



COMMUNITY BOARD 11

*Serving Communities of Auburndale, Bayside, Douglaston,
Hollis Hills, Little Neck & Oakland Gardens*

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*Jerry Iannece
Chair*

*Susan Seinfeld
District Manager*

MINUTES OF COMMUNITY BOARD 11 REGULAR MEETING

DATE: October 5, 2010

PLACE:

M. S. 158

46-35 OCEANIA STREET

BAYSIDE, NY 11361

ATTENDANCE:

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

ALSO PRESENT:

Susan Seinfeld	District Manager, Community Board 11
Christina Coutinho	Community Board 11
Paul D'Amore	Department of Parks
Mark Scott	Representing Queens Borough President Helen Marshall
John Dorsa	Representing the Office of New York City Comptroller
P.O. Conway	111 th Precinct, Community Affairs
Captain Ron Leyson	111 th Precinct, Commanding Officer
Captain Tommy Ng	111 th Precinct, Executive Officer
Paige Waranis	Representing Councilmember Dan Halloran, District 19

Claudia Filomena	Mayor's Community Assistance Unit
Shirein Soheili	Mayor's Community Assistance Unit
Edgar Bajana	Representing Queens Borough President Helen Marshall
Alen Beerman	Representing Councilmember Mark Weprin, District 23
Anthony Lemma	Representing Assemblyman David Weprin
Martha Taylor	Representing the Office of New York City Comptroller
Doug McPherson	Representing Congressman Anthony Weiner

The meeting was called to order at 7:34 PM by Jerry Iannece, Chair.

Jerry Iannece praised the work of Captain Leyson, Commanding Officer from the 111th Precinct.

Captain Leyson spoke about how the 111th Precinct handled the storm of September 16th. Captain Leyson stated that there were several power outages in the area that lasted many days after the storm. There were additional units that were deployed to help the areas that lost power and zero crime was reported in these areas. He stated that all available resources were mobilized and he praised the CERT Team and Auxiliary Police for all their help with traffic control. Captain Leyson stated that car theft crime is up citywide but in the 111th Precinct it is down 16 ½ %, although tire rim theft is still a problem.

PUBLIC PARTICIPATION

1) Lois Toscano lives in the Little Neck vicinity and is very concerned with the policies of the Department of Parks when it comes to the maintenance, removal and the pruning of trees. She suggested that trees be scanned to check the health status of the tree and pruning trees should be done more routinely.

2) Karen Pender expressed the neighborhood concerns regarding the expansion of St. Mary's Children's Hospital. She stated that there will be an increase in daytime programs for disabled children and adults to generate revenue for the hospital. With the increase of programs comes a heavier flow of traffic, presenting safety issues for the neighborhood. Ms. Pender said that when St. Mary's was asked to provide building plans to the Weeks Woodland Association, they did not respond.

3) Tim Vance, Vice President of Weeks Woodland Association, discussed why they filed a suit against St. Mary's, the New York State Department of Health and the Dormitory Authority of the State of New York. The Dormitory Authority made the decision on behalf of the community that there was no negative environmental impact with the expansion and that there was no objection from any local community group. Mr. Vance said that the Dormitory Authority canceled a meeting with the community to discuss their concerns. The Department of Health gave St. Mary's a deadline for funding and a deadline for the start date and neither were met.

4) James Chin stated that the Weeks Woodland Association wants everybody to know that they support the original purpose of St. Mary's Children's Hospital. Mr. Chin said that St. Mary's presented plans showing that they would not increase the number of beds in the facility, but it was not clearly explained that they were increasing day programs and out patient services. The increase in services will cause a major flow of traffic in the neighborhood. Mr. Chin expressed that there is not enough

parking to accommodate the increase of employees, therefore, forcing employees to park on the residential streets.

5) Joe De George discussed how the barrier that was newly installed at the LIRR crossing is causing a major safety concern for the community. Mr. De George said that school buses and emergency vehicles can't pass. He is requesting that the Community Board contact DOT to conduct a traffic study of the area.

6) Warren Schreiber, President of Bayside Terrace Alliance, discussed how the Federal Housing Finance Agency proposed a new guidance that prohibits Fannie Mae, Freddie Mac and Federal Home Loan Banks from investing and securing mortgages that have flip tax on sales. He explained how the revenue generated from flip tax is to be used towards the maintenance and improvements of the co-op. Mr. Schreiber stated that if this is passed, shareholder's monthly maintenance could increase by 40%. This can cause many co-op owners to be displaced because they can't afford the increase. He is asking the community to contact the FHFA against the new guidance.

7) David Solano, PTA Co-President at Bayside High School, the Queens High School President's Council Representative for District 26 and Member of Community Board 11's Education Committee, discussed the overcrowding in high schools in District 26. Mr. Solano said that trailers have been set up as classrooms and additional staff had to be hired for the safety of the students attending class in the trailers. He asked for the community to support the fight against overcrowding in the high schools. Mr. Solano stated that a meeting is scheduled at Raymond O' Conner Park with Councilman Halloran on Wednesday, Oct 6th at 10:00 a.m.

8) Arlene Schlesinger, resident of Hollis Hills, discussed how Windsor Park Co-ops have proposed plans to build at a location that currently acts as a parking lot for the Windsor Park Co-op residents. She said that because Windsor Park Co-ops do not have adequate parking in place, tenants use the neighborhood behind the Vanderbilt Motorway to park their cars. If Windsor Park was to remove the parking area and build a new co-op building, they would be eliminating parking for residents and adding more tenants.

9) Joe Kuceluk is a resident of Windsor Park Co-ops and is opposed to the building plans of two buildings with 36 three bedroom units without taking a vote from shareholders. Mr. Kuceluk explained that the plans are to build on a location that is currently a parking area and another area that is a beautiful park setting view. Mr. Kuceluk is going to the City Council to fight against the approval of the rezoning of Windsor Park. He asked for the support of the Community Board.

10) Saleen Shah from the Citizens Committee of NYC talked about Love Your Block Grants to help with the beautification of your block. Some of the services are cleaning-up a vacant lot, removal of dead trees from pits, graffiti removal, repair of a damaged street sign and repair of a damaged street light. Mr. Shah said he can be reached at sshah@citizensnyc.org.

PRESENTATION

Jerry Iannece introduced Paul D'Amore from the Department of Parks to take questions in reference to the storm of September 16, 2010.

Mr. D'Amore stated that 6,933 service requests were submitted, that there were over 2,000 downed trees and 200 roads were closed. Crews are still working on the clean-up of hanging tree limbs. Damaged trees are being inspected to determine if they should be removed. He advised that the DDC is working on formulating a contract to repair sidewalks that were damaged from uprooted trees. He said that the City of New York is paying for any sidewalk damage that was caused by a tree that was uprooted from the storm.

Several board members and residents expressed to Mr. D'Amore that if pruning was done more routinely, then maybe such destruction wouldn't have taken place. Mr. D'Amore explained that the pruning is done on an 8-10 year cycle because of budget cuts.

Mr. D'Amore said that individuals can take a pruning course to be certified as a private pruner and homeowners can apply for a permit to hire a contractor.

ACCEPTANCE OF MINUTES & CORRESPONDENCE

Minutes were accepted with minor changes/corrections.

Jerry Iannece made the following announcements:

The annual flu vaccine that is sponsored by the community will be given on October 23rd at St. Mary's Children's Hospital between 10:00 a.m. and 2:00 p.m.

Two tornados touched down in the Borough of Queens causing major damage. Jerry Iannece stated that the City of New York responded well and that Northeast Queens was at its best.

The Division of Portfolio Planning has been asking for information to determine how P.S. 130 can fit the needs of both District 25 and 26. Hopefully a decision will be made, and P.S. 130 will be given back to School District 26. This has been an issue our CB has been working on for several years.

A meeting is being held with the Zoning Committee Chairs on Wednesday, October 20th at 7:30 p.m. at the Community Board office to discuss possible changes and fine-tuning of the R2A zoning designation. Jerry Iannece said that community board members and community residents are welcome to attend.

St. Nicholas Greek Orthodox Church is having their annual fair on October 7-10.

Congratulations were given to the Armenian Church of the Holy Martyrs and the Korean Presbyterian Church for hosting outstanding fairs for the community.

It was discussed last month that the Queens Borough President allocated \$1.6 million for the final stage of the Oakland Lake Ravine Project. A request has been given to have the Department of Parks transfer these funds to DEP and have the current contractor complete the project. This would expedite the completion of the project.

There is a Capital and Expense Budget meeting scheduled at the Community Board office on October 13th at 7:30 p.m. to put together the board's priority list for FY2012.

APEC held their annual Estuary Day which was a great success. Jerry Iannece suggested visiting APEC because it is a wonderful, educational experience.

On October 26th, at 8:00 p.m., the Bayside Hills and the Little Neck Pines Civic Associations are each respectively holding candidate/debate nights for the candidates running for local office in those respective areas.

Jerry Iannece announced that since 1987, he has been the Chairman for the Queens County Columbus Parade; the second largest Columbus Parade in New York City. The Queens Parade this year will be held on Saturday, October 9th in Astoria, Queens. All were invited to attend.

Jerry spoke about the Quiet Zone at Little Neck Parkway and the LIRR. Jerry made it clear that the Community Board was only informed of the installation of the quad gates, and we were never informed and/or given notice of the installation of the barrier/island being installed by DOT.

Councilman Halloran is holding a press conference at 10:00 a.m. on Wednesday, October 6th at the Raymond O'Connor Park regarding overcrowding at local High School and also a Town Hall Meeting at 7:30 p.m. on Monday, October 18th at Bayside High School to discuss other local issues. All are encouraged to attend.

St. Mary's Children's Hospital is having their groundbreaking ceremony on October 6th.

NEW BUSINESS

Christine Haider wanted to thank everyone who attended the meeting that was held on October 1st to discuss the building plans of two hotels at 183 Street and Horace Harding Expressway. Mrs. Haider is asking the Community Board to formally write a letter to the Department of Buildings because there are many disturbing accommodations in the building plans.

Frank Skala again volunteered to organize and run our annual Community Board Holiday Party. Mr. Skala further expressed concerns about plans for an outdoor Beer Garden on Bell Boulevard and the potential problems to the community and the residents in the area that would be affected by it. Mr. Skala, thereafter, mentioned that the electrical sign in front of Bayside High School is still there and should be removed. Mr. Skala concluded by inquiring about the endorsement policy, if any, of Community Board executive board members.

Martha Taylor from the Office of the NYC Comptroller, said that a claim for damages from the storm in September 2010 can be filed online at www.comptroller.nyc.gov or call in 212-669-4753. She advised that the claim has to be filed within 90 days.

Andy Rothman discussed the issues that were presented by Warren Schreiber on the co-op flip tax and requested that a letter be forwarded to FHFA. Andy Rothman spoke about non-profit organization status. Jerry Iannece asked that a link be added to the community board website for information on this topic. Tom Lloyd requested that a letter be written to FHFA to extend the public comment period for the proposed "Flip Tax" guidance.

Henry Euler announced that the Auburndale Improvement Association is holding their annual candidate debate night on Tuesday, October 19, 2010 at 7:30 p.m. at St. Kevin's Parish Hall.

Melvin Meer discussed the overcrowding issues of the High Schools in District 26

Janet McEneaney voiced her anger at a local elementary school shoveling snow in the early morning hours and the DOE's failure to respond. She requested that a meeting be set up with the DOE to discuss this issue. Jerry Iannece added that the Community Board has also written several letters and suggested that she reach out to Councilman Halloran's Office.

PUBLIC HEARINGS

ULURP # CO80293 ZMQ Rezoning of a section of Bell Boulevard from the LIRR to 42nd Avenue- Jeffery Chester, Attorney representing Lucille Roberts Health Club, Harvey Landau, Director of Real Estate, Dan Segal, Urban Planner

Jeffery Chester gave an overview of the history of Lucille Roberts which has been operating on Bell Boulevard since 1993. When Lucille Roberts Health Club opened, Bell Boulevard was zoned C4-2. Lucille Roberts applied for a Physical Culture Establishment Permit which is mandatory for any health club or gym facility. During the pendency, Bell Boulevard was downzoned to a C1-2 zone which does not allow a Physical Culture Establishment Permit. Lucille Roberts Health Club applied for a variance and was denied. Jeffery Chester said that the application for rezoning from C1-2 to C2-2 will affect five lots on the eastside of Bell Boulevard from the LIRR to 42nd Avenue. He was asking the community for their support. Jeffery Chester said that Mr. Riso, President of the Bayside Business Improvement District, sent correspondence with approval for the rezoning application.

Stanley Maceja, Representative of Cromwell Associates, the adjacent building to Lucille Roberts is against the rezoning application. He said that the rezoning should be for the building that occupies Lucille Roberts, not the other four adjacent buildings. Jerry Iannece asked if the other three landlords have been contacted and if they agree or disagree with the rezoning application.

Christine Haider reviewed the committee report of a meeting held on September 23, 2010 with Lucille Roberts.

It was discussed that Lucille Roberts Health Club has not presented any problems to the community but that the upzoning could cause an issue in the future. If the rezoning was approved some of the now prohibited businesses that would be allowed to rent are a gun repair, motel, bowling alley, tire installation shop, embalming and taxidermy. Christine Haider requested that the Community Board office forward a letter to the BSA asking for a variance or to allow Lucille Roberts to apply for Physical Culture Establishment Permit under current zoning.

Jeffery Chester said that in 2005, the Community Board voted in favor of application for the variance. In order for the approval of the variance, Lucille Roberts had to show a reasonable return from the property. He said that at a reasonable return is very difficult on Bell Boulevard. The BSA did not hear the case due to not meeting the requirements for a variance.

Joan Garippa said that the Community Board should make a request to the BSA for Lucille Roberts's permit to be grandfathered in.

Steve Behar said that downzoning is done to protect the character of the community. He said that when Lucille Roberts applied for a variance, economic times were different than today. Mr. Behar suggested that because of current economic changes, the Community Board should contact the BSA for a variance.

A motion was made to approve the rezoning of a section of Bell Boulevard. Robert Speranza seconded the motion. A roll call vote was taken resulting in 11 in favor, 21 opposed. The motion was denied. (In favor – Berrios, Caloras, Ferazzoli, Fiorino, Fried, Giusetti, Haber, Keit, Lloyd, Newman, Smith. Opposed - Bahar, Bind, Bruno, Euler, Ferrari, Garippa, Haider, Iannece, James, Kim, McEneaney, Meer, Mimoni, Novick, Palzer, Rothman, Scherer, Sekdorian, Skala, Sollano, Speranza.)

Street Re-Naming – Jack and Yolanda Norris

At the request of the local civic association and Councilman Halloran's office, the proposal to rename a street after Jack and Yolanda Norris, which was to be voted on at the CB September Meeting was tabled and held off until the October meeting.

Terri Pouymari, President of the Auburndale Improvement Association, discussed the proposal of the street renaming in honor of Jack and Yolanda Norris. The southeast corner of Hollis Court Boulevard and Utopia Parkway is the location that has been chosen because it is the center of the Auburndale community. Ms. Pouymari said during their leadership they were dedicated to the Auburndale community.

Discussion ensued to rename the southeast corner of Hollis Court Boulevard and Utopia Parkway. Roll call vote was taken resulting in 26 in favor, 3 opposed and 1 abstention (In favor – Behar, Bruno, Euler, Ferazzoli, Ferrari, Fiorino, Fried, Garippa, Haider, Iannece, James, Keit, Kim, Lloyd, McEneaney, Meer, Mimoni, Newman, Novick, Palzer, Rothman, Scherer, Sekdorian, Skala, Smith, Sollano. Opposed – Berrios, Caloras, Giusetti. Abstain – Speranza)

The meeting was adjourned at 10:05 p.m.