

MINUTES OF COMMUNITY BOARD 11  
GENERAL BOARD MEETING

DATE: October 6, 2014

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

ATTENDANCE:

Christine L. Haider, Chair	Present	George Karahalidis	Present
Sila Asa	Present	Gordon Keit	Absent
Daniel Baek	Present	Incha Kim	Absent
Edith Basom	Present	Anthony Koutsouradis	Present
Steven Behar	Present	Linda Lee	Absent
Lana Bind	Present	Robert Liatto	Present
Susan Cerezo	Present	Janet McEneaney	Absent
Ocelia Claro	Present	Melvyn Meer	Present
Paul DiBenedetto	Present	George Mihaltses	Present
Henry Euler	Present	Eileen Miller	Present
Mario Ferazzoli	Present	Douglas Montgomery	Present
JoAnn Ferrari	Absent	Steven Newman	Present
Sonya Fierro-Gladwin	Present	Allan Palzer	Present
Lee Fiorino	Absent	Chris Petallides	Present
Jack Fried	Present	Stephen Pivawer	Absent
Alim Gafar	Present	Andrew Rothman	Present
Joan Garippa	Present	Christina Scherer	Present
Roy Giusetti	Present	Gary Sekdorian	Absent
Lawrence Gresser	Present	Frank Skala	Absent
Bernard Haber	Present	Joseph Sollano	Present
Zion Halili	Present	Jyothi Sriram	Present
Jerry Iannece	Present	Teddy Teng	Absent
Laura James	Present	Alex Yagudaev	Present
Mohan Jethwani	Present		

ALSO PRESENT:

Susan Seinfeld	District Manager, Community Board 11
Christina Coutinho	Community Board 11 Associate
Deputy Inspector Jason Huerta	111 <sup>th</sup> Precinct Commanding Officer
Det. Neil Blainey	111 <sup>th</sup> Precinct Community Affairs Unit
Natalia Kozokowska	Representing Council Member Mark Weprin
Matt Pafindi	Representing Assembly Member Ed Braunstein
Anthony Lemma	Representing Assembly Member David Weprin
Anne Marie Boranian	Representing the Office of the Borough President
Joanne Choi	Representing Congress Member Grace Meng
Jeong-ah Choi	Representing the Office of the Borough President
Michael Stinson	Representing Congress Member Steven Israel
Mike Yon	Representing Council Member Paul Vallone
Tommy Lin	Representing the Office of the Mayor
Kieran Mahoney	Representing State Senator Tony Avella
Megan Keane	Representing Assembly Member Nily Rozic

The meeting was called to order at 7:30 pm by Chair, Christine Haider.

Boy Scout Troop 268 led the audience in reciting the Pledge of Allegiance.

Deputy Inspector Huerta gave the monthly and year-to-date crime statistics for the district. He stated that the Citywide speed limit will be reduced to 25 MPH from 30 MPH on Nov. 7.

Mrs. Haider made the following announcement:

Anyone can register to speak. These proceedings are recorded. Please stand and state your name when you are called on to speak, so that all can hear. Please be respectful of others, board members and staff. Your remarks should not be derogatory, disrespectful or political. Please refrain from using inflammatory language or personal attacks. There will be no speaking without being recognized.

### **PUBLIC PARTICIPATION**

Scott Soifer, Project Manager, Valerie Arms Apartment Corporation, stated that the Valerie Arms is adjacent to the Little Neck Shopping Center and they are having a problem with the commercial tenants. He said each day the garbage is picked up after 11:00 pm by the carter, and it has been causing a disturbance to the residents for years. He has reached out to 311, CB11 and the Office of Council Member Paul Vallone for assistance in the matter.

Marianne Altman, Geriatric Care Manager, explained the services she offers to families who need guidance with homecare for a loved one.

Phil Konigsberg, CB 7 Health Committee, stated that in June 2014, CB7 passed a resolution for smoke free housing for multi-family dwellings and apartment buildings. He asked CB11 to do the same. Mr. Konigsberg said that he has drafted a resolution for the Health Committee to review and consider passing.

### **ACCEPTANCE OF MINUTES**

Douglas Montgomery made a motion to accept the minutes of the September 8<sup>th</sup> meeting. The motion was seconded by Edith Basom. The minutes were accepted with no corrections.

### **CORRESPONDENCE**

Christine Haider made the following announcements:

Susan Seinfeld and Mrs. Haider met with Council Member Paul Vallone to discuss issues in the community.

Council Member Paul Vallone is participating in the Participatory Budget process. He will be holding a meeting at the Little Neck Community Church on Oct. 22.

CB11 has been assigned an Urban Fellow from Columbia University. She visited the Board office today. Her bio has been forwarded to the Board Members and we look forward to her report.

Susan Seinfeld and Laura James represented CB11 at APEC for Estuary Day. Mrs. Haider spoke at the ceremony.

Mrs. Haider and Ocelia Claro forwarded a letter to Toyota Corporation in regard to issues with Star Toyota. A copy will be forwarded to the civic association, elected officials and Borough President.

Mrs. Haider, Eileen Miller and Zion Halili held a meeting with the NYPD, Dept. of Buildings and the owners of a single-family home being used as a "house of worship" located at 80-02 209 Street.

Mrs. Haider attended Budget Consultations at Borough Hall and learned that the DOB does give after-hour variances on major construction sites throughout the five boroughs. She stated that this is a red flag and should be discussed during Community Board discussion.

Eileen Miller and Ocelia Claro attended Budget Consultations with Susan Seinfeld. The CB 11 Capital and Expense committee meeting will be held on Oct. 29 or 30. When the date is confirmed, members will be notified.

On Oct 19, the 109<sup>th</sup> Precinct will have a document shredding truck which will include hard drive destruction and registration of electronic devices at the Bay Terrace Shopping Center from 10:00 am to 1:00 pm.

On Oct. 16, Henry Euler and Aileen Euler are being honored at Belmont's Surf and Field Club by the Bayside Business Association, Bayside Historical Society and Bayside Kiwanis Club.

Mrs. Haider sadly announced that Incha Kim had a stroke and is currently in a rehabilitation facility.

### **COMMUNITY BOARD MEMBER DISCUSSION**

Eileen Miller reported on a meeting that was held to discuss issues with a residential home that was converted into a "house of worship" about 10 years ago. She stated that this meeting was at the request of CB 11 due to the number of complaints received. She said that CB 11 is also receiving anonymous written complaints and without a contact, the board can't address the complainant. The owner has hired an expeditor to clear the DOB violations against the property. The owner is seeking to demolish the original building to build a new establishment. A meeting will be held with the zoning committee when plans are submitted.

Mel Meer stated that recently he had surgery and discussed the long delays in obtaining a NYS Temporary Handicap Parking Permit. He also discussed two Intros that are being introduced by Brooklyn Council Member, Vincent Gentile regarding the DOB. Intro 393 would allow the City to issue a summons for illegal occupancy based on "readily observable circumstantial evidence" the presence of extra mailboxes, operational utility meters, or doorbells. Intro 439 would penalize an architect who, within a 12 month period, self-certifies two projects that resulted in a "Stop Work Order". Mr. Meer stated that Council Member Koo is in support of both Intro's and Council Member Rory Lancman is in support of Intro 439. He asked the Board to encourage our local Council Members for their support.

Paul DiBenedetto gave the dates for upcoming events being hosted by the Bayside Historical Society.

**PUBLIC HEARING - BSA Cal. No. 724-56 BZ – Prela Enterprises, Inc. – 42-42 Francis Lewis Blvd.** An application to amend the length of an extension of term granted by the BSA in 2012 from a 5-year term to a 10-year term. There was one registered speaker, Terry Pouymari, President Auburndale Improvement Association (AIA), who stated that the AIA opposes this application. Mrs. Pouymari stated that upon renewal in 2012, there were several issues of concern which caused this civic association to advocate for a 5-year term with conditions. She said six months after the variance was issued, the civic association wrote to the BSA because a box truck was being stored on the premises and the business was operating without a proper Certificate of Occupancy (C of O). To date, the business still has no valid C of O. The AIA strongly recommends the Board to consider *not* approving the extension. Mrs. Pouymari stated that the applicant should complete the 5-year term and if, in 2017, upon renewal, all conditions continue to be met, the civic will advocate to support a 10-

year term. The applicant's representative, Michael Nacmias, stated that in 2012, the applicant received a 5-year term instead of a 10-year term for a special permit for an auto station that has been operating for almost 60 years. He said there is a petition of support from the community. Mr. Nacmias stated that each condition in the resolution has been met, except for the C of O. He said that it is a very expensive process to apply to the BSA and DOB and, therefore, the architect is reluctant to file the C of O, even though it is a condition, until the issue of the term limit is resolved. Zoning Committee Co-Chair, Ocelia Clara, read the committee report of September 26, 2014. At the committee meeting, a vote was taken resulting in 9 in favor and 1 opposed. Mrs. Claro made a motion to approve the variance as it stands with the conditions that were implemented when the variance was first approved. The motion was seconded by Zion Halili. Board Member discussion ensued as to how the applicant is applying for an extension of term to avoid paying for a C of O twice within a ten-year period. A question was asked as to why the extension should be granted when they only recently met the conditions. Chris Petallides stated that the C of O is issued by the DOB with the conditions stated in the BSA Resolution and duration of the variance. He said that back in 2012, CB 11 approved a 10-year term. The AIA had reservations and wanted a 5-year term. Mrs. Haider stated that the AIA attended the BSA hearing. Henry Euler stated that at the BSA hearing, the AIA asked for a 5-year renewal because there were issues with the business at that time. The applicant was procrastinating to resolve the issues, therefore, the AIA continued to press for a 5-year term and the BSA agreed. Andy Rothman stated that conditions have been met and this is one of the better quality service stations in the district. A roll call vote was taken resulting in 28 in-favor and 9 opposed (In-favor – Asa, Baek, Basom, Bind, Cerezo, Claro, Ferazzoli, Fierro-Gladwin, Fried, Gafar, Garippa, Gresser, Haber, Haider, Halili, Iannece, James, Jethwani, Karahalidis, Liatto, Meer, Mihaltzes, Miller, Montgomery, Newman, Petallides, Rothman, Yagudaev – Opposed – Behar, DiBenedetto, Euler, Giusetti, Koutsouradis, Palzer, Scherer, Sollano, Sriram). The motion carried.

### **COMMITTEE REPORTS**

#### **CB 11 Capital and Expense Budget Priorities – Joan Garippa and Steven Newman, Co-Chairs**

Mrs. Garippa stated that the Capital and Expense Budget Committee meeting will be held towards the end of the month to discuss what the City agencies want and what the CB will support. Residents still have time to submit requests. A question and answer period followed.

Henry Euler stated that congratulations should be given to Janet McEneaney for a very successful rally for the fight against airplane noise. Janet McEneaney was not in attendance at tonight's meeting.

The meeting was adjourned at 8:25 pm.