for violations until the end of the year.

Henry Euler stated the Auburndale Improvement Association has forwarded a letter to DOT in regard to Mr. Koutsouradis request for a All-Way Stop sign at the intersection of 33rd Avenue at 204th Street. He also stated that the presentation on Zoning for Quality and Affordability is very controversial proposal that will increase building heights and reduce parking. He asked that when this comes before the Board that all concerns be heard.

Paul DiBenedetto stated that there will be fireworks on July 1st at Fort Totten.

Edith Basom stated she attended a meeting at APEC with Susan Seinfeld. The Parks Commissioner was there to discuss the progress of EPA-funded work to restore wetlands at Alley Pond on Douglaston and Flushing.

Janet McEneaney gave an update about airplane noise. She also spoke in regard to the negative impact the proposed high school at the BJC site will have to the community. She noted that she believes that this is a done deal and a school will be built at this location. Ms. McEneaney discussed, in length, how the SCA does not listen to anything that the community has to say. She stated that students are coming from other neighborhoods and countries to attend schools in District 26.

Mel Meer stated that additional high school seats are not needed in this district for neighborhood students. The proposed school would be for students from other parts of Queens that feel they need to come to District 26 to get a decent education. He said that a young student is guaranteed admission into

their zoned high school as long it is listed on their application. Mr. Meer stated that the problem is schools need to be built in the neighborhoods where students live and not make District 26 an industry for education. Mr. Meer stated that based on history, this school will be built. He said the community needs to rally publicly against the school and get the Council Member to support them.

Mary Donahue requested a large sign at 195 Street and 46 Avenue indicating that 195 Street is a one-way street southbound. Vehicles turn on 195 Street northbound creating a very dangerous condition. Mrs. Haider said that the CB office will look into this.

Mohan Jethwani suggested that a letter be forwarded to SCA concerning public expenditures, regarding studies being conducted before the involvement of local residents. Mrs. Haider and Board Members agreed to send a letter to the SCA.

PUBLIC HEARINGS

BSA Cal No. 302-14 BZ – 45-04 Francis Lewis Blvd. a/k/a 196-64 45 Avenue – A special permit application to construct an ambulatory health care facility, with a two-family home in excess of 1500 sq. ft. contrary to the Zoning Resolution in an R3X zoning district. The applicant's representative, Todd Dale, gave a presentation on the plans for the property. Mr. Dale stated the medical office will be attached to the existing two-family home and there will be no access between the adjoining buildings. The buildings plans have been changed to conform more to the façade of the neighboring homes. There will be 10 parking spaces and valet parking. There was one registered speaker, Terry Pouymari, President, Auburndale Improvement Association, who stated that she has attended three committee meetings regarding this application and each one has been unsatisfying. She stated that 45 Avenue is a narrow road and is used as an alternative to Northern Blvd. This office will add to an already dangerously-congested area. She said there are several medical buildings on Northern Blvd. and Francis Lewis Blvd. that are vacant. Mrs. Pouymari discussed the negative impact the approval of this application will have on the community. Committee Co-Chair, Ocelia Claro, reviewed the committee reports. A motion was made by the committee to approve the application with conditions. The committee unanimously denied the motion. A lengthy discussion ensued. A suggestion was made to remove the two-family structure for additional parking. It was discussed how there is no parking and the area is inundated with vacant medical offices. A motion was made to approve the application with conditions. The motion was seconded by Joan Garippa. A roll call vote was taken resulting in 2 in favor and 30 opposed (In-favor – Newman, Petallides – Opposed – Asa, Basom, Behar, Bind, Cerezo, Claro, DiBenedetto, Donahue, Euler, Ferazzoli, Ferrari, Fried, Garippa, Giusetti, Haider, James, Jethwani, Karahalis, Koutsouradis, Lee, Liatto, McEneaney, Meer, Miller, Palzer, Pivawer, Scherer, Sin, Sollano, Sriram) The motion was denied.

ULURP # N 150247 ECQ/DCA #134-2015-ASWC – Bell Diner, 215-25 73 Avenue – An application to the Dept. of Consumer Affairs and the Dept. of City Planning for a revocable consent to operate an enclosed sidewalk café. The applicant, Kostantinos Argyros, has applied for a revocable consent from the City to build a temporary, enclosed sidewalk café for 10-11 tables and 20-22 seats. Mr. Argyros stated the restaurant has about 45-48 seats. South Bayside Zoning Committee Co-Chair, Eileen Miller, read the committee report of June 6, 2015. A motion was made to approve the application. The motion was seconded by Chris Petallides. A roll call vote was taken resulting in 29 in favor. (In favor – Asa, Basom, Behar, Cerezo, Claro, DiBenedetto, Donahue, Euler, Ferazzoli, Ferrari, Fried, Garippa, Giusetti, Haider, James, Jethwani, Karahalis, Koutsouradis, Lee, Liatto, McEneaney, Miller, Newman, Palzer, Petallides, Pivawer, Scherer, Sollano, Sriram) The motion carried.

A motion to adjourn the meeting was made and seconded by Chris Petallides. The meeting adjourned at 9:45 pm.