

**MINUTES OF COMMUNITY BOARD 11 REGULAR MEETING**

DATE: November 8, 2010      PLACE:      M. S. 158  
 46-35 OCEANIA STREET  
 BAYSIDE, NY 11361

ATTENDANCE:

Jerry Iannece, Chair	Present	Eileen Kenny	Absent
Edith Basom	Present	Incha Kim	Present
Steven Behar	Absent	Franklin Lloyd	Present
Daniel Berrios	Present	Susan Macinick	Present
Lana Bind	Absent	Janet McEneaney	Absent
Edward Braunstein	Present	Thomas Meara	Absent
Rose Bruno	Absent	Melvyn Meer	Present
Robert Caloras	Present	Eileen Miller	Present
Paul DiBenedetto	Present	David Millet	Absent
Edward Doster	Present	Victor Mimoni	Absent
Henry Euler	Present	Steven Newman	Present
Mario Ferazzoli	Present	Dennis Novick	Present
JoAnn Ferrari	Present	Allan Palzer	Present
Lee Fiorino	Present	Stephen Pivawer	Present
Jack Fried	Absent	Andrew Rothman	Present
Joan Garippa	Present	Christina Scherer	Present
Roy Giusetti	Absent	Gary Sekdorian	Present
Bernard Haber	Present	Frank Skala	Present
Christine Haider	Present	Mamie Smith	Present
Zion Halili	Present	Joseph Sollano	Present
Laura James	Present	Robert Speranza	Absent
Mohan Jethwani	Present	Kimon Thermos	Absent
George Karahalidis	Present	Stephen Tong	Present
Gordon Keit	Present	Alex Yagudaev	Present

ALSO PRESENT:

Susan Seinfeld	District Manager, Community Board 11
Christina Coutinho	Community Board 11
David Fischer	Representing Ann-Margaret Carrozza
Mark Scott	Representing Queens Borough President Helen Marshall
Carol Ricci	Representing Queens Borough President Helen Marshall
P.O. Conway	111 <sup>th</sup> Precinct, Community Affairs
Captain Tommy Ng	111 <sup>th</sup> Precinct, Executive Officer
Paige Waranis	Representing Councilmember Dan Halloran, District 19
Alen R. Beerman	Representing Councilmember Mark Weprin, District 23
Mark Weprin	Councilmember, District 23
Jordan Goldes	Representing Congressman Gary Ackerman

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

**PRESENTATION**

Jerry Iannece introduced Councilmember Mark Weprin. The Councilman spoke on several topics including congratulating Assemblymember elect, Ed Braunstein and Senator elect, Tony Avella. He mentioned how he was privileged to work with Senator Frank Padavan. He said that although the Q79 route has been canceled, he is not giving up on bringing the line back. The Councilman spoke on the grading system of the Department of Education. He invited anyone who had questions or concerns

with the rezoning application that was recently passed by City Council, particularly with Windsor Park, to please contact his office.

Jerry Iannece also thanked Senator Padavan for his outstanding service to the community for so many years, and congratulated Senator-Elect Tony Avella. Mr. Avella was invited to the meeting, but respectfully declined until the election results were finalized. Iannece stated that once the election is certified, Mr. Avella would be invited again.

Jerry Iannece introduced Board Member and Assemblymember-Elect, Ed Braunstein. Mr. Braunstein thanked the community for their support. He stated that his office will be open to anyone who has any issues or concerns that they would like to discuss. Mr. Braunstein announced that he will be keeping David Fischer on as Chief of Staff. He stated that he will have to resign as board member effective the end of December.

Jerry Iannece introduced, Commissioner David Yassky of the Taxi and Limousine Commission. The Commissioner explained how the TLC can help neighborhoods outside of Manhattan. The TLC is trying to fill the gaps in the transit network where they exist with implementing group ride vehicles. The Commissioner said that five areas have had bus cancellation, including the Q79. The Commissioner stated that there are many residents that are not aware of the group ride service that is offered by the TLC. He asked that Civic Leaders and the Community Board help the TLC to get the information to the commuters. The Commissioner, showed a presentation on how a commuter can detect if the livery car and driver are licensed under the TLC.

Jerry Iannece introduced Special Agent, James Capozzi, InfraGard Coordinator with the Federal Bureau of Investigation. Mr. Capozzi explained that the goal of the InfraGard is to have ongoing dialogue and timely communication between the FBI and the private sector. InfraGard members gain access to information that enables them to protect their assets and in turn give information to the government that facilitates its responsibilities to prevent and address terrorism and other crimes. Mr. Capozzi urged everyone to learn more and join to help keep our city safe by going to [www.infragard.net](http://www.infragard.net).

## **PUBLIC PARTICIPATION**

1) Larry Sheehan lives in Little Neck Bay and spoke about seven issues related to the barrier installed by the Department of Transportation at the Long Island Railroad on Little Neck Parkway.

2) Tim Vance, Assistant Vice President of the Weeks Woodland Civic Association stated that they are still in litigation with St. Mary's Children's Hospital, the New York State Department of Health and the Dormitory Authority of the State of New York.

## **ACCEPTANCE OF MINUTES & CORRESPONDENCE**

Jerry Iannece asked for additions or corrections to the minutes from the October 5<sup>th</sup> meeting. Minutes were accepted as written.

Jerry Iannece made the following announcements:

Jerry Iannece thanked the Board Members and everybody who attended the Joe Hellman Memorial Service at the Zion Church.

With regrets, Jerry Iannece stated that James Colasante has resigned as Board Member.

There would be three openings for the Community Board in January 2011. He stated that hopefully former board members that were removed would come back. Applications must be submitted by January and if anybody needed his assistance with the paperwork to please contact him.

Jerry Iannece thanked St. Mary's and Susan Seinfeld for their help with the Flu Vaccine Clinic that took place on October 23<sup>rd</sup>.

The request to have Parks turn over Borough President funds for the Oakland Lake path rehabilitation to DEP was rejected. The Department of Parks will have to design the project and submit it for bid. This will prolong the completion of the project for at least a year and a half.

The Borough President is holding a meeting in December with Steel Equities who recently purchased the Leviton Property. Once information is gathered, it will be passed on to the community.

The application for the rezoning of South Auburndale, Oakland Gardens and Hollis Hills was passed by the City Council on October 27th. The Windsor Park area was re-zoned to R-5, which will allow for Windsor Park to build 72 apartments on an existing parking lot. The hotels being built at Horace Harding Expressway and 183 Street were down zoned to a C1-2, but the hotels foundations appear to be laid already and are therefore, grandfathered in.

The Bayside Hills Civic Association is having their annual Holiday Festival on Sunday December 5<sup>th</sup> at 5:00p.m. at Bell Blvd. and 53 Avenue.

There will be Public Hearings in December for the BMW dealership at 217 Street and Northern Blvd. for renewing a variance and the Alley Pond Apartments at Union Turnpike and Springfield Blvd. to legalize their management office.

The Department of City Planning Commission is holding a hearing on November 17th at 10:00a.m. for the rezoning of Lucille Roberts on Bell Blvd.

The Zoning Chairs Committee voted to accept the Key Terms Clarification presented by the Department of City Planning. Motion was seconded (by Franklin Lloyd), by a show of hands members voted in favor for the application with one abstention (Mel Meer). A vote will be taken at the next Borough Board Meeting.

Motion made to change the text for R2A Zoning. The recommendations to the Department of City Planning are as follows: (1) the perimeter wall allowance be 23 ft. not 21 ft., (2) detached garages, of a maximum of 300', be excluded from the lot coverage calculations, (3) attic space that is over 5 ft. but less than 8 ft. be exempt from FAR calculations and (4) mechanical space allowance of 50 sq. ft. Mel Meer asked for attached garages to be exempt. After lengthy discussion, it was decided to table the matter.

Jerry Iannece addressed the "out-of-order" outburst from last months meeting. Jerry explained that this was unprofessional, contrary to Robert's Rules and will not be tolerated any further. Jerry explained that all future outburst will be dealt with swiftly, and outlined the remedies (including expulsion) available to him to restore order and/or punish the wrongdoer.

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## **NEW BUSINESS**

Christine Haider spoke about the newsletter from the Queens Hospital Center Advisory Board of which she is a member. She pointed out there has been a lot of improvements to the facility and they have many outstanding programs. Mrs. Haider stated that a newly constructed house built at 58 Avenue and 188 Street is still vacant because they violated the Yard Text Amendment. She noticed that they were correcting the issue. Mrs. Haider was very glad to see that something was being done.

Henry Euler thanked the Community Board on behalf of the Auburndale Improvement Association for their involvement and support with the Auburndale rezoning. Mr. Euler announced that AIA is still working on a new designation for single-family attached and semi-attached homes. AIA is also working with the Station Road Civic Association with issues concerning manufacturing zones in residential areas. He gave a special thanks to Jerry Iannece and Christine Haider for all their help with the rezoning of Auburndale.

Susan Macinick thanked Frank Skala for the Community Service that he presented to her. She stated that members of CERT volunteered at the St. Mary's Flu Clinic. Ms. Macinick said that Eileen Miller and CERT are both involved with the Queens County Safe Kids Program. In reference to the storm of Sept 16<sup>th</sup>, Ms. Macinick stated how CERT assisted the 111<sup>th</sup> Precinct. She stated that she is still working with OEM to receive notification on certain bound calls.

Frank Skala thanked the Community Board for not holding the November meeting on All Saints Day. Mr. Skala said that the Annual Holiday Party will be on Sunday, January 9<sup>th</sup> at Bourbon Street Café.

Lee Fiorino spoke about the proposed Douglaston Green Market and provided Board Members with a survey to be completed for support of a Green Market at the Douglaston Train Station.

Gordon Keit wanted to present the idea of "green" parking spots next to handicapped parking spots. He is requesting the public and private sector get together to see if this can be done. This would be a convenience to people who have Clean Air Vehicles and Hybrids Vehicles. Jerry Iannece asked that the proposal be sent to Transportation Committee for discussion.

Paul DiBenedetto talked about the history of Bayside and the recent annual tour of the Lawrence Cemetery. The Bayside Historical Society maintains the Lawrence Cemetery and needs the community support.

Andy Rothman stated that he was at Dan Halloran's Town Hall Meeting and that Councilmember Halloran stated that DSNY will only be picking up grass cuttings twice a year. Mr. Rothman suggested that the Community Board make a statement on this issue. Jerry Iannece suggested that this be sent to the Environmental Committee and be discussed at next meeting.

Joan Garippa spoke about the new tracking system for airplanes flying over the area and to expect more air traffic.

## **PUBLIC HEARINGS**

**BSA Cal. No. 174-10BZ – 36-29 Bell Boulevard, Bayside.** An application to BSA for permission to reduce required parking in a new commercial building. Eldad Gothelf representing Herrick, Feinstein LLP and Mr. Vincent Riso, President of the Briarwood Organization, LLC, were present.

The site is currently occupied by two, two story buildings. There are currently 42 parking spots. A rezoning application was approved to extend the commercial overlay, C2-2 District, in order for the Briarwood Organization to purchase the property adjacent to the current site to build a three story commercial building. The special permit would allow for a reduction of parking spots for commercial/medical office space (1 for every 600 sq. ft. for area floor space.) The BSA requires that the Certificate of Occupancy state that the building will be occupied with commercial and/or medical office spaces. An environmental assessment was done at the site and no traffic or parking issues were raised. At the peak hours of operation, 32 parking spots were used out of a total of 42 parking spots. If the application is approved, there will be a total of 60 parking spots for the three office buildings (18 additional parking spots.)

Larry Sheehan stated that if the parking lot was full, people would park on Bell Blvd. and the residential areas.

Christine Haider read the committee report regarding the special permit for reduced parking. Mrs. Haider stated that at the meeting, a motion was made to approve the application, 5 in favor and 4 opposed.

Gordon Keit asked for an explanation of the opposition to application. Frank Skala answered with there is no assurance to what other types of businesses could occupy the building if the Briarwood Organization was to leave. Mr. Gothelf stated that the Certificate of Occupancy has to state commercial or medical office space. Andy Rothman asked if the special permit was not approved, would the Briarwood Organization continue with the contract of sale? Mr. Riso said that if the special permit was not approved, they would not purchase the property. Mr. Riso stated that with the special permit, they will be allowed to build the maximum area floor space. Mr. Skala asked if they knew how many of the 60 parking spots would be used by employees. Mr. Gothelf stated that a survey was completed and that 60 parking spots is adequate parking for the three buildings. Mohan Jethwani asked what would be the number of required parking spots without the special permit. Mr. Gothelf stated that with the additional floor area space, a total of 114 parking spots would be required.

Jerry Iannece stated that the East Flushing/North Bayside Zoning Committee has approved the application with a recommendation to move the handicapped parking spots closer to the building entrance. A motion was made to approve per committee recommendation, Robert Caloras seconded the motion. Discussion ensued on the traffic impact to the residential areas adjacent to the property. A roll call vote was taken resulting in 19 in favor, 15 opposed, 1 abstention and 1 present. (In favor - Basom, Braunstein, Caloras, Doster, Ferazzoli, Ferrari, Fiorino, Haber, Halili, Iannece, James, Karahalidis, Keit, Macinick, Miller, Newman, Novick, Rothman, Yagudaev. Opposed – Berrios, DiBenedetto, Euler, Garippa, Haider, Kim, Lloyd, Meer, Palzer, Scherer, Sekdorian, Skala, Smith, Sollano, Tong. Abstain - Pivawer, Present – Jethwani.) Motion to approve passed.

## **COMMITTEE REPORTS**

**Capital and Expense Budget Committee – FY2012 Budget Register Priorities.** Discussion ensued in regard to the priority order of certain items. Zion Halili requested that curb repair be a higher priority on the list. Members agreed to change the priority of the top 3 items, 1) Shore Road, 2) Curb repair, and 3) Udall's Cove. A motion was made to approve Capital and Expense Budget with priority order changes, Mario Ferazzoli seconded the motion. A roll call vote was taken resulting in 27 in favor and 2 opposed. (In favor – Basom, Caloras, DiBenedetto, Doster, Ferazzaoli, Ferrari, Fiorino, Garippa, Haider, Halili, Iannece, James, Jethwani, Keit, Kim, Lloyd, Meer, Miller, Newman, Novick, Palzer, Pivawer, Rothman, Scherer, Smith, Sollano, Tong. Opposed – Euler, Karahalis.) Motion to approve passed.

The meeting was adjourned at 10:01 p.m.