

MINUTES OF COMMUNITY BOARD 11  
GENERAL BOARD MEETING

DATE: April 7, 2014

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

ATTENDANCE:

Christine L. Haider, Chair	Present	George Karahalios	Present
Sila Asa	Present	Gordon Keit	Present
Daniel Baek	Present	Incha Kim	Present
Edith Basom	Present	Anthony Koutsouradis	Present
Steven Behar	Present	Linda Lee	Present
Lana Bind	Present	Robert Liatto	Present
Susan Cerezo	Present	Janet McEaney	Present
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	Present	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	Present
Lawrence Gresser	Absent	Frank Skala	Absent
Bernard Haber	Present	Mamie Smith	Present
Zion Halili	Present	Joseph Sollano	Present
Jerry Iannece	Present	Jyothi Sriram	Present
Laura James	Present	Teddy Teng	Absent
Mohan Jethwani	Present	Alex Yagudaev	Present

ALSO PRESENT:

Susan Seinfeld	District Manager, Community Board 11
Anne Marie Boranian	Representing Queens Borough President
Anthony Lemma, Sr.	Representing Assembly Member David Weprin
Captain Derick Seneus	111 <sup>th</sup> Precinct Executive Officer
Det. Neil Blainey	111 <sup>th</sup> Precinct, Community Affairs
Gene McSweeney	Representing Assembly Member Ed Braunstein
Kieran Mahoney	Representing State Senator Tony Avella
Megan Keane	Representing Assembly Member Nily Rozic
Mike Yon	Representing Council Member Paul Vallone
Irene Cheung	Representing Council Member Mark Weprin
Michael Stinson	Representing Congress Member Steve Israel

The meeting was called to order at 7:35 pm by Chair, Christine Haider.

The Pledge of Allegiance was recited by all.

Mrs. Haider introduced herself as the new Chair and introduced the new Executive Committee.

Captain Derick Seneus, Executive Officer 111<sup>th</sup> Precinct, gave an update regarding year-to-date crime statistics. He stated that there are several different cases in regard to scams within the 111<sup>th</sup> and 109<sup>th</sup> Precincts.

## **PUBLIC PARTICIPATION**

Jaymie Jenks, representing Girl Scouts of Greater NY, discussed how there are many active troops and encouraged girls in kindergarten through 12th grade to get involved. She stated that they are also looking for volunteers.

Woo Sung Park, representing APEC, discussed activities and events offered at APEC. He also spoke in regard to a Fundraiser/Dinner being held on Thursday, April 10<sup>th</sup>.

Dani Horowitz, owner of Dani Pad, located at 38-25 Bell Blvd. discussed how her company will conduct seminars for the technology industry to discuss software, programs and ideas to help make the community more technology friendly.

Toby Pagano, Bayside resident, spoke in regard to the elementary school being built at the former Keil Bros. site. She asked the Community Board to continue contacting the SCA throughout the construction phase and to keep the community updated. Mrs. Haider stated that the CB office will follow-up with the SCA.

Michael Feiner, Bayside Hills Civic Association, discussed the severe flooding in Bayside Hills in the 1980's and how it was due to the efforts of Jerry Iannece that the Oakland Sewer Project started. Mike Feiner, Eileen Feiner, Armando Coutinho and Carol Papadatos thanked Mr. Iannece for a job well done and his dedication to community service.

Denise Thomas, representing Emblem Health, discussed free programs they sponsor to train volunteers to help in hospitals. They also conduct programs for diabetics and other chronic illnesses to help individuals live better lives with their conditions.

## **CORRESPONDENCE**

Christine Haider made the following announcements:

Two new board members were appointed, Sila Asa and Lawrence Gresser.

Sila Asa introduced herself and stated that she has lived in Bayside for eight years and that she joined the board to help the community.

Mr. Gresser was not in attendance.

There was a meeting with the new owners of the former Leviton property. There was a memo sent to Board Members in regard to the future plans of the property.

There will be a NYC Safe disposal event at Cunningham Park on April 26th from 10:00 am through 4:00 pm.

NY Public Radio is looking for new members for their community advisory board. The CB office has additional information if anyone is interested.

DOT has issued a Spring 2014 resurfacing list for the district.

The Parks Dept. will start tree pruning in the Hollis Hills area and, in July, start the Douglaston/Little Neck area south of the Long Island Expressway.

A Mobil Gas station located at 244 Street and Northern Blvd. has closed and permits have been issued to construct a building with a bank. This is “as of right” due to the property being zoned C2-2, which is a commercial overlay.

Congratulations were given to Alim Gafar for being appointed to the School Space Working Group by School Chancellor, Carmen Farina. Mr. Gafar explained that the group’s intention is to look at the overcrowding in NYC schools and provide ideas and solutions to the DOE.

The annual “Taste of Bayside” sponsored by the Bayside Business Association will be held on May 13<sup>th</sup> at the Bayside Historical Society.

The City Council will conduct a “Vision Zero” Queens Town Hall meeting with Queens Borough President, Melinda Katz, and the Dept. of Transportation on April 23rd.

Q31 Bus service has been restored on weekends.

Council Member Paul Vallone has organized a honorary street renaming ceremony for Salmon Hamdani on April 28th, at 11 am at 204 Street and 35 Avenue.

### **ACCEPTANCE OF MINUTES**

Christine Haider asked for additions or corrections to the minutes of the March 3<sup>rd</sup> meeting. Henry Euler requested corrections to the portion of the minutes in regard to the Board elections. He said that he did not nominate Eileen Miller for 2<sup>nd</sup> Vice Chair and that Andy Rothman made the nomination. Mrs. Haider agreed with Mr. Euler. Andy Rothman stated that he not nominate Eileen Miller for 2<sup>nd</sup> Vice Chair. Mrs. Haider then discussed the votes in regard speed bumps. She stated that 3 locations were voted on and 2 were tabled. The following corrections will be made: Mr. Petallides reviewed the committee report of February 20<sup>th</sup>. Votes were taken for the following speed bumps: 53 between 193 and 196 Street, 53 between 198 and Hollis Court Blvd. and Oceania between 46 and 47 Avenue. Hollis Hills Terrace between 73 Avenue and Union Turnpike and 46 Avenue between Cloverdale Blvd. and 220 Street were not voted on. Then all speed bump votes were tabled. The minutes were approved with these corrections.

Mrs. Haider stated according to parliamentary procedure, votes already taken cannot then be tabled. Discussion ensued in regard to reconsidering the votes for speed bumps.

Mrs. Haider said that DOT has been invited to the next Board meeting to discuss speed bump criteria.

### **NEW BUSINESS**

Susan Cerezo requested the installation of “pick-up after your dog” signs. Susan Seinfeld explained that such signs are not being replaced.

Henry Euler presented a draft Resolution against legalizing illegal basement apartments that are in violation of zoning laws. This Resolution was initiated due to the Mayor’s plan to increase affordable housing. A motion was made to approve the Resolution. The motion was seconded by Joe Sollano. Chris Petallides stated that the drafted resolution is too absolute. He disagreed with the conclusion and

stated that affordable housing is needed. He explained that there is no reason why walk-in apartments should not be legalized since they are not a basement and can be very habitable, especially in cases where parents need to live with their children. Discussion ensued as to how the Board has fought against zoning changes that would affect the characteristics of the community. It was stated that neighborhoods are already overpopulated and services, infrastructure and schools cannot handle the additional population. Ocelia Claro stated that, in the City of New York, there are no rent regulations for one-to-two family homes, therefore, if the point is to provide affordable housing, legalizing a basement would provide fair market value not affordable housing. Chris Petallides asked for a friendly amendment to make the Resolution less absolute. Henry Euler did not accept amendment. A roll call vote was taken resulting in 41 in favor, 1 opposed and 1 abstention. (In-favor – Asa, Baek, Basom, Behar, Bind, Cerezo, Claro, DiBenedetto, Euler, Ferazzoli, Ferrari, Fierro-Gladwin, Fried, Gafar, Garippa, Giusetti, Haber, Haider, Halili, Iannece, James, Jethwani, Karahalis, Keit, Kim, Koutsouradis, Lee, Liatto, McEneaney, Meer, Mihaltses, Miller, Montgomery, Palzer, Rothman, Scherer, Sekdorian, Smith, Sollano, Sriram, Yagudaev – opposed – Petallides – abstained - Newman) The motion carried. Steve Newman abstained and stated that he wanted to wait to see what the Mayor actually proposes.

Douglas Montgomery stated that the Little Neck/Douglaston Parade Committee had their 501-3C dissolved. The American War Veteran’s Council is helping to revive the parade and there is a large group of volunteers. He announced that Jerry Iannece was voted to be “Man of the Year” and asked Mr. Iannece if he would accept. Mr. Iannece accepted.

Paul DiBenedetto stated that the Bayside Historical Society is conducting a gala fundraiser on May 3<sup>rd</sup> and they will be honoring Janet McEneaney.

Laura James stated that 247 Street is a one-way going north from Northern Blvd. She said that vehicles coming out of 7-Eleven turn south onto 244 Street to Northern Blvd. She asked for Police enforcement at this location.

Janet McEneaney discussed what Queens Quiet Skies (QQS) is currently working on. She said that a Roundtable was being organized and a Part 150 noise study will be conducted but not an environmental assessment. Ms. McEneaney stated that the responsibility for airport noise was shifted to PANYNJ and Global Gateway Alliance sponsored by hotels and airports does not to engage with QQS. The QQS has a new website – [Queensquietskies.org](http://Queensquietskies.org).

Alim Gafar attended the Electrical Industry’s 66<sup>th</sup> Annual Scholarship breakfast. He was very impressed by the recipients of the scholarships awarded by the union.

Andy Rothman stated that community boards requested to be involved in the roundtable meetings in regard to airplane noise. He does not believe that the FAA wants community boards included in discussions.

### **Public Hearing**

**North Bayside/East Flushing Zoning Committee, BSA – Cal. No. 23-14 A – 198-35 51 Avenue.** An application pursuant to common law vested rights to allow the owner to complete construction following a zoning change from R3-2 to R2A (a two-family zone to one-family zone). Michael Nacias, representing the applicant, gave a presentation stating that the zoning application is for a two-family home under common law vested rights which was substantially completed at time of rezoning. The owner received permits in August 2010 and the area was rezoned in November 2010. The lot

coverage ratio requirement changed from 35% lot coverage to new construction requiring 30% lot coverage. The owner had two years to obtain a Certificate of Occupancy after rezoning but failed to do so and is, therefore, is filing for vested rights. Mr. Nacias said that the building exterior is 100% completed with minor interior renovations remaining. The applicant meets the vested right, common law requirements. On October 29, 2010, the Dept. of Buildings determined that the foundation was 100% completed, the owner has spent over \$100,000. on construction and it would be a serious economic loss if the owner had to demolish and rebuild. Mr. Nacias reviewed the floor plan showing a two-family home with an apartment in the rear of the house. There were no registered speakers. A question and answer period followed with concerns about the entrances and side yard requirements. Mr. Nacais said that the construction is in full compliance except for the 30% lot coverage ratio and in November 2013, the owner tried to renew building permits but was informed that vested rights were needed for a Certificate of Occupancy. Steve Behar said that the owner gambled by purchasing and completing the foundation before the rezoning but didn't do their due diligence to complete and obtain a C of O in two years. Some members also voiced their objection stating that the owner had laid the foundation knowing about the rezoning which was passed just days later. Henry Euler stated that at the zoning committee meeting, a request for a letter from the contractor stating when the foundation was completed was made. Mr. Nacias stated that they were not able to get in touch with the contractor but supplied the Community Board with a letter from DOB's Deputy Commissioner. At the committee meeting of March 19, 2014, several questions were posed to the applicant. Therefore, a motion was not made at this committee meeting pending the replies. Mrs. Haider said that the applicant forwarded a survey to confirm 8 ½' and 5' sideyards, a letter from DOB's Deputy Commissioner and an explanation as to how three meters are required for a two-family home. A motion was made to approve the application. The motion was seconded by George Karahalis. Discussion ensued with members reiterating how the owner took advantage of the zoning laws before they were changed. A roll call vote was taken resulting in 9 in favor, 33 opposed and 1 abstention (In-favor – Ferazzoli, Fierro-Gladwin, Halili, Keit, Lee, Mihaltses, Newman, Petallides, Yagudaev - opposed – Asa, Behar, Bind, Cerezo, Claro, DiBenedetto, Euler, Ferrari, Fried, Gafar, Garippa, Giusetti, Haber, Haider, Iannece, James, Jethwani, Karahalis, Kim, Koutsouradis, Liatto, McEaney, Meer, Miller, Montgomery, Palzer, Rothman, Scherer, Sekdorian, Smith, Sollano, Sriram, – abstained – Basom) The motion was denied.

### **COMMITTEE REPORTS**

East Flushing/North Bayside, Public Safety and Public Relations/Consumer Affairs Committees – Proposed alteration to an On-Premises Liquor License Application for rooftop dining at 40-12 Bell Blvd., Bourbon Street Cafe.

Mrs. Haider chaired the joint committee meeting on March 19, 2014. Mrs. Haider stated that a motion or vote was not taken at the committee meeting but a letter based on recommendations and concerns of the Board will be forwarded to the SLA. The committee was concerned with noise, the allowable closing time of 4 am. and safety. A question and answer period followed with the concern of the closing time. Susan Seinfeld stated that letters were forwarded to the surrounding residents, no calls received. Discussion ensued between Steve Newman and Mrs. Haider in regard to the letter being forwarded to the SLA.

The meeting was adjourned at 9:25 pm.