

MINUTES OF COMMUNITY BOARD 11
GENERAL BOARD MEETING

DATE: June 10, 2013

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

ATTENDANCE:

Jerry Iannece, Chair	Present	Anthony Koutsouradis	Present
Daniel Baek	Absent	Linda Lee	Absent
Edith Basom	Present	Robert Liatto	Absent
Steven Behar	Present	Susan Macinick	Absent
Lana Bind	Present	Janet McEaney	Present
Susan Cerezo	Present	Thomas Meara	Present
Ocelia Claro	Present	Melvyn Meer	Absent
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	Dennis Novick	Present
Lee Fiorino	Present	Allan Palzer	Present
Jack Fried	Present	Chris Petallides	Present
Alim Gafar	Present	Stephen Pivawer	Present
Joan Garippa	Present	Elizabeth Renner	Present
Roy Giusetti	Present	Andrew Rothman	Present
Bernard Haber	Present	Christina Scherer	Present
Christine Haider	Present	Gary Sekdorian	Present
Zion Halili	Absent	Frank Skala	Present
Laura James	Present	Mamie Smith	Present
Mohan Jethwani	Present	Joseph Sollano	Present
George Karahalidis	Present	Jyothi Sriram	Present
Gordon Keit	Present	Teddy Teng	Present
Incha Kim	Present	Alex Yagudaev	Present

ALSO PRESENT:

Susan Seinfeld	District Manager, Community Board 11
Christina Coutinho	Community Assistant, Community Board 11
Captain Jason Huerta	111 th Precinct, Commanding Officer
P.O. Gary Poggiali	111 th Precinct, Community Affairs Unit
Mark Scott	Representing Queens Borough President Helen Marshall
Anthony Lemma	Representing Assembly Member David Weprin
Volodymyr Bakhnak	Representing Senator Tony Avella
Megan Keane	Representing Assembly Member Nily Rozic
Victor Mimoni	Representing Council Member Dan Halloran
Alison Mann	Representing Council Member Mark Weprin
Steven Masillo	Representing Assembly Member Ed Braunstein
Joanne Choi	Representing Congress Member Grace Meng

The meeting was called to order at 7:34 pm by Chairman, Jerry Iannece.

Captain Jason Huerta gave the year to date crime statistics within the 111th Precinct. He stated that National Night Out is August 6th at the Modell's parking lot in Douglaston.

PUBLIC PARTICIPATION

Arline Abdalian, Vice President, Friends of the Douglaston/Little Neck Library asked for support against the Mayor's current proposed budget cuts to the Queens Library. She stated that the Mayor has proposed to cut 35% of the current budget. Petitions were passed around for signatures. On June 13th, there will be a rally outside the Douglaston/Little Neck Library. Ron Wan, Manager of the Douglaston/Little Neck Branch, asked for the support of the community to help the Queens libraries remain open. Mr. Iannece stated that the Queens Public Library has one of NYC largest amounts of circulation and receives the lowest amount of funding.

PRESENTATION

Shane Ojar, representing Dept. of Environmental Protection, gave a presentation regarding the Alley Creek Long Term Control Plan. The DEP will be completing a Long-Term Control Plan (LTCP) to better understand CSO impacts on water quality and the potential need for future improvement projects. Discussion ensued in regard to the poor water quality surrounding Douglas Manor.

ACCEPTANCE OF MINUTES

Jerry Iannece asked for additions or corrections to the minutes of the May 6th meeting. The minutes were approved with corrections.

CORRESPONDENCE

Jerry Iannece made the following announcements:

Newly appointed board member, George Mihaltses, introduced himself.

Thanks were given to Gordon Keit for cleaning up the circle at Browvale Lane and Leith Road.

Congratulations were given to Daniel Baek on the birth of his daughter.

Congratulations were given to Linda Lee who was recently married.

Congratulations were given to Arvind Mahankali from M.S. 74 who won the Scripps National Spelling Bee Championship.

Mr. Iannece recapped the events that took place at the May CB11 general meeting in regard to the proposed school site at Keil's Brothers property. Mr. Iannece stated that it is now in the hands of the local elected officials.

The DOH will be spraying larvicide at the Alley Pond Park marsh area on June 11 - 13 between the hours of 5 pm - 7 pm.

CB 11 has been notified that a Hookah Lounge will be opening at 40-21 Bell Blvd. and the owner has also applied for a liquor license. Susan Seinfeld has reached out to other boards in regard to what necessary licensing is needed. Frank Skala stated that construction has started at the site and there are no open permits. Mrs. Seinfeld said that a permit is not required for work being done to the interior.

Congratulations were given to the Little Neck/Douglaston Parade Committee for a very successful Memorial Day Parade.

Congratulations were given to Bayside Hills Civic Association for a very successful Memorial Day Ceremony.

Community Affairs Police Officer, William Conway, will be retiring next month. Officer Conway was invited to tonight's meeting. Mr. Iannece stated that Officer Conway will be greatly missed and thanked him for his outstanding service.

Bayside Hills Civic Association will be honoring Officer Conway at their June 25th General Meeting.

There will be an Executive Session after Committee Reports. All Board Members were asked to stay.

NEW BUSINESS

Steve Newman stated that in regard to the proposed school site, the State Assembly Members can advocate but they have no role in the decision making.

Frank Skala expressed how he was unhappy with the SCA for their threats at last month's public hearing in regard to the proposed school site on 48 Avenue.

Henry Euler stated that the local community is trying to reclaim P.S. 130. He said that the Auburndale Improvement Association circulated a petition and has over 200 signatures with detailed comments as to why the community wants P.S. 130 back in SD26.

Douglas Montgomery urged everyone to fill out the petition against the proposed budget cuts to the Queens Library. He stated that there will be a Blood Drive at the Douglaston Community Church on June 21st.

Christina Scherer stated that Con Ed is trimming trees and leaving debris behind. Mr. Iannece asked her to give the locations to the CB11 office for follow-up.

Christine Haider delivered a message from the Executive Director of the Queens Hospital Center. He asked for community support in regard to the New York State proposed Medicaid Waiver. The Governor has sent the proposal to the Dept. of Health and Human Services. The waiver would provide \$10 billion in Federal funding to New York State Hospitals over the next five years.

Janet McEneaney stated that there is an increase in traffic flow on the southbound Clearview Expressway. Ms. McEneaney gave a detailed update on the fight against airplane noise over northeast Queens. Information can be obtained at Queensquietskies.org. She also stated that helicopters are using northeast Queens as the route to the Hamptons and the noise is starting to become problematic.

Paul DiBenedetto announced the events that the Bayside Historical Society will be conducting over the summer.

Andy Rothman also gave an update on the fight against airplane noise over northeast Queens.

Susan Seinfeld stated that DOITT is redesigning the CB11 website. Board Members were given a recyclable bag with the CB11 logo.

Frank Skala stated that he attended the swearing-in ceremony last Wednesday at the Queens Hall of Science. He said that he has served ten years on the board.

PUBLIC HEARINGS

BSA Cal. No. 723-84 BZ – 241-02 Northern Blvd. – An application to extend the term of a previously granted variance for a commercial building in an R1-2 zoning district. Sandy Anagnostou, representing the applicant, gave a presentation regarding the proposed application. Ms. Anagnostou stated that the previous variance was granted in 1984 and amended in 2005 to allow a portion of the first floor to be used for a medical office. The application expired in October 2012 and the owner is requesting a 25-year term extension with no changes to the amended variance. Currently, a doctors' office occupies a portion of the first floor, Capital One Bank leases the second floor and Tri-State Mechanical occupies a portion of the third floor. There were no registered public speakers. Joe Sollano, Zoning Committee Chair, stated that over the past 25 years, there have been no complaints against the applicant. A question and answer period followed. A motion was made to approve the application for another 25-year term as amended. A discussion ensued in regard to the length of the term. The motion was seconded by Mario Ferazzoli. A roll call vote was taken resulting in 41 in favor, 1 opposed (In-favor – Basom, Behar, Bind, Cerezo, DiBenedetto, Euler, Ferazzoli, Ferrari, Fierro-Gladwin, Fiorino, Fried, Gafar, Garippa, Giusetti, Haber, Haider, Iannece, James, Jethwani, Karahalis, Keit, Kim, Koutsouradis, McEaney, Meara, Mihaltses, Miller, Montgomery, Newman, Novick, Palzer, Petallides, Pivawer, Rothman, Scherer, Sekdorian, Smith, Sollano, Sriram, Teng, Yagudaev – Opposed – Skala) The motion carried.

Public hearings were suspended briefly.

Paul DiBenedetto stated that in the future, due to water levels raising, long term planning should be considered, when granting variances to the businesses on Northern Blvd. between Alameda and the Cross Island Expressway as they abut the marshland.

Public hearings resumed.

BSA Cal. No. 339-12 BZ – 252-29 Northern Blvd. – An application for a variance to allow accessory parking in the residential portion of a zoning lot for a new commercial and community facility building. Nora Martins, representing the applicant, gave a presentation in regard to the proposed application. Ms. Martins stated the geographic location and current zoning of the proposed facility. There were two registered public speakers. Walter Mugdan, President, Westmoreland Association, Inc. stated that the members are in favor of the appropriate redevelopment of the site, but their opposition to the current proposal is based primarily on traffic-related safety concerns. He stated that the proposal is for a bank with a drive-through lane with a potentially dangerous traffic pattern. Mr. Mugdan asked the CB to carefully review the proposed plans and asked the CB to recommend a change to the drive-through. Second speaker Vivian Lenk was opposed to the proposed application. She stated that the intersection is already problematic and adding an egress for a drive-through will only add to the already congested traffic hazard. Ms. Lenk asked the CB to give this application serious consideration. A question and answered period followed with Victor Mimoni asking the direction of the egress and ingress for the proposed parking lot. Allan Palzer, Zoning Committee Co-Chair stated that two committee meetings were conducted in regard to this application. Mr. Palzer reviewed the issues that were discussed at the meetings. He said that the owner has identified two prospective occupants, Citibank on the first floor and a dentist office on the second floor. There will be two ingress lanes from Little Neck Parkway, one lane to access the parking lot and the other lane dedicated to the drive-through. All vehicles will only be allowed to exit from two lanes onto Northern Blvd, one lane for through traffic and a lane dedicated to the drive-through. Mr. Palzer said in addition to the drive-through, there will also be ATM's in the front of the building on Northern Blvd. The

applicant has already applied to have the bus stop moved to allow egress from the parking lot onto Northern Blvd. A traffic study was conducted and concluded that the planned traffic fell within the acceptable guidelines of the Institute of Transportation Engineers Trip Generation, 9th edition and City regulations. The medical office clients will enter the second floor facility by using the stairs or elevator from a separate ground floor enclosure connected by an enclosed bridge erected over the exit driveway. Ms. Martins stated that the bus stop is not being removed just relocated toward the corner and the number of street parking spaces will remain the same. A lengthy question and answer period followed regarding concerns of traffic safety with two lanes exiting onto Northern Blvd., traffic control for vehicles that try to turn left onto eastbound Northern Blvd. and the relocation of the bus stop. Matt Carmody, representing VHB Engineering, who performed the traffic study on this project, stated that traffic safety measures would be put in place to alert drivers and pedestrians about the direction of traffic flow. Mr. Carmody stated that the original curb cuts in front of the existing building, were actually not permitted by the DOB. Therefore, Mr. Carmody stated that traffic conditions would improve with the proposed curb cut. Christine Haider inquired about handicap parking spaces and requested additional spaces. A motion was made to approve the application. A discussion ensued as to traffic conditions at the intersection. Joan Garippa made a point that the CB must have a guarantee from the applicant that they will bear the cost of the relocation of the bus stop. The motion was seconded by Bernard Haber. A roll call vote was taken resulting in 23 in favor, 13 opposed and 6 abstentions – (In-favor – Basom, Bind, Cerezo, Ferazzoli, Ferrari, Fierro-Gladwin, Fried, Haber, Iannece, James, Jethwani, Karahalis, Keit, McEneaney, Mihaltses, Montgomery, Newman, Novick, Palzer, Petallides, Sekdorian, Sollano, Yagudaev – Opposed – Behar, Claro, Euler, Garippa, Giusetti, Kim, Koutsouradis, Meara, Miller, Rothman, Scherer, Smith, Teng – Abstain – DiBenedetto, Fiorino, Gafar, Haider, Pivawer, Sriram) The motion carried.

FLOOD RESILIENCY ZONING TEXT AMENDMENT – ULURP # N130331ZRY - An application by the Dept. of City Planning to amend the Zoning Resolution to permit new building allowances in FEMA flood zones. John Young, representing the Dept. of City Planning gave a presentation regarding the proposed application. Following Superstorm Sandy, FEMA issued a new 100-year flood map and the Mayor issued an Executive Order that required the City to revise the Zoning Text and Building Codes. The final FEMA Flood Zone maps will be adopted in 2015. FEMA requires buildings to be elevated 1'-2' above the FEMA flood elevation to a line called the Freeboard Requirement or FRCE, Flood-Resistant Construction Elevation. Mr. Young reviewed the following highlighted points; residential homes will be measured from the FRCE to the roofline. Front yard exemptions will be made for stairs and mechanical equipment will have to be at higher levels. Ground floors will not be allowed to be used as a cellar or basement. Existing cellars and basements will have to have storm vents. New streetscape requirements will allow yards to be raised from the curb. If existing homeowners do not comply, they risk being denied insurance or pay higher Federal Flood Insurance Program premiums. Joan Garippa, Zoning Committee Co-Chair read the Zoning Committee report of June 5, 2013. Allan Palzer stated that there are approximately 300 homes within CB11 that could be affected. Mr. Young stated that a home with a federal-backed mortgage has to maintain flood insurance for the life of the loan. The premium will be much higher if the property is not brought up to code. A question and answer period followed. There was concern about how the new requirements would affect the homes in the Douglas Manor landmarked community. Maps were given out to board members showing the affected areas. A motion was made to approve the Flood Resilience Zoning Text Amendment. A roll call vote was taken resulting in 10 in favor, 10 opposed and 16 absentions (In-favor – Behar, Cerezo, Claro, Ferazzoli, Fried, Keit, Kim, Novick, Rothman, Sollano – Opposed – Basom, Ferrari, Garippa, Haider, James, Karahalis, Montgomery, Palzer, Smith, Sriram – Abstain – DiBenedetto, Euler, Fiorino, Gafar, Iannece, Jethwani, Koutsouradis, McEneaney, Mihaltses, Miller, Newman, Petallides, Pivawer, Scherer, Sekdorian, Teng.) The motion was denied.

Committee Reports

Health Committee, Chair, Eileen Miller, stated that she is working with the Dept. of Education about the fact that there is no physical education in elementary schools.

Parks Committee, Co-Chairs, Lee Fiorino and Edith Basom, reviewed the Parks Committee report of June 4, 2013.

EXECUTIVE SESSION

Community Board 11 Budget, Chair, Mohan Jethwani, stated that the committee discussed salary increases for the CB11 office staff. A vote by a show of hands resulted unanimously in favor of salary increases.

The meeting was adjourned by Mr. Iannece at 10:17 pm.