

**MINUTES OF COMMUNITY BOARD 11  
GENERAL BOARD MEETING**

*May 2, 2016*

*Middle School 158*

*46-35 Oceania Street*

*Bayside, NY 11361*

*Christine L. Haider - Chair*

*Susan Seinfeld – District Manager*

*Board Members Present:*

Asa, Sila	Ferazzoli, Mario	Haider, Christine	McEneaney, Janet
Basom, Edith	Fierro-Gladwin, Sonya	Halili, Zion	Miller, Eileen
Bind, Lana	Fried, Jack	James, Laura	Newman, Steven
Cerezo, Susan	Gafar, Alim	Jethwani, Mohan	Palzer, Allan
Cheung, Irene	Galatan, Albert	Jin, Stanley	Petallides, Chris
Claro, Ocelia	Garippa, Joan	Karahalis, George	Scherer, Christina
DiBenedetto, Paul	Giusetti, Roy	Koutsouradis, Anthony	Shehas, John
Donahue, Mary	Gresser, Lawrence	Lee, Linda	Sin, Jessica
Euler, Henry	Haber, Bernard	Liatto, Robert	Sollano, Joseph

*Board Members Absent:*

Mihaltses, George	Pivawer, Stephen	Yagudaev, Alex	
Montgomery, Douglas	Sriram, Jyothi		

*CB11 Staff Present:*

Susan Seinfeld, District Manager	Christina Coutinho, Community Associate
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*111<sup>th</sup> Precinct Present:*

P.O. Luigi Galano	
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*City Agencies Present:*

Scott Solomon, Dept. of City Planning	
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*Elected Officials and/or Representatives Present:*

Anna Kaplan	North Hempstead Council Member
Timothy Hopper	Representing Congress Member Grace Meng
Anne Marie Boranian	Representing Queens Borough President Melinda Katz
Steve Behar	Representing CM Barry Grodenchik & AM David Weprin
Jason Antos	Representing Assembly Member Ed Braunstein
Mike Yon	Representing Council Member Paul Vallone
Erin Rogers	Representing Assembly Member Nily Rozic

The meeting was called to order at 7:33 pm by Chair, Christine Haider.

The Chair led the audience in reciting the Pledge of Allegiance.

P.O. Galano gave an update on the year-to-date crime statistics for the 111<sup>th</sup> Precinct.

**PUBLIC PARTICIPATION**

Michael Feiner, President Bayside Hills Civic Association stated that on May 29<sup>th</sup> at 9:30 am, at 53 Avenue and Bell Blvd., the BHCA will be conducting their annual Memorial Day Observance.

Mel Meer, former Board member, said that after 16-years of serving on the Board he wanted to formally say good-bye. He stated that it was his pleasure to work with people whose single goal is to better the community. Mr. Meer thanked present Chair, Christine Haider and former Chairs, Bernard Haber, Steve Newman and Jerry Iannece for which he had the pleasure of serving under. He thanked Susan Seinfeld and the CB11 staff. Mr. Meer believes that he was not reappointed due to his vehement opposition to a siting of a school on 32<sup>nd</sup> avenue. He hopes this will not deter Board members from speaking up about issue of concern to them.

Gregg Sullivan spoke regarding Bayside High School's 80<sup>th</sup> Anniversary celebration.

Council Member Anna Kaplan, North Hempstead spoke regarding the role of an elected official.

Mary Daniels, Dept. of Education Pre-K Outreach Program stated that children who were born in 2012 are eligible for pre-k and the application period runs from May 2 – May 20. Flyers were left with instructions on how to apply.

### **ACCEPTANCE OF MINUTES**

A motion was made to accept the minutes of the April 4<sup>th</sup> meeting. Mary Donahue made a correction. The motion was seconded by Bernard Haber. The minutes were accepted with correction.

### **CORRESPONDENCE**

Christine Haider made the following announcements:

Mrs. Haider attended a meeting at Council Member Vallone's office with Comptroller Stringer on April 28<sup>th</sup>. Susan Seinfeld, Laura James, Ocelia Claro also attended.

Last week Laura James and Alim Gafar attended a school rezoning meeting regarding PS 332 and surrounding schools. Report to follow.

At Senator Avella's request, the NYS Dept. of State held a public hearing on whether or not the Real Estate Cease and Desist list should be reactivated.

The Ahles House at 39-26 213 Street was officially landmarked by Landmarks Preservation Commission this month.

The Little Neck/Douglaston Memorial Day Parade will be held on Monday, May 30<sup>th</sup> from 2-4 pm.

The Douglaston/Little Neck Historical Society is presenting "Hidden Streams of Northeast Queens" by author, Sergey Kadinsky, who also wrote "Hidden Waters of NYC" on Thursday, May 12<sup>th</sup>.

### **BOARD MEMBER DISCUSSION**

Henry Euler spoke regarding the process of ULURP cases. He had a discussion with Anne Marie Boranian that decisions from the Borough President's public hearings should be forwarded to the CB office. Mr. Euler also requested that the Borough President and/or Council Members should forward letters to people who have applied to the Community Board and were not selected. Lastly, Mr. Euler spoke regarding the public hearing he attended for the reinstatement of the Real Estate Cease and Desist.

Janet McEaney gave an update on a meeting at PS 159 regarding traffic issues around the school. She stated that the North Bayside Civic will probably contact the CB's Transportation Committee to talk

about these issues. Mrs. McEneaney stated that there has to be objective criteria as to why a Board member is not reappointed.

Ms. Haider stated that she spoke to the Borough President directly as to why Mr. Meer was not reappointed. She explained that basically it's the Borough President's decision to appoint or reappoint Board members.

Laura James reported on the rezoning meeting regarding PS 332 located at the former Keil property. She stated that the proposed rezoning map can be viewed on the DOE website. Ms. James also attended a meeting regarding the DOE's Equity and Excellence Program. Information can be obtained on the DOE website.

Christina Scherer also attended the rezoning meeting and stated that the presenters were not familiar with the area, she added that it was a very confusing meeting.

Alim Gafar spoke regarding traffic studies conducted by the DOE and that they should be done while school is in session, not in the summer.

Paul DiBenedetto gave the spring and summer events taking place at Fort Totten. Additional information can be obtained at the Bayside Historical Society website.

Mrs. Haider stated that included in the members monthly packet was an informal committee list, she noted changes and stated that a final report will be mailed at a later date.

### **PUBLIC HEARINGS**

**BSA Cal. No. 2016-413 BZ – 45-11 245 Street** - An application to permit, within an R2A zoning district, the enlargement of a conforming Use Group 3 school for UPK to 8<sup>th</sup> grade students. Lisa Orrantia, of Akerman LLP representing the applicant stated that the applicant, Divine Wisdom Academy, is seeking to build a 4,400 sq. ft. addition to the school building which is currently 63,000 sq. ft. The site is zoned R2A. The additional space is needed in order to accommodate UPK classes on the first floor, a music room on the 2<sup>nd</sup> floor and faculty and professional development rooms on the 3<sup>rd</sup> floor. The building now has a .58 FAR and was grandfathered in when the zoning was changed. A variance is necessary due to the increase the FAR. Roy Giusetti inquired about a request that was made at the Zoning Committee meeting regarding early DSNY garbage dumpster pick-up. Ms. Orrantia said that the applicant has spoken to DSNY of the possibility of moving the dumpster to the Northern Blvd. side of the building. There were two registered speakers for public participation. Robert Schirling, Treasurer Divine Wisdom Academy stated that this expansion will allow for the Academy to operate as a modern day facility. Mrs. Haider called the next speaker Michael LaForgia, Divine Wisdom Academy Supervising Principal. Steven Newman stated that speakers affiliated with the applicant should be part of the presentation, not public participation. He said that public participation is for the community to express their thoughts. A vote was to taken by show of hands to allow the Principal to proceed. The majority voted in favor to proceed. Mr. LaForgia stated that the addition was needed in order to operate as a productive institute. A question and answered period followed with a resident asking what the maximum students will be with the addition. Mr. Schirling stated an estimate of 600 students. Joe Sollano, Zoning Committee Chair reviewed the committee report. At the committee meeting a motion was made to recommend approval of the application with the provision that the applicant make the best effort to relocate the dumpster closer to Northern Blvd. The committee voted unanimously in favor. Discussion ensued concerning parking issues, kids playing basketball in the school yard and the early pick-up of the DSNY garbage dumpster. A motion was made to approve the application and was seconded by Joan Garippa. A roll call vote was taken resulting in 33 in favor and 3 in opposition. (In

favor – Asa, Basom, Bind, Cerezo, Cheung, Claro, DiBenedetto, Donahue, Ferazzoli, Fierro-Gladwin, Fried, Gafar, Galatan, Garippa, Gresser, Haber, Haider, Halili, James, Jethwani, Jin, Karahalis, Koutsourdis, Lee, Liatto, Miller, Newman, Palzer, Petallides, Scherer, Shehas, Sin, Sollano – Opposed – Euler, Giusetti, McEneaney) The motion carried.

DCP Application No. N160203Zaq – 255-23 58 Avenue – Authorization to waive a Zoning Requirement for a two-family home. Chris Pappas, an architect representing the applicant, stated that the zoning regulation for an R3X zoning district for a detached two-family residence requires that at least 75% of one dwelling has to be located directly above or below the other. The owner of this property is seeking to build a two-family; side-by-side attached home which would be in violation of the zoning requirement. This proposed application is for the City Planning Commission to authorize the waiver of this requirement provided that the proposed building is compatible with the scale character of the surrounding area. A question and answer period followed. Zoning Committee Chair, Joan Garippa and Co-Chair, Allan Palzer reviewed the committee report. Mr. Palzer stated that two neighbors attended the meeting and were concerned that other contractors would take advantage of the same design on other homes in the neighborhood. The committee made a motion to approve the waiver application as presented. The committee voted six in favor and one opposed. Joan Garippa stated that she voted against this proposal because the house should be built according to the zoning requirements. Discussion ensued on whether or not this application will set a precedent for other buildings. A motion was made to approve the application. The motion was seconded by Chris Petallides. A roll call vote was taken resulting in 29 in favor and 7 opposed (In favor – Asa, Basom, Bind, Cheung, Claro, DiBenedetto, Donahue, Ferazzoli, Fierro-Gladwin, Fried, Gafar, Galatan, Gresser, Haber, Halili, James, Jethwani, Jin, Karahalis, Koutsourdis, Lee, Miller, Newman, Palzer, Petallides, Scherer, Shehas, Sin, Sollano – Opposed – Cerezo, Euler, Garippa, Giusetti, Haider, Liatto, McEneaney) The motion carried.

A motion was made to adjourn and seconded by Edith Basom. The meeting adjourned at 8:55 pm.