

MINUTES OF COMMUNITY BOARD 11  
GENERAL BOARD MEETING

DATE: September 10, 2012

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

**ATTENDANCE:**

Jerry Iannece, Chair	Present	Incha Kim	Present
Edith Basom	Present	Anthony Koutsouradis	Absent
Steven Behar	Present	Robert Liatto	Present
Daniel Berrios	Absent	Susan Macinick	Present
Lana Bind	Absent	Janet McEaney	Present
Robert Caloras	Absent	Thomas Meara	Absent
Susan Cerezo	Present	Melvyn Meer	Present
Ocelia Claro	Present	Eileen Miller	Present
Paul DiBenedetto	Present	Douglas Montgomery	Absent
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	Present	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	Present	Frank Skala	Present
Christine Haider	Absent	Mamie Smith	Absent
Zion Halili	Absent	Joseph Sollano	Present
Laura James	Present	Robert Speranza	Absent
Mohan Jethwani	Present	Jyothi Sriram	Present
George Karahalis	Absent	Teddy Teng	Present
Gordon Keit	Present	Alex Yagudaev	Present

**ALSO PRESENT:**

Susan Seinfeld	District Manager, Community Board 11
Christina Coutinho	Community Assistant, Community Board 11
Captain Jason Huerta	111 <sup>th</sup> Precinct, Commanding Officer
P.O. Gary Poggiali	111 <sup>th</sup> Precinct, Community Affairs
Mark Scott	Representing Queens Borough President Helen Marshall
John Mulvey	Representing Councilmember Dan Halloran
Megan Chen	Representing Assemblymember Edward Braunstein
Irene Cheung	Representing Councilmember Mark Weprin
Jeff Kohn	Representing Congressman Steve Israel

The meeting was called to order at 7:32 pm by Chairman, Jerry Iannece.

Mr. Iannece introduced Captain Jason Huerta who gave the current crime statistics for the 28 day period for CB 11. Captain Huerta stated that overall crime is down but there is an increase in window entry burglaries, north of Northern Blvd. from Fresh Meadows to the Cross Island Parkway.

**PUBLIC PARTICIPATION**

Maria Finn asked for support in regard to stray cats that urinate and defecate in her backyard. She stated that there are several stray cats roaming the surrounding area in the vicinity of Bayside High School. She handed in a petition, with pictures, signed by over 70 neighbors who also have the same problem.

Dennis Castro spoke about stray cats that are causing a problem around his property. He stated that a house behind him leaves food outside for the cats. Mr. Castro stated that he has contacted the Dept. of Health and, to date, he has not received an answer or reply from the DOH. Mr. Iannece stated that CB11 is aware of this situation and asked Susan Seinfeld to follow-up with the appropriate agencies.

Jack Oshier stated that the US Post Office located at 212-35 42 Avenue will not be closing in October and should remain open through March. He also stated garbage and grease are building up on the curbs and streets of Bell Blvd. between 43<sup>rd</sup> Avenue and 35 Avenue.

Errol Ramsey, Contract Administrator for Local 1199, stated he is representing the workers of St. Mary's Hospital for Children. Mr. Ramsey stated that a contract still has not been agreed on. He is asking the community to support the workers of St. Mary's. He stated that a petition was being passed around for signatures supporting the request of a labor board charge to review the bookkeeping of St. Mary's.

Carol Marion stated that she lives adjacent to the parking lot of John Golden Park. Ms. Marion stated that the World of Discovery Day Camp is in session for six to eight weeks during the summer and at least 500-800 campers are dropped off each day at the John Golden Park. She presented three questions to the Board; (1) How can the community obtain the financial arrangement between the Dept. of Parks and the World of Discovery for the use of the park? (2) What is the contractual agreement between the Dept. of Parks and the World of Discovery? (3) How can this day camp be moved to another location? She stated that there are at least 25 buses that come four times a day for drop-off and pick-up. She asked for the contact information of the CB 11 Parks Committee Chair.

Peter Levis stated that airplane traffic noise has increased over the area of 29<sup>th</sup> Avenue in North Bayside. Mr. Levis stated that FAA has a website that complaints can be made to. He stated that as of now, this is a pilot program. If the community doesn't complain, it could become permanent.

Anne O'Connell stated that airplane noise has increased over the North Bayside area. She stated that the FAA needs to report their plan to the community and listen to the objections of the community regarding this change in flight pattern.

Lyle Sclair, Executive Director, Bayside Business Improvement District, gave an overview of upcoming events being held on Bell Blvd.

### **ACCEPTANCE OF MINUTES**

Jerry Iannece asked for additions or corrections to the minutes of the June 4<sup>th</sup> meeting. The minutes were accepted as written.

### **CORRESPONDENCE**

Jerry Iannece made the following announcements:

Senator Avella held a Press Conference with the FAA in reference to the aircraft pattern change and increased noise. Mr. Iannece stated that this is a pilot program for larger and newer aircraft to utilize LaGuardia Airport.

There was a Press Conference regarding the closing of the US Post Office on 42<sup>nd</sup> Avenue which Mr. Iannece attended.

The Dept. of Transportation approved the application for Auburndale to have a "Slow Zone" installed. Installation should start in the Spring of 2013. Congratulations were given to Henry Euler and the Auburndale Improvement Association for their efforts with this application.

The MTA is restoring the Q79 by extending the Q36 on weekdays starting January 2013.

The houses on 47<sup>th</sup> Avenue and 198 Street that have been abandoned for many years, were sold at a bank auction in August. NY1 did a story with CB11 earlier this year.

A house located at 39-12 Douglaston Parkway that had several complaints and violations because of its overdevelopment, burned down in August. The fire is under investigation by FDNY.

Proposed Council District lines are available online or information could be obtained at the CB 11 office.

Mrs. Seinfeld will be attending agency Budget Consultations this month. Therefore, requests should be completed and forwarded to CB 11 before Sept. 27<sup>th</sup>.

It was with regret that Mr. Iannece announced that, CB11 staff member, Joan Wellman, decided to retire after nearly 25 years of service to the community and the City. Mr. Iannece stated that Mrs. Wellman will be greatly missed.

Bayside Hills Civic Association will be conducting their annual 9/11 Memorial at 7:00pm.

Congratulations were given to Gary Sekdorian, Armenian Church of the Holy Martyrs, for conducting a very successful festival.

The unveiling of the Joe Hellmann Overlook was a success despite the heavy rain.

Congratulations were given to Jack Fried for a very successful and well-attended National Night Out.

CB 11 sponsored a very successful Blood Drive. Mr. Iannece thanked everyone who participated.

Frank Skala stated that there was no vote or discussion on CB 11 acting as sponsor for the Blood Drive. Mr. Skala suggested that the Board be advised of such events and a vote should be taken. Mr. Iannece said that there are several functions such as the flu vaccination clinic, which are not discussed in front of a committee or full board. Mr. Skala also stated that the sidewalk on the southeast side of the LIRR has been closed and boarded-up because the wall of the adjacent building is damaged.

## **NEW BUSINESS**

Janet McEneaney stated on Wednesday, September 19<sup>th</sup> there will be a meeting at the Bay Terrace Diner regarding the increase of airplane noise over North Bayside.

Mel Meer stated that the World of Discovery is a very lucrative commercial enterprise with dozens of buses and hundreds of kids, in a very small park. Mr. Meer said that the business has grown too large and this issue needs to be referred to the Parks Committee. Mr. Iannece asked public participation speaker, Carol Marion, to compose a letter of complaint for the Parks Committee. Mr. Meer also stated the Q31 runs only Monday thru Friday and is basically, Bayside's only south to north bus, connecting commuters to the rest of the system. Mr. Meer said that the Q31 is the popular line to Queens College, St. John's College and several other schools. Therefore, Mr. Meer is requesting that

the restoration of weekend service of the Q31 be considered. Mr. Meer also stated that the CB should spearhead the issue of the increased airplane noise.

Henry Euler stated that Councilmember Mark Weprin and Councilmember Dan Halloran will be holding Participatory Budget meetings. Mr. Euler said that Wednesday, September 19, 2012, and Thursday, September 27, 2012, will be Councilmember Mark Weprin's meetings and on Wednesday, October 3, 2012, and Thursday, October 11, 2012, will be Councilmember Dan Halloran meetings.

Sue Macinick gave thanks for all the support that CERT has received over the years and stated that she has stepped down as CERT Team Chief Leader and will provide the CB with a current list of members. Mr. Iannece stated that Sue Macinick has done a wonderful job and acts as a role model to the community.

Ed Doster spoke about how the location of many polling places have been changed and the community should be advised of the changes.

Christina Scherer stated that voters should contact the Queens Board of Elections for information.

Paul DiBenedetto asked about the newly proposed redistricting lines for City Council in CB 11. Mr. DiBenedetto also stated that on September 27, 2012, the Bayside Historical Society will be conducting their yearly general meeting and there will also be a celebration for the 60<sup>th</sup> Anniversary of the Throgs Neck Bridge.

Mohan Jethwani asked if Senator Schumer was contacted with regard to the increase in airplane noise?

Steven Newman asked if CB 11 will be sponsoring the Flu Vaccine Clinic again this year? Mr. Iannece stated that each year the attendance has decreased and he and Mrs. Seinfeld discussed making this the last year because of the low attendance. Mrs. Seinfeld stated that she contacted the Dept. of Health as to the availability of the vaccination. Mr. Newman also stated there are two Queens County representatives on the Board of Elections, who should be contacted about the changes in the polling places.

Andy Rothman stated that Senator Avella is working on the airplane traffic over Bayside.

Frank Skala disagreed with the concept of the Participatory Budget Program.

### **PUBLIC HEARING**

**BSA Cal. No. 212-12 BZ - 38-03 Bell Boulevard – Massage Envy** - An application for a special permit for the operation of a physical culture establishment. The applicant's representative, Gerry Caliendo, stated that this is an application for a special permit for a physical culture establishment in a commercial district. Mr. Caliendo said Massage Envy is a national wellness center chain. Mr. Caliendo introduced his associate, Sandy Anagnostou, who stated that the total proposed footage is approximately 3,000 square feet which will be distributed between the basement and first floor. Ms. Anagnostou stated that the proposed hours of operation are Monday through Friday – 8:00 am to 9:00 pm, Saturday – 9:00 am to 8:00 pm and Sunday 10:00 am – 6:00 pm. She stated that based on the square footage, there is no requirement for onsite parking. There were no registered public speakers. There was one question from the general public about parking, which Mr. Caliendo responded that there is no required parking but there is a parking lot with 4-5 spaces at the rear of the building. Ocelia Claro, read the Committee Report of August 8, 2012 in place of Committee Chair, Christine Haider. Mrs. Claro stated that at the Committee meeting, a motion was made to approve the application, with a request that Mr. Caliendo

inquire about a parking space for the disabled. The committee vote resulted 10 in favor and one opposed. Mr. Iannece asked if there was an answer from the landlord about handicapped parking. Mr. Caliendo stated that he contacted the landlord and was awaiting a response. A question and answer period followed with Board Members asking what type of treatment will be offered, along with other general questions. Elise Peterson representing Massage Envy, New York State Regional Office, stated that Massage Envy currently is operating 15 clinics; staff members are required to have a NYS Dept. of Health License for cosmetology and have to fulfill continued annual education requirements. She stated that the treatment offered is therapeutic massage and skin care. She said that there are no saunas on site. Steven Newman asked what was the term of the lease agreement and Mr. Caliendo stated that the lease is a five-year term with an option for five additional years. Mr. Caliendo stated that the variance term being requested is for 10 years. A motion was made to approve the application. The motion was seconded by Bernard Haber. Andy Rothman stated that Massage Envy is a very reputable establishment. A roll call vote was taken resulting in 38 in favor, 0 opposed (In-favor-Basom, Behar, Cerezo, Claro, DiBenedetto, Doster, Euler, Ferazzoli, Ferrari, Fierro-Gladwin, Fiorino, Fried, Garippa, Giusetti, Haber, Iannece, James, Jethwani, Keit, Kim, Liatto, Macinick, McEneaney, Meer, Miller, Newman, Novick, Palzer, Petallides, Pivawer, Renner, Rothman, Scherer, Sekdorian, Sollano, Sriram, Teng, Yagudaev) The motion carried.

**BSA Cal. No. 724-56 BZ – 42-42 Francis Lewis Boulevard – Prael Auto Repair** – An application to renew the variance for the operation of an auto repair shop in an R-3 residential district. The applicant's representatives, Michael Cosentino and Anthony Cosentino were present. Mr. Anthony Cosentino stated that this location has been operating as a gas station since 1956. The new owner, Mr. Anthony Nicovic, removed the gas pumps and has been operating as a repair shop only, since 2004. Mr. Cosentino stated that he can attest that conditions from the previous Resolution will be maintained. There were no registered public speakers. There were no questions from the general public. Ocelia Claro, read the Committee Report of August 8, 2012 in place of Committee Chair, Christine Haider. Mrs. Claro stated that the Committee made a motion to recommend approval of a ten-year variance with five new conditions and the 11 conditions listed on the previous Resolution. The committee vote resulted in eight in favor and one opposed. A motion was made to the renew variance for a ten-year term with conditions. The motion was seconded by Bernard Haber. A discussion period ensued. Henry Euler stated that at the committee meeting, recommendations were made to have the owner remove the commercial vehicles parked overnight on the site that were not being serviced and remove the advertising signs from the perimeter of the property. Mr. Euler said that he has passed the location several times and these recommendations have not been met. He asked that if the applicant is not following the recommendations from the committee meeting, how can we have the confidence that the applicant will comply with the conditions once the variance is approved? Mr. Euler said that at this time, he is opposed to the approval of this application. Mr. Anthony Cosentino stated that he will speak to the owner and advise the owner to remove the vehicles and the advisement signs. Christina Scherer stated that trucks are still parked at this location. The Board Members suggested that the roll call vote be tabled for next month. Mr. Iannece stated that next month is a full agenda. Mrs. Seinfeld stated that the 60 day review period has passed. The Board Members then agreed that they will continue to monitor the location and, if necessary, appear at the Board of Standards and Appeals hearing to revoke CB 11's approval if the conditions requested have not been met. A motion was made to approve the application with a ten-year term with conditions. The motion was seconded by Bernard Haber. A roll call vote was taken resulting in 31 in favor, 7 opposed (In-favor – Basom, Behar, Cerezo, Claro, Doster, Ferazzoli, Ferrari, Fierro-Gladwin, Fiorino, Fried, Garippa, Haber, Iannece, James, Jethwani, Keit, Kim, Liatto, Macinick, Miller, Newman, Novick, Palzer, Petallides, Pivawer, Renner, Rothman, Sekdorian, Sollano, Teng, Yagudaev – Opposed – DiBenedetto, Euler, Giusetti, McEneaney, Meer, Scherer, Sriram) The motion carried.

**BSA Cal. No. 95-90 BZ – 242-24 Northern Boulevard – CVS** – An application to renew the variance for the operation of a commercial establishment in an R1-2 residential district. The applicant's representative, Steven Sinacori stated that this is an application to permit an extension of term for a variance that was previously granted in 1992. Mr. Sinacori stated that he met with the Zoning Committee and they requested that the landscaping be maintained and in the winter since gates freeze, that chains be used to secure the gate. There were no registered speakers. There were no questions from the general public. Joe Sollano, Zoning Committee Chair, reviewed the report of August 15, 2012. A motion was made to approve the renewal of this variance in a residential district. The motion was seconded by Bernard Haber. A roll call vote was taken resulting 37 in favor, 0 opposed (In-favor – Basom, Behar, Cerezo, Claro, DiBenedetto, Doster, Euler, Ferazzoli, Ferrari, Fierro-Gladwin, Fiorino, Fried, Garpippa, Giusetti, Haber, Iannece, James, Jethwani, Keit, Kim, Liatto, Macinick, McEaney, Miller, Newman, Novick, Palzer, Petallides, Pivawer, Renner, Rothman, Scherer, Sekdorian, Skala, Sollano, Sriram, Teng, Yagudaev) The motion carried.

### **CB 11 Capital and Expense Budget Priorities**

Steven Newman – Committee, Co-Chair stated that every year Community Boards make recommendations to be submitted to the City's Capital and Expense Budget Priorities for the upcoming fiscal year. Mr. Newman stated that forms can be completed and forwarded the CB11.

Walter Mugdan requested the City purchase the last four acres in the Udalls Cove Park.

Lisa Lempel-Sander requested funds to repurpose the Douglaston LIRR Station House as a small commercial and community center.

### **COMMITTEE REPORTS**

Lee Fiorino stated that the Alley Pond Driving Range will be doing renovations and includes a new club house.

The meeting was adjourned by Mr. Iannece at 9:30 pm.