

MINUTES OF COMMUNITY BOARD 11
GENERAL BOARD MEETING

DATE: May 7, 2012

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

ATTENDANCE:

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| Jerry Iannece, Chair | Present | Incha Kim | Present |
| Edith Basom | Present | Anthony Koutsouradis | Present |
| Steven Behar | Present | Robert Liatto | Present |
| Daniel Berrios | Absent | Susan Macinick | Present |
| Lana Bind | Present | Janet McEaney | Absent |
| Robert Caloras | Absent | Thomas Meara | Present |
| Susan Cerezo | Present | Melvyn Meer | Absent |
| Ocelia Claro | Present | Eileen Miller | Present |
| Paul DiBenedetto | Present | Douglas Montgomery | Present |
| Edward Doster | Present | Steven Newman | Present |
| Henry Euler | Present | Dennis Novick | Present |
| Mario Ferazzoli | Present | Allan Palzer | Present |
| JoAnn Ferrari | Present | Chris Petallides | Present |
| Sonya Fierro-Gladwin | Absent | Stephen Pivawer | Present |
| Lee Fiorino | Present | Elizabeth Renner | 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 | Present |
| Zion Halili | Present | Joseph Sollano | Present |
| Laura James | Present | Robert Speranza | Absent |
| Mohan Jethwani | Present | Jyothi Sriram | Present |
| George Karahalis | Present | Teddy Teng | Present |
| Gordon Keit | Present | Alex Yagudaev | Present |

ALSO PRESENT:

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| Susan Seinfeld | District Manager, Community Board 11 |
| Christina Coutinho | Community Assistant, Community Board 11 |
| Captain Tommy Ng | 111 th Precinct, Executive Officer |
| P.O. Gary Poggiali | 111 th Precinct, Community Affairs |
| Janice Melnick | North East Queens Parks Administrator |
| Claudia Filomena | Representing the Office of the Mayor |
| Alen Beeran | Representing Councilmember Mark Weprin |
| Paige Waranis | Representing Councilmember Dan Halloran |
| Rory Lancman | Assemblymember |
| Cristina Delise | Representing Assemblymember Edward Braunstein |
| Anthony Lemma | Representing Assemblymember David Weprin |
| Lyle Sclair | Executive Director, Bayside BID |

The meeting was called to order at 7:35 pm by Chairman, Jerry Iannece.

Mr. Iannece introduced the following:

Captain Tommy Ng, Executive Officer, 111th Precinct, who stated that the 111th Precinct has experienced a slight increase in crime, especially vehicles being broken into.

PUBLIC PARTICIPATION

Loretta Napier spoke about several issues with Star Nissan and Star Toyota Dealerships on Northern Blvd. She said that the dealership is parking vehicles on the residential streets, blocking driveways and parking on sidewalks. Mr. Iannece stated that CB11 is actively working on the issues that were presented.

Camille Barrett representing Queens Library and James Romano representing Friends of Douglaston/Little Neck Library spoke about the reduction to Queens Library services in the proposed FY 13 City Budget. Ms. Barrett said that a petition is being passed around for signatures. Mr. Romano stated that there are several rallies that will be taking place protesting the reduction in services.

Assemblymember Rory Lancman thanked everyone who attended the rally for the Beacon Program.

Lyle Sclair stated that he is the new Executive Director of the Bayside Village BID. Mr. Sclair spoke about upcoming events and membership in the Bayside Village BID.

Thomas Fennell, Boy Scout, made a presentation regarding his proposal to rename 214th Lane, behind P.S. 41 after a teacher, Geraldine Cilmi.

Errol Ramsey, union negotiator for St. Mary's Hospital for Children, gave an update on union contract negotiations.

Tim Vance, Vice President, Weeks Woodland Association, gave an update regarding the legal suit against St. Mary's Hospital for Children. Mr. Vance spoke about City trees that were cut down in order to build the extension.

Mr. Chin, Weeks Woodland Association, gave an update regarding the legal suit and construction issues with the expansion of St. Mary's Hospital for Children.

Jack Oshier spoke about young people congregating on Bell Blvd. and how they are causing problems for merchants.

PRESENTATION

Jacqueline Montgomery, Program Director, Continuing Education for QCC, gave a presentation regarding the Teen Camp on the QCC Campus. Teen Camp will be offered Monday through Friday for 6th through 12th grades starting July 9th through August 16th.

Joelle Byrer and Helen Ogrinz, Dept. of Parks, gave a presentation regarding the rehabilitation of Oakland Lake. Ms. Byrer said that originally there were plans for a boardwalk to be built around the lake. She stated that because there are many areas around the lake that have to be re-enforced because of flooding from natural springs, a boardwalk would not be the best solution. Ms. Byrer stated that at the problematic areas, the pathway will be re-enforced and one area near the ravine will have a

boardwalk. A question and answer period followed, it was stated that the project would start late Spring of 2013 and would have a one-year contract.

ACCEPTANCE OF MINUTES

Jerry Iannece asked for additions or corrections to the minutes of the April 2nd meeting. The minutes were accepted as written.

CORRESPONDENCE

Jerry Iannece made the following announcements:

Congratulations were given to Gary Sekdorian who was inducted into the Armenian Church of the Holy Martyrs Hall of Fame.

CB11's General Meeting for June will be conducted in the school cafeteria.

The Executive Budget for the City presented by the Mayor spared cuts to Community Board budgets.

The DOB has forwarded CB11's request of padlocking two locations that are operating without a variance, Auto Gallery on Northern Blvd. and a gas station at 184 Street and Horace Harding Expressway, to their Legal Dept.

Mr. Iannece thanked everyone who testified at the City Council Hearings on April 27th for BSA legislation.

Susan Seinfeld contacted Wells Fargo Bank in regard to the vacant houses on 47 Avenue and 198 Street. Wells Fargo Bank responded promptly and the houses were secured.

There was a meeting that Edith Basom and Steve Behar were asked to attend that was held by the President of the Co-op and Condo Council of Queens. Mr. Behar stated that co-op's and condo's are currently taxed at a higher rate than residential properties. He said that the Assembly and State Senate are trying to pass legislation to create a new tax category for co-op's and condo's. Mr. Iannece stated that input from Councilmembers is needed.

SNAP senior center is honoring the Glickbergs of Fairway Market and honoring the memory of former CB13 Chair Susan Noreika at a dinner on June 22.

The Borough President hearings are scheduled for May 17th for the two BSA items on tonight's agenda.

The Udall Cove tour is scheduled for May 20th in the morning, call Susan Seinfeld for additional information.

Mr. Iannece stated that he attended a rally for the Brinkerhoff Colonial Cemetery in Fresh Meadows. He stated that the City sold the property. The Landmark Preservation Commission is having a hearing on May 15th.

The rally for M.S. 158 Beacon Program was well attended and he congratulated everyone who was involved.

The Little Neck/Douglaston Memorial Day Parade will be on Monday, May 28th and Bayside Hills Civic Association will conduct their Memorial Day Ceremony on Saturday, May 26th.

NEW BUSINESS

Frank Skala said he wanted to apologize for stating that the bleachers that were installed by Bayside Little League would attract homeless people. He went to see the bleachers and stated that they are too small for homeless people to stay on for a long period of time.

Paul DiBenedetto stated that he attended a public hearing for a proposed community facility at 145 Street and 33rd Avenue that is applying for a variance that would double the size of the building in an R2-A Zone.

Andy Rothman stated that DSNY needs to schedule more dates to dispose of unsafe household products. Mr. Rothman also stated that vending carts are becoming problematic. Mr. Iannece stated that Councilmember Mark Weprin is working on passing legislation in regard to this issue.

PUBLIC HEARING

BSA No. 73-12 BZ – 41-19 Bell Blvd. – Lucille Roberts. An application for a special permit for a physical culture establishment. The applicant's representatives, Jeffrey Chester and Sol Niego gave a presentation. Mr. Chester stated that the applicant came before the board in 2010 for a proposed zoning change, which was passed. Mr. Chester said that the special permit application is the final stage to legalize Lucille Roberts. Mr. Chester stated that he and Mr. Niego meet with the Committee two weeks ago and there were several issues discussed. One issue was that the Committee wanted to tour the facility, which they did. Mr. Chester stated that another issue was the legal right-of-way for the driveway which Lucille Roberts leases, giving Lucille Roberts the sole right to the driveway. Mr. Chester stated that they have received complaints about noise and building vibration from the owner of 41-23 Bell Blvd, the building on the south side of Lucille Roberts. Mr. Niego stated that he was present when Susan Seinfeld, Frank Skala and Stanley Matejka of Cromwell Associates toured the facility. When the tour took place, there were no exercise classes in progress. Mr. Niego stated that after touring Lucille Roberts, he and Mr. Skala went to tour the adjacent building, 41-23 Bell Blvd., owned by Stanley Matejka. Mr. Niego stated that it has been verified that there are two individual walls between the buildings making them two separate buildings. He stated that there is a one-inch air space between the buildings. There were two registered speakers, Regina Matejka, attorney for 41-23 Bell Blvd. and Stanley Matejka, Cromwell Associates, owner of 41-23 Bell Blvd. Both speakers were opposed to the application. There were no questions from the general public regarding this application. Christine Haider, Committee Chair, read the Committee Report of April 26, 2012. A committee vote was taken resulting in three in favor, two opposed, two abstained and two voted present not voting. A question and answer period followed with issues of open DOB violations, the decibel level, and exposed wires. Mr. Chester stated that the violations are because they are not legal. Mr. Chester said that there are no noise complaints from the spa located at 41-19 Bell Blvd., the building on the north side of Lucille Roberts. The manager for Lucille Roberts gave the following exercise class schedule: Monday through Friday - 9:30am, 10:30am, and four classes in the afternoon starting at 4:30pm and finishing by 8:30pm, Saturday and Sunday – two classes, gym closes at 1:00pm. Mr. Niego stated that the exposed wires are low voltage telephone wires. Mrs. Haider stated that the telephone wires are not mounted properly. A motion was made to approve the application with original conditions. The motion was seconded by Gordon Keit. Discussion ensued as to the issues that affect the adjacent building when exercise classes are in process. A roll call vote was taken resulting in 33 in favor and 10 opposed (In-favor - Basom, Behar, Bind, Claro, DiBenedetto, Doster, Ferazzoli, Ferrari, Fiorino, Fried, Garippa,

Haider, Hailili, Iannece, James, Jethwani, Karahalis, Keit, Keit, Kim, Liatto, Meara, Miller, Montgomery, Newman, Novick, Palzer, Petallides, Pivawer, Renner, Rothman, Sekdorian, Smith, Sollano, Yagudaev – Opposed – Cerezo, Euler, Giusetti, Kim, Koutsouradis, Macinick, Scherer, Skala, Sriram, Teng) The motion carried with conditions.

BSA No. 59-12BZ and 60-12 A – 240-27 Depew Avenue. An application to allow construction in the bed of a mapped street, 40 Avenue, and construction within the required front yard. The applicant's representative, Mitchell Ross, stated that the owners of the house on 240-27 Depew want to build an addition to their existing house. The house sits in the bed of the mapped, but undeveloped street, 40 Avenue. Therefore, Mr. Ross said application 60-12A is an appeal to the BSA to build in the bed of the mapped street. The DOT, FDNY, and DEP have all written letters of no objection. Mr. Ross stated that the property is triangular in shape with three front yards and application 59-12BZ asks to waive the front yard requirements in order to build an addition to the rear of the existing house. Mr. Ross said the property is also located in the Douglaston Hill Landmarked District, therefore, subject to the Landmark Commission review. There was one registered speaker, Joan Rose, who was in favor of the applications. Joe Sollano, Committee Chair, gave a review of what was discussed at the Committee Meeting of April 26th. There were no questions from the general public or the Board. Roll call votes were taken resulting unanimously in favor for both applications. (In-favor – Basom, Behar, Bind, Cerezo, Claro, DiBenedetto, Doster, Euler, Ferazzoli, Ferrari, Fiorino, Fried, Garippa, Giusetti, Halili, Iannece, James, Jethwani, Karahalis, Keit, Kim, Koutsouradis, Liatto, Macinick, McEneaney, Meara, Miller, Montgomery, Newman, Novick, Palzer, Petallides, Pivawer, Renner, Rothman, Scherer, Sekdorian, Smith, Sollano, Sriram, Teng, Tagudaev) The motion carried.

COMMITTEE REPORTS

Environment Committee - Henry Euler and Paul DiBenedetto, Co-Chairs, reviewed the Committee Report of April 30th regarding the revised Waterfront Revitalization Plan.

Youth Services Committee Chair, Ted Teng and Education Committee Chair, Laura James reviewed the Committee report of May 5th regarding the Beacon Program closing and the High School application process.

The meeting was adjourned by Mr. Iannece at 9:45 pm.