

MINUTES OF COMMUNITY BOARD 11
GENERAL BOARD MEETING

DATE: March 5, 2012

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

ATTENDANCE:

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| Jerry Iannece, Chair | Present | Gordon Keit | Present |
| Edith Basom | Absent | Eileen Kenny | Absent |
| Steven Behar | Present | Incha Kim | Present |
| Daniel Berrios | Present | Robert Liatto | Present |
| Lana Bind | Present | Susan Macinick | Absent |
| Robert Caloras | Absent | Janet McEneaney | Present |
| Susan Cerezo | Present | Thomas Meara | Absent |
| Ocelia Claro | Present | Melvyn Meer | Present |
| Paul DiBenedetto | Absent | Eileen Miller | Present |
| Edward Doster | Present | Steven Newman | Absent |
| Henry Euler | Present | Dennis Novick | Present |
| Mario Ferazzoli | Absent | Allan Palzer | Present |
| JoAnn Ferrari | Present | Chris Petallides | Present |
| Sonya Fierro-Gladwin | Present | Stephen Pivawer | Absent |
| Lee Fiorino | Present | Andrew Rothman | Present |
| Jack Fried | Present | Christina Scherer | Present |
| Joan Garippa | Present | Gary Sekdorian | Present |
| Roy Giusetti | Present | Frank Skala | Present |
| Bernard Haber | Present | Mamie Smith | Absent |
| Christine Haider | Present | Joseph Sollano | Present |
| Zion Halili | Present | Robert Speranza | Absent |
| Laura James | Present | Teddy Teng | Present |
| Mohan Jethwani | Present | Alex Yagudaev | Present |
| George Karahalidis | Present | | |

ALSO PRESENT:

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| Susan Seinfeld | District Manager, Community Board 11 |
| Christina Coutinho | Community Assistant, Community Board 11 |
| Captain Jason Huerta | 111 th Precinct, Commanding Officer |
| P.O. William Conway | 111 th Precinct, Community Affairs |
| Xavier San Miguel | Representing Senator Tony Avella |
| Claudio Filomena | Representing the Office of the Mayor |
| Alen Beerman | Representing Councilmember Mark Weprin |
| Steven Masillo | Representing Assemblymember Edward Braunstein |
| Paige Waranis | Representing Councilmember Dan Halloran |
| Dominic Panakal | Representing Assemblymember Rory Lancman |

The meeting was called to order at 7:30 pm by Chairman, Jerry Iannece.

Mr. Iannece introduced Captain Jason Huerta who stated that there were significant arrests that were made recently, and in the last 28 days, crime is down 25% compared to last year. He stated that burglaries still remain problematic for CB11.

PUBLIC PARTICIPATION

Gregory Schlesinger stated that he had applied for a permit with the DPR for a community festival at the MS 158 Park which was denied. He stated that he was advised to switch the venue to Crocheron Park, which was also denied by DPR. He stated that he was informed that Cunningham Park had the space to better accommodate the permit request, but felt that this location was not acceptable because the festival is for Bayside residents. He asked the CB for support to approve a festival permit for MS 158 Park or Crocheron Park, because Cunningham Park is not in the Bayside vicinity. Mr. Iannece advised Mr. Schlesinger to reach out to the local civic groups for their help.

Gregg Sullivan stated that by logging onto www.Baysidelivetv.com you can review current events that are taking place on Bell Blvd.

Elizabeth Chung stated that Shen Yun Performing Arts is returning to Lincoln Center to perform April 18-22.

Errol Ramsey, Contract Administrator for Local 1199, stated he is representing the workers of St. Mary's Hospital for Children. He said the workers and nurses joined Local 1199 in 2011 to be on parity with other nursing care facilities in the area. Mr. Ramsey stated that currently they are in contract negotiations for wages to be increased to the union standard amount and to improve employee benefits. He asked for the support of the community in regard to this matter.

Elliott Socci, President, Douglaston Civic Association, stated that a developer is proposing to build a 6-story apartment building on a piece of property on Douglaston Parkway, which is presently zoned as an R1-2. He said that the developer stated that the BSA would not grant a variance and the only way to develop the proposed building design was to pursue the path of rezoning the area. Mr. Socci stated that the existing adjacent buildings were built as-of-right prior to zoning laws that took effect in 1961. He said that the Douglaston Civic Association opposes this rezoning application because it is a clear case of spot-zoning or micro-zoning. Mr. Socci asked that this application be turned down because it is misrepresenting zoning laws.

PRESENTATION

Suzanne Windland, Volunteer Coordinator, Services Now for Adults Persons, spoke about how to register as a volunteer to help a senior that is homebound. Ms. Windland stated that Zumba Gold at SNAP is offered on Tuesdays and Fridays for Seniors who are 60 and older. She said that anyone who is interested in volunteering or interested in a free Zumba Gold trial class, can reach her at 718-454-2100 ext. 36.

ACCEPTANCE OF MINUTES

Jerry Iannece asked for additions or corrections to the minutes of the February 6th meeting. The following corrections were made. The end of the first sentence, in the fifth paragraph of page 3 "for the state legislator" was removed. Sentence three, in the ninth paragraph of page 4, was moved to read as the second sentence in the same paragraph. The minutes were accepted with corrections.

CORRESPONDENCE

Jerry Iannece made the following announcements.

Condolences were given to Mamie Smith on the passing of her brother, who lived in Louisiana, and was a local legislator there.

Since the segment on NY1 aired exposing the issues with vacant properties located on 198 Street, the DSNY has been to the property to remove the debris and the Buildings Dept. has issued an emergency declaration for the homeowner to seal the garages. The homeowner will be billed for all services that the City has provided in regard to the maintenance of these properties.

The Fire Department will be renovating the Firehouse currently occupied by Engine 320 and Ladder 167 at 36-18 Francis Lewis Blvd. Engine 320 will be relocated temporarily to Engine 274 at 41-20 Murray Street and Ladder 167 will be relocated temporarily to Engine 306 at 40-18 214 Place. Renovations are estimated to take 9 months. More information will follow as to concerns about response times while the Firehouse is closed.

The Borough President will be conducting a Public Hearing on March 15, 2012 at 10:00am for the ULURP C060539 MMQ Thebes Avenue, being heard tonight.

Many years ago, the owner of the property located at Francis Lewis Blvd. and 45 Avenue presented to the CB, a proposal to build an office building. It was turned down by the CB due to the zoning limits at that time. The area was rezoned in 2004 and the owner now has a permit to build a 2-story office building and retail stores.

The 111th Precinct Council meeting is Tuesday, March 8, 2012 at 7:30pm.

There was another fatality on Union Turnpike and Springfield Blvd. A 40-year old gentleman was struck by a vehicle. This intersection is problematic and traffic safety will be discussed with the appropriate City agencies.

The CB received notification of a 421-a Partial Tax Exemption Application for property located at 43-12 214 Place. This property is zoned R6-B and plans have been approved by the DOB to build a 5-story, 22 unit apartment building. This building is being built as-of-right and the owner is only obligated to notify the CB of the Tax Exemption Application.

Mr. Iannece asked the Board Members for questions on the announcements made.

Andy Rothman asked if Ladder 167 is relocating to Engine 306 because the Mayor is threatening to close Engine 306.

Frank Skala asked who approved the Tax Exemption Application for the property at 43-12 214 Place and who has the right to the exemption. Susan Seinfeld stated that Mr. Skala should have received a packet that explains the tax exemption.

Mohan Jethwani stated that the owner should comply with the character of the neighborhood and the Board should be able to express that to the owner.

Bernard Haber stated that going back 20 years, the property located at 43-12 214 Place was zoned as an C4-1 which would allow for a 20-story building. At the time, the CB asked for the rezoning of the area and the City Planning Commission rezoned the area to an R6. Mr. Haber stated that although the current building plans are for a 5-story building, it could've been a 20-story building. Mr. Iannece stated that he will look into this matter to see if there is any position that the CB will take.

Mel Meer stated that historically the 421a Tax Exemption was instituted to develop parts of the City that were run-down. Mr. Meer stated that this exemption is ridiculous for an area like Bayside.

Zion Halili stated that in one year there have been two fatalities at the intersection of Springfield Blvd. and Union Turnpike. He said that after the first accident, slight changes were made, but more has to be done. Mr. Halili requested a meeting to discuss traffic safety at this location with Susan Seinfeld and the DOT. Mrs. Seinfeld stated that a police report was completed on the recent accident and the information will be given to the DOT for review.

NEW BUSINESS

Andy Rothman stated that traffic safety at the entrance of St. Mary's has to be addressed. He said that a request for All-Way Stop signs were made and they have not yet been installed. Mrs. Seinfeld stated that she will address this issue with the DOT at the CB's District Service Cabinet meeting on March 14, 2012.

Henry Euler stated that the Dept. of Buildings Queens Commissioner issued an emergency declaration to seal the garages that are below the houses located at 198 Street. He said that if the owner doesn't comply with the declaration, then the City will seal the garages at the owner's expense. Mr. Euler stated that the Auburndale Improvement Association is grateful to CB11 for all their work on this case. Mr. Euler said that special recognition goes to Susan Seinfeld and Jerry Iannece for all their work. Mr. Euler also gave thanks to Claudia Filomena with the Mayor's Office, Senator Avella, Assemblymember Braunstein and Councilmember Halloran.

Frank Skala stated that he was a negotiator for the teachers union for 21 years and he would be glad to help the St. Mary's employees with their contract negotiations.

Laura James, Education Committee Chair, stated that there was an email exchange among some of the members of the Education Committee about the Townsend Harris High School admissions policies. She stated that some members expressed that they felt there were geographic constraints put on students applying to the school. Ms. James said that a letter was written and forwarded to the Principal of the high school and also copied to the Queens High School Superintendent, Elected Officials and Office of Student Enrollment. Ms. James read the letter of response received from Mr. Kenneth Bonamo, Principal, Townsend Harris High School, which explained the admissions policies of the school.

Mel Meer stated that District 26 students are discriminated against in the application process for Townsend Harris High School. Mr. Meer said that this issue should be taken up with elected officials.

Christine Haider stated that the Queens Hospital Center is having a community breakfast on Friday, March 23, 2012 at 11:30am. If any civic associations would like to attend, they could contact her.

Mr. Iannece congratulated Gary Sekdorian, who is being honored by the Armenian Church of the Holy Martyrs.

PUBLIC HEARING

DCP Application #C060539 MMQ – Thebes Avenue City Map Amendment. The elimination of Thebes Avenue between 248 Street and Overbrook Street. The applicant's representative, Elena Aristova stated that the applicant owns two large lots in the bed of the mapped street known as Thebes Avenue. An application has been submitted to the Dept. of City Planning to demap this street and give the applicant clear title to the property. The street is divided into five tax lots, all owned privately and are zoned differently; an R1-2 on the northwest, an R2 on the southwest and an R2A east of property. The DOT, FDNY and DEP have all given written letters in support of the demapping. Ms. Aristova stated that there are no plans to develop this area as a street or build residential homes. There were no registered speakers. There were no questions from the general public. Laura James read the Committee Report of the February 23, 2012 meeting on behalf of Douglaston Zoning Chair, Joe Sollano. At the meeting, a vote was taken to approve the application and was passed unanimously. Discussion ensued as to what could be built on the five tax lots. Some Board Members showed concern that once the application was approved the owners will seek to develop the lots. Ms. Aristova stated that only two additional, one-family residential homes could be built on the street, one facing 248 Street on Lot 82 and one on Lot 86 which is at the dead end of 247 Street. She said that the other lots do not meet the requirements to build because there are no side yards, front yards or backyards and there is no street access. A motion was made to approve the application. The motion was seconded by Gordon Keit. A question and answer period followed. Mrs. Seinfeld stated that the residents in the vicinity were notified by the attorney representing the applicant and the CB. A roll call vote was taken resulting in 27 in favor and 7 opposed. (In Favor – Berrios, Bind, Cerezo, Claro, Doster, Ferrari, Fierro-Gladwin, Fiorino, Fried, Giusetti, Haber, Haider, Halili, Iannece, James, Jethwani, Karahalis, Keit, Kim, Liatto, Miller, Novick, Palzer, Petallides, Sekdorian, Teng, Yagudaev – Opposed – Behar, Euler, Garippa, McEaney, Rothman, Scherer, Skala) The motion carried.

Fiscal Year 2013 Preliminary Budget

Joan Garippa, Capital & Expense Budget Committee Co-Chair, asked for comments on the Preliminary Budget and Agency responses to the Community Board's budget priorities. Christine Haider asked for the removal of tree stumps. Mary Donahue, President 46th Avenue Beautification Committee, asked for the replacement of curbs along the center malls on 46 Avenue. Mrs. Seinfeld stated that Ms. Donahue's request is listed as a top priority. Mr. Iannece requested that Ms. Donahue speak to local Councilmembers. The comment period ended, Mrs. Seinfeld stated that a letter will be forwarded to the Office of the Mayor.

ELECTION OF OFFICERS

Jack Fried chaired the CB11 election proceedings. Motions were made to nominate the Board Officers as follows:

Jerry Iannece was nominated for Chair. Motion was seconded and the consensus was unanimous to elect Jerry Iannece as Chair.

Christine Haider was nominated for First Vice Chair. Motion was seconded and the consensus was unanimous to elect Christine Haider as First Vice Chair.

Dennis Novick was nominated for Second Vice Chair. Motion was seconded and the consensus was unanimous to elect Dennis Novick as Second Vice Chair.

Laura James was nominated as Third Vice Chair. Motion was seconded and the consensus was unanimous to elect Laura James as Third Vice Chair.

The meeting was adjourned by Mr. Iannece at 8:55 pm.