

MINUTES OF COMMUNITY BOARD 11 REGULAR MEETING

DATE: February 7, 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	Absent
Steven Behar	Present	Susan Macinick	Present
Daniel Berrios	Present	Janet McEneaney	Absent
Lana Bind	Absent	Thomas Meara	Present
Rose Bruno	Absent	Melvyn Meer	Present
Robert Caloras	Present	Eileen Miller	Present
Paul DiBenedetto	Present	David Millet	Present
Edward Doster	Present	Victor Mimoni	Present
Henry Euler	Present	Steven Newman	Present
Mario Ferazzoli	Present	Dennis Novick	Present
JoAnn Ferrari	Present	Allan Palzer	Present
Lee Fiorino	Present	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	Present	Mamie Smith	Present
Zion Halili	Absent	Joseph Sollano	Present
Laura James	Present	Robert Speranza	Present
Mohan Jethwani	Absent	Kimon Thermos	Present
George Karahalidis	Present	Stephen Tong	Absent
Gordon Keit	Present	Alex Yagudaev	Present
Eileen Kenny	Present		

ALSO PRESENT:

Susan Seinfeld	District Manager, Community Board 11
Christina Coutinho	Community Board 11
Mark Scott	Representing Queens Borough President Helen Marshall
Claudia Filomena	Representing the Office of the Mayor
P.O. Bill Conway	111 th Precinct, Community Affairs
Alen R. Beerman	Representing Councilmember Mark Weprin
David Fischer	Representing Assemblymember Ed Braunstein
Anthony Lemma	Representing Assemblymember David Weprin
Anthony Lemma, Jr.	Representing Congressman Gary Ackerman
Xavier San Miguel	Representing Senator Tony Avella
Paige Waranis	Representing Councilmember Dan Halloran

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

PUBLIC PARTICIPATION

Mr. Jack Oshier spoke about several issues pertaining to snow removal for the sidewalks and streets on Bell Boulevard. Mr. Oshier stated that it is not the responsibility of the LIRR to remove the snow at the LIRR and Bell Boulevard overpass. He stated that it is the responsibility of the DSNY.

Mr. Mandingo Tshaka spoke about how commercial businesses, particularly car dealers and auto repair shops have been allowed to expand behind the commercial overlays into the residential districts. The BSA and the DOB continue to give permits to obnoxious businesses in the area of the Bayside Clear Spring Civic area and CB11 has also approved these businesses.

ACCEPTANCE OF MINUTES

Jerry Iannece asked for additions or corrections to the minutes of the January 3rd meeting. The minutes were accepted as written.

CORRESPONDENCE

Jerry Iannece made the following announcements:

Former State Senator Frank Padavan suffered a stroke and Mr. Iannece wished him well.

Mr. Iannece attended the swearing in ceremonies for Assemblymember Ed Braunstein and Senator Tony Avella. Mr. Iannece wished them both success.

Board Members due for reappointment should have already sent in their applications to Barry Grodenchik, Deputy Borough President. Board Members that live in Councilmember Dan Halloran's district have been requested by the Councilmember to set up an appointment with him prior to his meeting with the Borough President.

Next month is the annual CB11 Executive Board election. Anyone who wishes to run may do so.

Mr. Iannece thanked Captain Leyson for inviting him to a general meeting at the 111th Precinct. At the meeting, there were Sergeants from specialized units that gave a summary of their unit's duties. Mr. Iannece stated that the meeting was very informative and he was quite impressed with their level of professionalism and diligence. He said that ten additional officers have been assigned to the 111th Precinct.

Councilmember Mark Weprin and Councilmember James Gennaro are holding a Town Hall meeting on February 16th between 6:00 p.m. - 9:00 p.m. with the DEP at P.S. 178 located at 189-10 Radnor Road, Holliswood. A representative from the DEP will be present to answer specific questions regarding the increase in residential water bills and newly installed water meters.

At 5:30 p.m. tonight there was a meeting at Borough Hall and a presentation was given by Lee Fiorino, representing the NYC Department of Finance. Ms. Fiorino discussed how properties are assessed and what increases to expect. Mr. Iannece stated that Ms. Fiorino has offered to help anyone who has a question about their Assessed Value Statement. Mr. Iannece said that appeals have to be submitted by March 15, 2011 to the NYC Department of Finance.

The Windsor Park Library will be having their reopening on Friday, February 25th. Mr. Iannece stated that the Queens Library system is the largest in the country and is seriously underfunded. The Queens Delegation and Councilmember Mark Weprin are trying to sponsor legislation that will allocate funds for the Queens Library system that will be equal to the borough's circulation.

Snow removal by DSNY improved greatly since the storm of December 26th.

There was a private ceremony held at the FDNY 167th Ladder Co. on Francis Lewis Blvd for officers that passed away from the effects of 9/11. Mr. Iannece was very thankful and proud to have been invited. He stated that we should all be thankful for the dedication of our fire fighters and police officers.

Mr. Iannece thanked Frank Skala for all his efforts in organizing a very successful Holiday Party.

NEW BUSINESS

Henry Euler attended the open house for PS 130 which is geographically located in District 26 but services District 25. Mr. Euler spoke with the Principal and she stated that students who live in District 26 who applied to PS 130 for 2010-2011 school year were all accepted into the school. Mr. Iannece stated that efforts should still continue to have PS 130 become geographically part of District 26.

Steve Newman said you cannot compare the New York Public Library to the Queens Public Library system. He stated that the difference is the New York Public Library system has two large research libraries with no circulation.

Frank Skala was invited as a guest speaker to morning roll call at the 111th Precinct. Mr. Skala suggested that Community Board Members contact the 111th Precinct and try to speak about their own point of views.

Jerry Iannece announced that the Borough President is holding the annual budget hearings on Wednesday, February 23 at 9:30 a.m. Anyone who operates a not-for-profit and wishes to speak, has to register by February 21, 2011. CB's are represented by District Managers

Andy Rothman stated that DOT needs to repave the potholes on Bell Blvd. and Northern Blvd. Mr. Iannece said if anybody feels a location is dangerous, to contact CB11.

Paul DiBenedetto stated that the Bayside Historical Society in Fort Totten now has an educational program for children. Mr. DiBenedetto said there are many great programs, he will forward information to Susan Seinfeld.

Jerry Iannece announced that the Douglaston Manor Association will be hosting "Flights of Fancy" on February 12th at 8:00 p.m. at the Douglaston Club.

With deepest sympathy, Mamie Smith announced that Mr. George Majet, the custodian for MS 158 passed away recently.

Susan Macinick stated that CERT will be starting certification classes in March. Anybody who wants to submit an application can contact Susan Seinfeld or Susan Macinick.

PUBLIC HEARINGS

BSA Cal. No. 90-10 BZ – 58-06 Springfield Blvd. – Korean Central Presbyterian Church – an application to legalize an existing building addition. James Chin, the attorney representing the applicant, gave a presentation as to why this application should be approved. Mr. Chin stated that the church has been at this location since 1994. In 1997, the building was expanded by the following: (1)

a vertical wall extending the height of the sanctuary to 18'2" and extending the back wall to 24'10" (2) a balcony with 202 additional seats, making total capacity 559 seats (3) extending the height of a multi-purpose room to 28', to provide a gymnasium (4) a new, one-story addition for a new entry hall. Mr. Chin supplied a signed petition in support of application. Mr. Chin said that Cardozo High School and Francis Lewis High use the gym for practice. There were no registered public speakers regarding this application. Dennis Novick, Chair of the Central/South Bayside Zoning Committee, reviewed the report from the January 25 zoning meeting. Mr. Novick stated that the alterations are listed on the application. He said that the church has no future plans for expansion and there is no record of complaints since the church has been at this location. Mr. Novick stated there is no reason not to support this application. A committee vote was taken at the meeting to approve the application resulting in five in favor and none opposed (In favor – Novick, Kim, Basom, Miller, Fried). A lengthy discussion followed by the Board Members with questions as to what happened in 1997 when construction started. Board Members questioned the ethics of the architect who submitted self-certified plans and allowed alterations not to follow zoning laws. A motion was made to approve the application. The motion was seconded by Gordon Keit. Discussion ensued as to why this application should not be approved. A roll call vote was taken to approve the application resulting in 27 in favor, 8 opposed and 3 abstentions (In favor – Basom, Behar, Berrios, Doster, Ferazzoli, Ferrari, Fiorino, Fried, Garippa, Haber, Iannece, James, Karahalıs, Keit, Kenny, Kim, Macinick, Meara, Miller, Millet, Newman, Novick, Palzer, Rothman, Smith, Thermos, Yagudaev – opposed – Caloras, DiBenedetto, Euler, Giusetti, Haider, Scherer, Skala, Sollano – abstain – Mimoni, Pivawer, Speranza) The motion carried.

BSA Cal. No. #227-10 BZ, 204-12 Northern Blvd – Getty Service Station - an application to reopen and extend the term of the variance for use as an automotive service station. Eric Palatnik, the attorney representing the applicant, Power Test Realty Co., stated that the application is to reopen and extend the term of a variance previously granted in 1992 which expired on October 11, 2000. Mr. Palatnik stated that the applicant was not aware that the variance expired; it was letters from Susan Seinfeld to the DOB and the BSA that made the applicant comply. There was one registered public speaker regarding this application, Mr. Mandingo Tshaka. Mr. Tshaka spoke against the application, stating that for 11 years, the applicant has been operating with an expired variance. Mr. Tshaka said that commercial vehicles are parked on the premises. Christine Haider, Chair of the East Flushing/North Bayside Zoning Committee, read the Committee Report from the January 20 zoning committee meeting. Mrs. Haider stated that the committee suggested approval of the variance with a short term, possibly 3 years. A committee vote was taken at the meeting to approve the application as written, the committee voted unanimously in opposition to the application. (Opposed – Haider, Euler, Meara, Skala) Mr. Palatnik stated that the tanks were replaced and tested. He said that testing is conducted every 4 years, the last test was in 2008. Discussion with questions and answer period followed. Mr. Palatnik stated that if anybody sees commercial trucks parked on the property, they can contact Susan Seinfeld and she will contact him. Motion was made by Victor Mimoni to add a friendly amendment with conditions. Motion was by made by Bernard Haber to accept application with amendments. The motion was seconded by Mario Ferazzoli Conditions included (1) acceptance of variance to coincide with inspection of tanks, (2) the prohibition of parking vehicles on the site except for those being serviced, (3) the 4' high wall needs to be replaced with a 6' foot fence, to provide the adjacent residents with adequate screening, (4) that tires and other debris not be allowed to be stored on the site, (5) flooding be mitigated. A roll call vote was taken for the application to be approved with amendments resulting in 2 in favor, 35 opposed, 1 present (In favor – Ferazzoli, Newman – Opposed – Basom, Behar, Berrios, Caloras, DiBenedetto, Doster, Euler, Ferrari, Fried, Garippa, Giusetti, Haber, Haider, Iannece, James, Karahalıs, Keit, Kenny, Kim, Macinick, Meara, Miller, Millet, Mimoni,

Novick, Palzer, Pivawer, Rothman, Scherer, Skala, Smith, Sollano, Speranza, Thermos, Yagudaev – Present – Fiorino) The motion was denied. Discussion ensued as to the negative impact this applicant has caused the community. It was stated that the applicant has violated the original BSA Resolution by operating with an expired variance, leasing space to commercial trucks, storing old tires on the premises, not resolving flooding issues, and keeping the fence in disrepair. Motion was made to accept application as originally written. The motion was seconded by Bernard Haber. A roll call vote was taken resulting in 0 in favor, 37 opposed, 1 present (Opposed – Basom, Behar, Berrios, Caloras, DiBenedetto, Doster, Euler, Ferazzoli, Ferrari, Fried, Garippa, Giusetti, Haber, Haider, Iannece, James, Karahalis, Keit, Kenny, Kim, Macinick, Meara, Miller, Millet, Mimoni, Newman, Novick, Palzer, Pivawer, Rothman, Scherer, Skala, Smith, Sollano, Speranza, Thermos, Yagudaev – Present – Fiorino) The motion was denied.

Committee Reports

Transportation Committee

Bernard Haber, Committee Chair, stated that the Transportation Committee Report lists several issues that were discussed at the committee meeting on January 31, for the members to review.

The meeting adjourned at 9:20 p.m.