

MINUTES OF COMMUNITY BOARD 11 REGULAR MEETING

DATE: March 7, 2011

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

ATTENDANCE:

Jerry Iannece, Chair	Present	Eileen Kenny	Present
Edith Basom	Present	Incha Kim	Present
Steven Behar	Present	Susan Macinick	Present
Daniel Berrios	Absent	Janet McEneaney	Present
Lana Bind	Absent	Thomas Meara	Present
Rose Bruno	Present	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	Absent	Dennis Novick	Present
JoAnn Ferrari	Present	Allan Palzer	Absent
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	Absent	Frank Skala	Present
Christine Haider	Present	Mamie Smith	Absent
Zion Halili	Present	Joseph Sollano	Present
Laura James	Present	Robert Speranza	Absent
Mohan Jethwani	Present	Kimon Thermos	Present
George Karahalidis	Present	Stephen Tong	Absent
Gordon Keit	Absent	Alex Yagudaev	Present

ALSO PRESENT:

Susan Seinfeld	District Manager, Community Board 11
Christina Coutinho	Community Board 11 Staffer
Barry Grodenchik	Deputy Borough President
Dan Halloran	Councilmember
Claudia Filomena	Representing the Office of the Mayor
Captain Tommy Ng	111 th Precinct, Executive Officer
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
Jordan Goldes	Representing Congressman Gary Ackerman
Xavier San Miguel	Representing Senator Tony Avella
Paige Waranis	Representing Councilmember Dan Halloran
John Mulvey	Representing Councilmember Dan Halloran

The meeting was called to order at 7:30 p.m. by Jerry Iannece, Chair.

Jerry Iannece introduced Barry Grodenchik, Deputy Borough President. Mr. Grodenchik stated that tonight will be Rose Bruno’s last meeting as a Board Member. He said that Mrs. Rose Bruno has decided, after 45 years of service, not to reapply for board membership. Mr. Grodenchik invited Councilmember Dan Halloran, Jerry Iannece and Susan Seinfeld to join him as he presented a

Declaration of Honor on behalf of the Borough President, Helen Marshall, to Mrs. Rose Bruno. Mr. Grodenchik thanked Mrs. Bruno for 45 excellent years of service. Mr. Iannece and Mrs. Seinfeld presented flowers on behalf of the CB11 Board Members. Mrs. Rose Bruno thanked everyone for their support and stated that it was a great journey being involved with the community.

Jerry Iannece introduced Councilmember Dan Halloran who stated that he is introducing legislation which would require the NYC Council to be the last level of approval regarding matters of zoning variances rather than the Board of Standards and Appeals. Councilmember Halloran asked CB11 to write a letter to the NYC Council, the Board of Standards and Appeals, and the Office of the Mayor in support of the Board of Standards and Appeals needing an appeals review. Councilmember Halloran stated that he has forwarded letters to CB11 and the Queens Borough President regarding his opposition to the proposed development of a one-family dwelling at 50-20 216 Street, BSA Cal. No. 6-11 BZ.

PUBLIC PARTICIPATION

Patrick Lyons spoke about Governor Cuomo's State of the State Address and Budget Address. He stated that he has written letters to the Governor asking him to review the St. Mary's Hospital for Children expansion project in light of the new Medicaid reality. Mr. Lyons stated that more information can be obtained online and a petition was here tonight if anybody wanted to sign it.

Mike DiMarco, owner of Constantine's Delicatessen, located at 205-10 48 Avenue requested the support of the community for metered parking on 48th Avenue between the Clearview Expressway Service Road and 206th Street. Mr. Di Marco stated that cars park in front of the businesses for days at a time, not allowing patrons to park. Jerry Iannece stated that Constantine's Delicatessen should provide support from the residents in the neighborhood and submit the information to CB11

ACCEPTANCE OF MINUTES

Jerry Iannece asked for additions or corrections to the minutes of the February 7th meeting. Frank Skala said that the statement that he attended morning roll call at the 111th Precinct should be clarified to read Mr. Skala was *invited* to morning roll call at the 111th Precinct and also the statement that more community members get involved should read Community Board Members *should contact* the 111th Precinct to speak about their own point of views. Henry Euler said that the statement "Mr. Euler spoke with the Principal and it was discussed that students that live in District 26 (across the street from the school) who applied to PS 130 this year will be able to attend" should be clarified to read "Mr. Euler spoke with the Principal and she stated that students who live in District 26 who applied to PS 130 for the 2010-2011 school year were all accepted into the school." The minutes were accepted with these corrections.

CORRESPONDENCE

Jerry Iannece made the following announcements:

Board Member elections will be conducted at the end of the meeting.

Jerry Iannece stated that Rose Bruno will be missed and thanked her once again for her service.

At the April 4 Board Meeting, the newly appointed Board Members will be introduced.

In the past week Jerry Iannece and Susan Seinfeld, along with a representative from the Department of Parks, representatives from the Friends of Oakland Lake and Lakeside Towers met at the site of Oakland Lake to go over the final stage of the rehabilitation of the lake. Mr. Iannece stated that the Borough President has funded approximately \$1.6 million for the reconstruction of the pathways around the perimeter of the lake. The final stage of the boardwalk-like pathway should be completed in a year.

This morning, the Mayor had a press conference with the DEP at the Pumping Station in Douglaston about the newly installed remote water meters. CB11 had no prior notice of this press conference until 30 minutes before the meeting.

On March 27th the Alley Pond Environmental Center will host a Million Tree Give Away. Additional information can be obtained at CB11.

CB11 is purchasing updated Zoning Handbooks for Community Board Members.

The Taxi and Limousine Commission has introduced a new proposal to allow a new category of livery cars to make on-street pick-ups outside of Manhattan. The TLC would like to hear from the public about the new proposal. A survey can be completed online at nyc.gov/tlc.

The Board of Standards and Appeals will hold a Public Hearing on Tuesday, March 8. St. Mary's Hospital for Children and the Lund Property are listed on the agenda.

The NYC Landmarks Preservation Commission will hold a Public Hearing on Tuesday, March 22 on the proposal to landmark the site of the Hawthorne Court Apartments located at 215-37 to 215-42 43 Avenue.

There will be a Swearing-In and Service Awards Ceremony for New and Reappointed Board Members on Wednesday, June 1, at 6:00 pm at the New York Hall of Science. A reception will follow immediately.

The Department of City Planning approved ULURP # CO80293 ZMQ, the rezoning of a section of Bell Boulevard from the LIRR to 42nd Avenue, as written.

The Queens Coalition for Parks and Green Spaces will present their annual "Going Green in Queens" on Saturday, March 26 from 10:00am – 3:30pm at the Al Oerter Recreational Center, 131-30 Fowler Avenue. Admission is free, along with free food and free giveaways.

NEW BUSINESS

Henry Euler said the Sala Restaurant located at 189-11 Northern Blvd., applied for a renewal of their Liquor License. Mr. Euler said that originally, Sala Restaurant presented opening as a bakery/coffee style establishment and instead, they opened as a restaurant serving liquor. Secondly, Mr. Euler stated that the Auburndale Improvement Association has received several complaints that Apollo NYC Ambulettes are continuously parked at 42 Avenue on the east and west sides of Francis Lewis Blvd. He said that this is taking parking spaces away from the residents.

Robert Caloras stated that the Mayor is requesting the Schools Chancellor to ask the schools that have a budget surplus to return 50% of the surplus to the DOE. Mr. Caloras requested that the Education

Committee write a letter to the new Schools Chancellor opposing this request. Laura James, Education Committee Chair, stated that she is setting up an Education Committee Meeting and this item will be added to the agenda. Paul DiBenedetto stated that there is a petition online that can be completed.

Susan Macinick stated that CERT has four new members. She said that CERT gives a “Ready New York” presentation and any civic organization that would be interested in having the presentation at one of their meetings can contact her. Ms. Macinick said that CERT will be participating in the Bayside Hills Civic Association Easter Roll Egg on Saturday, April 9. She asked if anyone had a location where CERT can hold their meetings, she would appreciate if they would contact her.

Mel Meer asked that in review of the presentation by Councilmember Dan Halloran, could a motion be made to support the Councilmember? A motion was made that the decisions of the Board of Standards and Appeals be reviewable by the NYC Council or a Committee of the NYC Council. The motion was seconded by Christine Haider. A vote was taken by a show of hands resulting in 35 in favor and 1 opposed. (In favor – Basom, Behar, Bruno, Caloras, DiBenedetto, Doster, Euler, Ferrari, Fried, Garippa, Giusetti, Haider, Halili, Iannece, James, Jethwani, Karahalis, Kenny, Kim, Macinick, McEaney, Meara, Meer, Miller, Millet, Mimoni, Novick, Pivawer, Rothman, Scherer, Sekdorian, Skala, Sollano, Thermos, Yagudaev – opposed – Newman) The motion carried.

Janet McEaney inquired about the proposed bicycle lanes on Bell Boulevard. Jerry Iannece stated that it was reported on patch.com and CB11 has not been notified or received information on a proposal for bicycle lanes on Bell Blvd.

Christine Haider serves on the Queens Hospital Center Community Advisory Board and wanted everyone to know that there are many great services offered at the hospital. Mrs. Haider stated that she plans to invite the Executive Director to speak about services that the hospital offers.

Andy Rothman stated that he was informed by a Queens Library Branch that branches will be opened later. He was also advised that they can’t purchase new books until June 2011 because of budget cuts. Secondly, Mr. Rothman stated that it was mentioned that the DOT was looking into extending the parking meters from 7:00pm to 9:00 or 10:00pm. He asked if the Board can forward a letter to the DOT to come before the Board before they decide to extend the meters.

PUBLIC HEARINGS

BSA Cal. No. 6-11 BZ – 50-20 216 Street – An application to allow construction of a single family home that does not provide the required side and rear yards as required. Architect Paul F. Bonfilio, P.C. representing the applicant, Denis Forde, Rockchapel Realty gave a presentation as to why this application should be approved. Mr. Bonfilio stated Mr. Forde owns the house that is currently on the lot now. Mr. Forde wants to develop another one family house on the lot. The minimum lot area in an R2A zone is 3800 square feet. This property is short about 63.2 square feet. Therefore, has proposed to create two tax lots under 23-22 ZR. Tax lots 16 and 13 were created. The existing house is now on lot 13 and the proposed house will be on lot 16. The proposed house would be similar to the house on lot 13, a two-story, single-family house. The proposal meets all the requirements with the exception of the required distance between buildings on the same zoning lot with a window to window condition and the intrusion into the 20-foot side yard. Mr. Bonfilio said they have applied to the BSA requesting two waivers, (1) the distance between buildings and (2) the side yard. Mr. Bonfilio explained how the proposal meets the five findings of a variance. He stated that he attended the zoning committee

meeting for this property. Mr. Bonfilio said that the residents had the following concerns; congestion and traffic would be caused by this house, the position of the house will obstruct the view of 216th street to oncoming buses, there would be the removal of many trees in order to build the proposed house and the cellar with exterior stairs will allow for an illegal cellar occupancy. Mr. Bonfilio answered the concerns from the zoning meeting; a single-family house doesn't impact traffic flow, the front corner of the house is 36 feet away from the curb, only one tree is being removed and the cellar exterior stairs and entrance are a second means of egress. He stated if the community wanted the cellar entrance removed, it could be done. There were 11 registered speakers, all opposing the application. It was stated by residents that tax lots were created by the owner because the property size is too small to build under the R2A zoning and the proposed house doesn't fit the neighborhood. It was also stated that the proposed house has large windows in the cellar with an outside entrance, inviting a rental in the basement. Discussion with question and answer period followed. It was stated that construction on sewer lines are in progress at the subject property. Mr. Bonfilio stated that the construction is a repair for the sewer lines for the existing house. Dennis Novick read the Committee Report from the meeting of February 17, 2011. A lengthy discussion followed by the Board members opposing the application. It was asked as to why the owner is not building one large, single-family house. Mr. Bonfilio stated that at the BSA pre-application meeting, it was discussed that a large, single-family house doesn't meet the character for the neighborhood and is contrary to the R2A zoning. Jerry Iannece stated that R2A does not prevent the building of a big house on a big lot but prevents building a large house on a small lot. Jerry Iannece said the reason why a house was never built on the property is because the property is not big enough. The normal lot size in Bayside Hills is 40 x 100 square feet. A motion was made to approve the application. The motion was seconded by Steve Behar. Discussion ensued as to the negative impact this will cause the community. A roll call vote was taken resulting in 0 in favor, 34 opposed and 1 abstention (Opposed-Basom, Behar, Bruno, Caloras, DiBenedetto, Doster, Euler, Ferrari, Fried, Garippa, Giusetti, Haider, Halili, Iannece, James, Jethwani, Karahalis, Kenny, Kim, Macinick, McEneaney, Meara, Meer, Miller, Millet, Newman, Novick, Pivawer, Rothman, Scherer, Sekdorian, Sollano, Thermos, Yagudaev- Abstain – Mimoni) The motion was denied.

Fiscal Year 2011 Preliminary Budget

Steve Newman and Joan Garippa reviewed the Preliminary Budget for Fiscal Year 2011. George Karahalis asked why project #30 – Construction of sidewalks on Commonwealth Blvd. between Marathon Pkwy and the Grand Central Pkwy are not being completed. Zion Halili asked how long it will take project #2 to be completed – Fund curb repair and replacement. Victor Mimoni asked about project #1 – Reconstruction of Shore Road. Steve Newman stated that this is a funded project.

Jerry Iannece thanked the Capital and Expense Budget Committee for all their efforts.

Community Board Elections

Steve Newman chaired the elections in place of Bernard Haber.

Jerry Iannece was nominated for office of Chairperson by George Karahalis, and Mohan Jethwani seconded. There were no further nominations. Mr. Iannece was elected Chairperson unanimously.

Nomination for the First Vice Chairperson – Christine Haider was nominated by Eileen Kenny and was seconded by Henry Euler. Mrs. Haider was elected unanimously.

Nomination for the Second Vice Chairperson – Dennis Novick was nominated by Jerry Iannece and was seconded by Zion Halili. Mr. Novick was elected unanimously.

Nomination for the Third Vice Chairperson – Laura James was nominated by Joan Garippa and was seconded by Henry Euler. Ms. James was elected unanimously.

The meeting was adjourned by Rose Bruno at 9:50 pm.