

# **COMMUNITY BOARD 11 QUEENS**

## **MINUTES OF COMMUNITY BOARD 11 REGULAR MEETING**

DATE: December 1, 2008

PLACE: MS 158  
(MARIE CURIE)  
46-35 OCEANIA STREET  
BAYSIDE

### **ATTENDANCE:**

Steven Newman, Chair	Present	George Karahalios	Present
Edith Basom	Absent	Gordon Keit	Present
Daniel Berrios	Present	Eileen Kenny	Absent
Lana Bind	Present	Incha Kim	Absent
Rose Bruno	Absent	Fanklyn Lloyd	Absent
Robert Caloras	Present	Susan Macinick	Present
Ocelia Claro	Present	Janet McEaney	Present
James Colasante	Present	Melvyn Meer	Present
Joan Corn	Absent	Eleen Miller	Absent
Paul DiBenedetto	Present	David Millet	Present
Edward Doster	Present	Victor Mimoni	Present
Henry Euler	Present	Dennis Novick	Present
Mario Ferazzoli	Present	Allan Palzer	Present
JoAnn Ferrari	Present	Stephen Pivawer	Present
Jack Fried	Present	James Rodgers	Absent
Joan Garippa	Present	John Rosse	Absent
Roy Giusetti	Present	Andrew Rothman	Present
Bernard Haber	Present	Christina Scherer	Absent
Christine Haider	Absent	Gary Sekdorian	Present
Zion Halili	Present	Frank Skala	Present
Joseph Hellmann	Present	Mamie Smith	Absent
Jerry Iannece	Present	Joseph Sollano	Present
Laura James	Present	Robert Speranza	Absent
Mohan Jethwani	Present	Ryan Walsh	Absent
		Alex Yagudaev	Present

**ALSO PRESENT:**

Susan Seinfeld	District Manager, Community Board 11
Linda Vallerugo	Assistant District Manager, Community Board 11
Mark Scott	Representing Queens Borough President Helen Marshall
Felix Martinez, Jr.	Representing Queens District Attorney Richard Brown
Bruce Eiber	Representing Councilman David Weprin
P.O. William Conway	111 <sup>th</sup> Precinct

The meeting was called to order at 7:35 PM by Steven Newman, Chair

**PUBLIC PARTICIPATION**

1. Diane DiBlasi spoke regarding problems at the Brownfield clean-up site located at 183-15 Horace Harding Expwy. Ms. DiBlasi reported that on November 17<sup>th</sup> there was an overflow of contaminated water from the property. The residents had been told that the property would be protected and secured. She urged CB11 to have the owner remove the graffiti from the construction fence, require a security guard at the property, provide the neighbors with a contact number in case of an emergency and obtain a complete report from DEP regarding the overflow.

Steve Newman stated that the owner never promised to have a security guard on the property. However, the Board will follow-up with DEP regarding the report.

**ACCEPTANCE OF MINUTES**

The minutes of November 3, 2008 were accepted as written.

**ANNOUNCEMENTS**

On December 9<sup>th</sup>, the Board of Standards and Appeals is holding a public hearing on the Lund Fire Products application.

The City Transportation Commissioner has written to the Board concerning Automatic Public Toilets, looking to see if we have any recommendations. Please notify the appropriate zoning Chair or Susan Seinfeld if you have any recommendations.

Frank Skala commented that we should recommend not to have any Automatic Public Toilets in our area because they will only create problems in the community.

**COMMUNITY BOARD MEMBER DISCUSSION**

Melvyn Meer noted that we do not have alternate side of street parking in our community. In the past, we had regular street cleaning by DOS. About three years ago they stopped the regular cleaning and said that we should call when we need a sweeper. DOS has now stopped that service as well.

Susan Seinfeld explained that there has been a change in Superintendents at DOS, as well as budget cuts. However, she will bring this matter up at the District Service Cabinet meeting next week.

Janet McEneaney stated that several locations in the community have damaged sidewalks caused by new street tree planting.

Steve Newman asked that she provide the office with a list of locations, and we will contact the Parks Department.

Andy Rothman reported that vans from St. Mary's Hospital are parking on 216 Street. The vans are facing the wrong direction on the street and are sitting with the motors running. He asked that P.O. Conway address this problem.

Steve Newman stated that we will also place a call to St. Mary's and ask them to correct the situation.

Frank Skala stated that he will be handling the arrangements for the Annual Holiday party. All the Board members will be receiving information in the mail. The party will be held at Bourbon Street, as in the past years, and the date of the party will be Sunday, January 4<sup>th</sup>.

## **PRESENTATION**

Robert LiMandri, Commissioner of the Department of Buildings, gave an informative presentation regarding various changes in the Department and introduced the new Queens Borough Commissioner, Ira Gluckman, to the Board. Commissioner LiMandri noted that Basil Szpylka will remain as the Deputy Borough Commissioner, as well as Donald Ranshte, Director of Community Affairs and Anthony Iuliano, Community Affairs Liaison. Also, joining the Queens staff will be another Deputy Borough Commissioner, Werner DeFoe. The Commissioner reported that the Department has been going through a transformation, particularly within the last twelve months, including examining how contractors, engineers and architects operate. He explained that last year a special enforcement task force team was put together to monitor repeat offenders. For a long time, the Buildings Dept. was understaffed and did not serve the community well, but they now have more staff and have been working on improving through stricter enforcement. For example, through the City Council, fines for Stop Work Orders have increased to \$2,000, \$5,000 and \$10,000 for each subsequent offense and mobile teams of inspectors with sheriffs are visiting Stop Work Order sites. The Buildings Department has made things more transparent on-line by listing detailed information on their website which is easily accessible. He noted that everyone, not only the contractor, but the architect and engineer as well, have to be held accountable. For example, under the "Padavan Law", the Commissioner can now refuse to accept professionally-certified documents from a licensed architect or engineer who has been found to have falsified documents. Another new law, requires that all general contractors building one, two and three family homes have to be registered. The Department finally has the tools to take the appropriate enforcement action necessary. By making information more transparent on-line, individuals can find out exactly what is going on in their neighborhood. He pointed out that they are working closely with the Community Boards and District Managers to further improve the information available on-line. Commissioner LiMandri stated that for every professionally certified job of a new building or alteration type-1 construction, the Buildings Dept. is required to check zoning. He also noted that the Department has 459 Inspectors and 63 Queens Inspectors in Construction,

Plumbing, Electrical and Quality of Life Units. A lengthy question and answer period followed

### **PUBLIC HEARING**

Cal. #259-08 BZ – 242-02 61 Ave. – Jeffrey Chester, attorney for the applicant, gave a presentation on an application to permit an additional 9,430 square feet to the existing Waldbaum's supermarket building in the Douglaston Shopping Center for occupancy by Fairway Market. The existing building is 41,909 square feet and the addition will include the construction of a large, glass elevator for access to the second level parking area. Mr. Chester praised the Fairway Market in terms of quality, choice and pricing. Ed Weinstein, architect for Fairway, displayed diagrams and outlined the plans of the project. Howie Glicksberg, owner of Fairway Markets, spoke about the operations of the Fairway Markets and gave a history of this fourth generation family-run business. Mr. Glicksberg explained that the present facility is too small for their operation and the addition is necessary for storage and food preparation. Rosemarie Guidice and Elliott Socci, President of the Douglaston Civic Assoc., both spoke in favor of the Fairway Markets and the application for expansion stressing that the community needs a supermarket. Joseph Sollano, Douglaston Zoning Chair, gave the committee report stating that the committee agreed that this is a win-win situation for the community and the committee voted unanimously in favor of this application. Discussion followed and some concerns were raised regarding store security. The applicant stated that all Fairway stores have uniformed and plainclothes security guards. Motion (08-17) was made to approve the application to enlarge the existing building by Fairway Market. Roll call vote was taken resulting in 33 in favor (Berrios, Caloras, Claro, Colasante, DiBenedetto, Doster, Euler, Ferazzoli, Ferrari, Fried, Garippa, Giusetti, Haber, Halili, Hellmann, Iannece, James, Jethwani, Karahalis, Keit, Macinick, McEneaney, Meer, Mimoni, Newman, Novick, Palzer, Pivawer, Rothman, Sekdorian, Skala, Sollano, Yagudaev), none opposed and no abstentions. The motion passed unanimously. Jeffrey Chester commented that it would be beneficial for the community to attend the BSA hearing in support of this application. He will keep CB11 advised as to the hearing date, and they are considering providing transportation to the hearing for members of the community. It was noted that the Borough President's hearing is scheduled for December 18<sup>th</sup> and not as originally reported for December 4<sup>th</sup>.

### **COMMITTEE REPORT**

Laura James, Education Committee Co-Chair, reported that the committee met twice in November. The minutes of the first meeting on November 12<sup>th</sup> are not in the Board member packets, and we will make certain that everyone receives a copy. At the first meeting, they decided what course of action would be taken by the committee for the upcoming year. The four topics the committee will be addressing are: 1) school zoning, with focus on PS 130 which is in our district but serves kids only from the adjoining district. 2) parent involvement in the schools 3) Mayoral control in the schools, and 4) education needs of our District 26 schools. At the November 19<sup>th</sup> meeting, the committee discussed the issue of Mayoral control. It was decided that we would provide the information for the Board members to review, but no vote would be taken tonight. The final report on the Commission on School Governance, dated September 2008, is what was used by the committee as the basis for our position. Laura James explained that they used that recommendation, which they believed was fundamentally sound, and made some changes. It was

noted that the minutes of November 19<sup>th</sup>, show a section of changes in color, which may be difficult to read. Therefore, everyone will be e-mailed or mailed a new copy. Laura James asked that all review the minutes of both meetings, review the changes made to the recommendation on the school report, and read the report itself in preparation for discussion and vote at the January meeting. There will be two speakers at the January meeting, one person in favor of Mayoral control and one speaker who will speak about the proposed changes in Mayoral control. The Education committee will be meeting again in December to discuss the other items on their agenda other than Mayoral control.

There will be a meeting on December 9<sup>th</sup>, at Borough Hall, where the Public Advocate, Betsy Gotbaum, who created the Commission, will be in attendance and Mayoral control will be discussed.

Steve Newman stated that our next meeting will be January 5<sup>th</sup>.

The meeting adjourned at 9:05 PM.