



# COMMUNITY BOARD 11

*Serving Communities of Auburndale, Bayside, Douglaston,  
Hollis Hills, Little Neck & Oakland Gardens*

46-21 Little Neck Parkway, Little Neck, NY, 11362

Tel (718) 225-1054 Fax (718) 225-4514

email: [QN11@cb.nyc.gov](mailto:QN11@cb.nyc.gov)

Website: [nyc.gov/queenscb11](http://nyc.gov/queenscb11)

*Jerry Iannece  
Chair*

*Susan Seinfeld  
District Manager*

## MINUTES OF COMMUNITY BOARD 11 REGULAR MEETING

DATE: June 7, 2010

PLACE:

M. S. 158

46-35 OCEANIA STREET

BAYSIDE, NY 11361

### ATTENDANCE:

Jerry Iannece, Chair	Present	Gordon Keit	Present
Edith Basom	Present	Eileen Kenny	Absent
Steven Behar	Present	Incha Kim	Present
Daniel Berrios	Absent	Franklyn Lloyd	Present
Lana Bind	Present	Susan Macinick	Present
Edward Braunstein	Present	Janet McEneaney	Present
Rose Bruno	Present	Thomas Meara	Present
Robert Caloras	Present	Melvyn Meer	Present
James Colasante	Present	Eileen Miller	Present
Paul DiBenedetto	Present	David Millet	Absent
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	Absent	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	Present	Joseph Sollano	Present
Laura James	Present	Robert Speranza	Present
Mohan Jethwani	Present	Kimon Thermos	Absent
George Karahalidis	Present	Stephen Tong	Present
		Alex Yagudaev	Present

### ALSO PRESENT:

Susan Seinfeld	District Manager, Community Board 11
Anthony Lemma	Representing Assemblyman David Weprin
Claudia Filomena	Mayor's Community Assistance Unit
Michael Agnello	Representing Parks and Recreation
Carol Ricci	Representing Queens Borough President Helen Marshall
Mark Scott	Representing Queens Borough President Helen Marshall
Alan Beerman	Representing Councilmember Mark Weprin, District 23
Captain Ron Leyson	111 <sup>th</sup> Precinct
P. O. Bill Conway	111 <sup>th</sup> Precinct, Community Affairs
Joseph Dubowski	Representing Sen. Frank Padavan
Dennis Ring	Representing Councilmember Dan Halloran
Gene McSweeney	Representing Assemblywoman Ann-Margaret Carrozza

Jerry Iannece called the meeting to order at 7:30 pm. He asked for a moment of silence in honor of Board member Joseph Hellmann who passed away two weeks ago. He said that he will discuss a tribute for him with the Board.

### **PUBLIC PARTICIPATION**

Beatrice Gallagher spoke about an accident in front of PS 162 on 53 Avenue and 202 Street on Friday. A driver hit a pedestrian, the mother of a child at the school; she is now on life support. She requested the Board's help to request speed humps, a 15 mile an hour speed limit, a flashing light, and daylighting signs at the corners.

Captain Ronald Leyson, Commanding Officer from the 111<sup>th</sup> Precinct said that the driver was arrested for driving with a suspended license but that he was not speeding. The crossing guard tried to wave the driver down, but guards are not empowered to stop cars. Drivers must yield to pedestrians in crosswalks. He is asking DOT for four way stops at the location and speed humps. Jerry Iannece asked that parents send a petition to the Community Board. (A petition was handed to the district manager at the end of the meeting) Anthony Lemma, representing David Weprin asked for a police officer to be present in the morning and at dismissal time. Jerry Iannece discussed liability from a legal standpoint. Captain Leyson said he was available to speak to the many people attending the meeting outside or after the meeting to discuss this further.

Alan Beerman made a statement on behalf of Council Member Mark Weprin. He has been asking DOT for traffic calming devices around the school since 2002 and in light of this accident is asking DOT again for action. He understands that speed humps were not allowed to be put on 53 Avenue, but that DOT is looking into the possibilities of a four way stop, flashing light or traffic signal.

Mandingo Tshaka spoke about requests made for one way streets on 208 Street and 211 Street. On 45 Drive between Bell Boulevard and Oceania Street there should be a four way stop intersection. He also discussed the need to enforce rules for playgrounds at MS 158.

Three speakers, Dorene Lombardi, Jonesie Clemence and Nicholas Richmond asked for the Board's support to have three new No Parking signs removed from the east side of Prospect Avenue, aka 240 Street, in Douglaston. DOT replaced signs said to have been there previously situated, but there have never been signs at this location nor are they necessary. There has never been a problem before. (DM was called the next day and was told that the signs will be removed)

Diane DiBlasi discussed the construction on Horace Harding Blvd. and 183 Street where 2 hotels and rows of two story homes are planned on this Brownfield site. Foundations are being poured but the plans are not available. The property owner has not kept the property clean. The hotels will destroy the community and she asked for help to stop the buildings.

### **ACCEPTANCE OF MINUTES & CORRESPONDENCE**

Frank Skala said there was a mistake in the "Conflicts of Interest" handout sent with the minutes. A section discusses Community School Boards but there are no School Boards. Jerry Iannece explained that this publication was given out to Chairs at the Borough Board meeting and lists every decision made by the COIB regarding Community Boards.

Andy Rothman said that at the last meeting he was the member who raised the question on the progress at St. Mary's. He would like the minutes to reflect that he was the speaker. He said that the Weeks

Woodland Association is requesting the help of the CB in arranging a meeting with representatives of DEP, DOT and DOB to determine what these agencies know with regard to the current status of the expansion of St. Mary's hospital.

The minutes were accepted with correction.

Mr. Iannece announced that the installation of officers by the Borough President will take place at the Museum of Science at 6 pm on Wednesday June 9<sup>th</sup>.

He said that he spoke Dr. Simpser and was told that St. Mary's had not yet received the funding but should know by July.

Thursday, June 10<sup>th</sup> the Queen Civic Congress will hold a press conference regarding bus cuts in Queens County at Borough Hall.

There is a part time job opening at the CB office. It is posted on website.

There are no meeting in July and August unless something pressing comes to the CB which needs immediate action.

Mr. Iannece congratulated and thanked the participants in Little Neck Memorial Day parade and the Bayside Hills ceremony.

He announced that September 14<sup>th</sup> is Primary Day, there are a few community board members who are running for office and he encouraged people to exercise their right to vote.

### **NEW BUSINESS**

Janet McEneaney said that snow removal occurred at PS 159 at 5:30 am. Anita Saunders from DOE said the letter was in the legal dept for an answer. Ms. McEneaney requested assistance to get an answer from Ms. Saunders. Another one family home is being renovated and the DOB application said it was an alteration but now the foundation is being removed. There should be legislation that construction fences must have holes at eyelevel. The schoolyard at PS 159 is not open for neighborhood children. She had asked Ms. Saunders and school Principal Zucker repeatedly but no answer has been received.

Andy Rothman stated that the State Dormitory Authority on May 12 and did approve \$107 m and a week later the Public Authorities Control Board approved the funding for St. Mary's. We did not receive notification and we should have been told. He did not know if even the State legislators were told. St. Mary's receives 92% of the funds through Medicaid. With state budget cuts the MAP could be cut and then the hospital could default on the loan and then the bond could fail.

Allan Palzer said that in Little Neck four or five trees have recently fallen and others should be taken down. Mr. Palzer said that the city should survey blocks. Victor Mimoni says that the city has a 10 year pruning program. Mike Agnello from the Parks Dept. said they can't go to every block, they need exact address locations.

Frank Skala said that he was the chair of Community Facilities but no meeting was ever held with St. Mary's because he (the Director) does not want to meet with him only with Mr. Iannece. He further stated that the hospital is a not for profit but the Executive Director gets \$600,000 or more in salary. Mr. Skala wants a meeting to find out the source of their funding.

Steve Newman said that trees are beautiful in north east Queens and he does not want too many trees removed and only if they are dangerous. Mr. Newman then stated that last month it was proposed in the Transportation Committee that Sandhill Road have "No Parking" signs posted. At the time, he objected

and was told it would not happen because it is a private road but signs were put up in 3 places. Then people parked where there were three lanes which was not a danger, now they park where there are only one and two lane areas and now it is dangerous. He said we should write to remove them as it is a mistake. (The signs have since been removed.)

Laura James gave the Education Committee report from June 1<sup>st</sup>. The Committee discussed overcrowding at the three high schools, Bayside, Cardozo and Francis Lewis. The CB issued a resolution in 2005 and 2009 that was sent to the Chancellor and nothing happened. Deputy Mayor Dennis Walcott spoke to the Board 2009 and promised to look into it. She has prepared a letter to send to the Chancellor. The committee also considered holding a public forum in October. The State recently increased the number of Charter schools allowed. None are in this area so there is nothing to do at this time and the committee will keep an eye on the issue. Ed Braunstein wanted to be sure to add that trailers at the high school should be removed. Gordon Keit said that if a piece of property is available in the area, DOE should consider purchasing it. Mel Meer said that the DOE is closing high schools to punish the schools and other schools, as the ones here, are taking overflow from these closed schools.

### **PUBLIC HEARING**

**ULURP #100409 ZMQ Rezoning of Oakland Gardens, Hollis Hills and parts of Auburndale** – John Young, Queens Director of the Department of City Planning and Edgar Bajana, the Project Manager presented the application. The power point presentation is available at [www.nyc.gov/dcp](http://www.nyc.gov/dcp). To date, this is the largest proposal DCP has ever done; it takes in 418 blocks of which 337 are in Community Board 11. This is the first step in the public review process. Edgar Bajana gave the presentation. This proposal was divided into two sub areas, the Auburndale area and the other is the Oakland Gardens and Hollis Hills areas. Most of the housing in these areas is one and two-family homes with small areas of multiple-family homes. Most commercial activity occurs along Northern Blvd. with some occurring along Station Road and the service road of the Long Island Expressway. The existing zoning hasn't been changed since 1961. R2 is the predominant zoning designation in Auburndale. R3-2 is the next most common zoning designation which allows multiple-family homes. There is an R5 designation along Station Road allowing all types of housing. Recent development in these areas has been single-family homes being replaced by larger and multiple dwelling units. Land use in Hollis Hills and Oakland Gardens is predominately residential as well. There are some garden apartments and elevator apartments. The current zoning designations have the potential for development to be out of scale with the surrounding buildings. Mr. Bajana explained that DCP has worked closely with the affected civic associations, community boards and local elected officials on the proposed rezoning to prevent out of character development and prevent commercial intrusion onto residential property.

Six new zoning districts have been proposed in the Auburndale area. R2A would replace existing R2 and R3-2. R3X is proposed to replace R3-2 in the northeast portion of Auburndale. It would more closely match the existing homes. Five R3-1 Districts are being proposed in the southern portions of Auburndale. An R4 District is proposed to replace and R5 District along Station Road by the Auburndale LIRR Station. An R4-1 District is proposed to replace an R3-2 District in the middle of the Auburndale area. Two R4B Districts are proposed north of Northern Blvd.

Six new zoning designations are proposed for the Oakland Gardens and Hollis Hills areas. An R1-2A is proposed to replace the R1-2 area south of the LIE west of Bell Blvd. Three R2A Districts are proposed; one is Hollis Hills and two in Oakland Gardens. R3X is proposed to replace R3-1 and R3-2

north and south of the LIE. An R3-1 is proposed for six blocks south and west of 67 Avenue and Bell Blvd. Two R4-1 Districts are proposed north and south of the LIE east and west of Springfield Blvd. Two R5-D Districts are proposed; one in the Bell Blvd. and 73 Avenue vicinity and the other east and south of Springfield Blvd. and Union Turnpike. There are also some reductions being proposed in commercial overlays.

Mary Donahue, member of Auburndale Improvement Association and the 46 Avenue Beautification Committee spoke in favor of the proposed rezoning but voiced concern that a new zoning designation has not been created for single-family attached and semi-attached homes. Ms. Donahue explained that she had come before CB11 on June 15, 2009 requesting a new zoning classification for same. She asked that CB11 continue to recommend a new zoning classification.

Joseph McMahon spoke in favor of this rezoning proposal. He said that a woman is misrepresenting herself as a member of the non existent Oakland Gardens Civic. She lives on a block that will NOT be downzoned. She is arguing against down zoning even in other areas of the community. The Oakland Gardens Terrace Community Council has worked tirelessly since 2004 to get this area rezoned.

Joseph Rosenberg spoke regarding the area of Oakland Gardens between the LIE and 73 Avenue east of Springfield Blvd. This area should be rezoned to R3X. Originally, this was the proposed rezoning designation. However, on December 16, 2009, the proposed designation was changed to R2A. This will now split the neighborhood. One-third of the houses south of the boundary are two-family homes. In keeping with the contextual zoning, the entire section should be R3X; not split between R2A and R3X.

Husuan Meng from the Oakland Gardens area spoke about the destruction of the area due to overbuilding including parking issues, paving over of front lawns, etc. The neighborhood needs to be preserved.

Fernando Castillo spoke about Oakland Gardens and the split between R2A and R3X. He feels that some people are speaking against this due to financial reasons when they should only be concerned about preserving the neighborhood. He urged support of the rezoning.

Lois Marbach, President, of the Oakland Gardens Terrance Community Council, stated that for some people to say that this issue is dividing the community is not fair. Schools are over- crowded; there are few places to park, etc. This is no longer the neighborhood it was when most people moved there. She requested that the CB11 support this rezoning.

Elaine Guthrie who has lived on 228 Street since 1967 spoke against the split of the Oakland Gardens area between R3X and R2A. She stated that allowing two-family homes in the entire section is essential for the cohesiveness of the community. PS 213 is NOT overcrowded. 229 Street, 230 Street and 231 Street are equally one- and two-family homes and should also be R3X. Property values will drop substantially if only one-family homes are allowed. She asked CB11 to separate Auburndale from Oakland Gardens/Hollis Hills when voting on this proposal. Ms. Guthrie also announced that she had a petition for those from the neighborhood who wished to sign against the split designation in the northeast portion of Oakland Gardens.

Helen Jiang also spoke against the designation split in the northeast portion of Oakland Gardens.

Howard Shao requested that the northeast portion of Oakland Gardens NOT be downzoned.

Lydia VanGrover spoke about the financial importance of being able to sell your house to someone who is interested in converting a house. She feels that down zoning the area will make it impossible to sell a house for what it is really worth. She said PS 213 is NOT overcrowded. Mrs. VanGrover feels this proposal is being pushed through by people who want to keep it one-family.

Terry Pouymari, President, Auburndale Improvement Association, stated that the people in that area want the down zoning. 97% of the people surveyed in the Auburndale area want the R2A. Ms. Pouymari supports the request to create an attached single-family zoning designation.

Ken Feder spoke in favor of the rezoning as presented. He stated that the character of the neighborhood has changed. There are more two-family homes than one-family homes at this point. He feels that PS 213 is a more viable school since more families with children have moved into the area.

Warren Skolnick thanked the Hollis Hills Civic Association for informing residents of this proposed zoning change. Mr. Skolnick spoke about a piece of property that is behind the homes on 76 Avenue belonging to Windsor Oaks apartments. It is protected by a BSA variance now and must continue.

The Chair opened the meeting for questions. A question was raised as to R2A versus R2. Mr. Young explained that R2A imposes a strict perimeter wall height limit and the "front line" of a house has to line up with the house or houses next to it. In response to a question, Mr. Young briefly explained sky exposure plane. In response to a comment and concern from the audience, Mr. Iannece stated that R2A simply prevents homeowners from exploiting the law. He stated that for the most part, R2A works very well.

A resident asked when DCP gathered their data on the housing types. Mr. Young stated that the data was compiled throughout 2009 with the Oakland Gardens area data being done in April of 2010. He said DCP uses the predominant housing type to determine the zone. Mr. Young said 67% of homes in this area a single-family and 33% are two-family.

A resident wanted to know rezoning affects real estate value. That is something that cannot be predicted. Another resident questioned the accuracy of DCP's data. Mr. Young said they walked each block and tabulated the number of homes. A resident commented that she wanted to be sure that along Richland Avenue in Hollis Hills will be R2A. A question was asked where these maps are available. Mr. Young said they are on DCP's website and in DCP's office. Susan Seinfeld stated the maps are in the CB11 office too. Jerry Iannece explained the ULURP process.

Christine Haider recapped the committee report from the joint committee meeting that took place on May 27th. A motion was made by Paul DiBenedetto to recommend approval of this proposal with the following recommendations: that DCP actively pursue the creation of a new zoning designation for single-family attached row houses Citywide and that the M1-1 zone in the Station Road area of Auburndale be rezoned residential to contextually match the surrounding neighborhood (this area is in CB7, but CB11 supports the residents of this neighborhood). This motion was seconded by Steve Behar. This motion carried unanimously. Dennis Novick added that 3 years ago, the Hollis Hills Civic Association surveyed the area residents and 70% were in favor, 30% were opposed. The Hollis Hills community overwhelmingly wants this proposal to go forward.

Steve Newman questioned why the two zoning committees, after hearing the opposition raised in Oakland Gardens, came to the motion they did. Dennis Novick explained that the committee agreed with DCP that the R2A was the more appropriate designation for the area. Mr. Iannece added that only 3 people were at the committee meeting supporting the R3X while the local civic association president along with several members was there to support the change to R2A. Mel Meer questioned the change in the commercial overlays. Mr. Young explained they are having the parking requirement match the depth of the overlay. Steve Behar asked if the M1-1 zone is out of the proposal. John Young said they are continuing to study this area. Jerry Iannece stated that until the zoning change is adopted by the City Council (which may not be until September or October); an owner can do what is allowed within their current zoning designation.

Bernie Haber questioned why Auburndale and Oakland Gardens were grouped together. Mr. Young said that after DCP completed the rezoning of North Flushing in 2009, they continued with the rest of the areas in CB7 and CB11. Victor Mimoni commented that despite DCP's prior objection to "micro zoning" some years ago, they are now "micro zoning" more. He wanted to know if DCP would revisit the rezoning of Bayside, Douglaston and Little Neck and other areas that were more "grossly" rezoned. Mr. Young addressed some areas north and south of 42 Avenue in Bayside which are very similar to the area in Oakland Gardens. Mr. Young asked if there are any unintended or problematic issues in a certain area; please bring them to DCP's attention. Steve Pivawer asked if any motions were made to address the concerns in the Auburndale and Oakland Gardens areas. Christine Haider said this was addressed at the joint committee meeting; it was decided to leave it as is.

A motion was made to approve the DCP application with conditions described above. Steve Newman seconded the motion. Discussion on the motion followed. Mel Meer complimented the work of DCP, however, he made a plea that R2A be revisited. Gable roofs have been lost, the new houses don't look like other houses in the neighborhood and they don't look like the houses that DCP has in their brochure describing R2A.

A roll call vote was taken resulting in 39 in favor, 1 opposed and 1 abstention. The motion carried. (In favor – Basom, Behar, Bind, Braunstein, Bruno, Caloras, DiBenedetto, Doster, Euler, Ferrari, Fried, Garippa, Giusetti, Haider, Halili, Iannece, James, Jethwani, Karahalis, Keit, Kim, Lloyd, Macinick, Meara, McEneaney, Meer, Miller, Mimoni, Newman, Novick, Palzer, Pivawer, Rothman, Scherer, Sekdorian, Smith, Sollano, Tong, Yagudaev, Opposed – Ferazzoli, Abstain – Haber)

The meeting was adjourned at 10:05 p.m.