

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

December 5, 2022

Michael Budabin – Chair

PRESENT AT MEETING

CB 11 Staff:

Joseph Marziliano – District Manager

Christina Coutinho – Community Associate

Jane Bentivenga – Community Coordinator

Elected Officials and/or Representatives Present

Detective Ferraris

111th Precinct Crime Prevention Unit

Captain Porto

Commanding Officer 111th Precinct

Jon Gallo

Representing State Senator Liu

Evelyn Mallo

Representing Council Member Paladino

Sila Asa

Representing Council Member Lee

Marie Di Leone

Representing Congress Member Meng

Kate Boehme

Representing Queens District Attorney Katz

Irene Cheung

Representing Assembly Member Braunstein

The meeting was called to order at 7:30 PM by Chair, Michael Budabin.

Mr. Budabin led the audience in reciting the Pledge of Allegiance.

PUBLIC PARTICIPATION

Detective Ferraris gave the monthly crime statistics for the 111th precinct. He said that the 111th offers crime prevention tips. For more information, please call 718-279-5281. A question and answer period followed.

Sila Asa announced events hosted by Council Member Lee.

Jon Gallo announced events sponsored by State Senator Liu.

Maria Di Leone announced Congress Member Meng's position on various bills that will be brought to a vote.

Kate Boehme stated the website for the DA's Office has current information.

Evelyn Mallo announced events hosted by Council Member Paladino.

Irene Cheung announced events hosted by Assembly Member Braunstein.

Catherine Sansarricq spoke regarding proposed bill number 0607 under the Committee of NYC Parks and Recreation outlining the benefit of community gardens.

Captain Porto introduced himself as the newly-appointed Commanding Officer of the 111th Precinct and spoke regarding crime prevention.

Xiomara Perdomo spoke regarding proposed bill number S7487C outlining predatory marketing for food that targets children.

ROLL CALL

Members Present

Dawn Anatra, Adriana Aviles, Michael Budabin, Jessica Burke, Susan Cerezo, Carmen Collado, Victor Dadras, Lourdes December, Paul DiBenedetto, Mary Donahue, Henry Euler, Michelle Fields, Elias Fillas, Jack Fried, Joan Garippa, Roy Giusetti, Michael Golia, Bernard Haber, George Hadjiconstantinou, Christine Haider, Laura James, Mohan Jethwani, John Kelly, Robert Liatto, Fleur Martino, Karen Mazza, George Mihaltses, Eileen Miller, Douglas Montgomery, Stephen Pivawer, Stephan Popa, Gunjan Rastogi, Christina Scherer, Jyothi Sriram, Benjamin Turner, Sam Wong

Members Absent

Lana Bind, Justin Chew, Sharon Chin, C. Omarr Evans, Mario Ferazzoli, Christopher Fuentes Padilla, Albert Galatan, Rosemarie Guidice, Jena Lanzetta, Yousef Lee, Akshar Patel, Wendy Pelle-Ber,

ACCEPTANCE OF MINUTES

A motion was made to accept the minutes of the November 7, 2022, meeting by Stephan Popa. The motion was seconded by Carmen Collado. There were no corrections or additions. A roll call vote was taken resulting in 38 in favor and 1 abstention. The minutes were approved as written.

(In favor - Dawn Anatra, Adriana Aviles, Michael Budabin, Jessica Burke, Susan Cerezo, Carmen Collado, Victor Dadras, Lourdes December, Paul DiBenedetto, Mary Donahue, Henry Euler, Michelle Fields, Jack Fried, Joan Garippa, Roy Giusetti, Michael Golia, Bernard Haber, George Hadjiconstantinou, Christine Haider, Laura James, Mohan Jethwani, John Kelly, Robert Liatto, Fleur Martino, Karen Mazza, George Mihaltses, Eileen Miller, Douglas Montgomery, Stephen Pivawer, Stephan Popa, Gunjan Rastogi, Christina Scherer, Jyothi Sriram, Benjamin Turner, Sam Wong - Abstain – Elias Fillas)

CHAIRPERSON'S REPORT

Mr. Budabin thanked Fleur Martino for organizing the Board Member social event. He thanked those who attended. There was an East Flushing Zoning Committee meeting that will be discussed tonight.

BOARD MEMBER NEW BUSINESS

Henry Euler stated that the Board of Standards and Appeals conducted a public hearing today and the monopole application was heard and granted with conditions. He also announced the passing of former Board Member, Victor Mimoni.

Douglas Montgomery stated that he visited the site where the overlay was approved. He said it is a beautiful area and residents should visit. He suggested that 233rd Street become a City street for people to gain access to the park.

Carmen Collado inquired about the sudden closing of the former site of Food Universe. She stated that a supermarket is needed in that area.

Robert Liatto spoke regarding the construction of the sound barrier along the Long Island Expressway. He spoke on behalf of a resident that would like the barrier extended east of the Springfield Blvd. entrance ramp. He also discussed how mature trees were removed for this project.

Karen Mazza stated that she recently joined the Board of The Center of Women for NY. She discussed events and programs that will be taking place to help women.

Susan Cerezo asked when will the homeless shelter on Northern Blvd. open. She also asked when will the supermarket at the former site of Stop and Shop open. Joseph Marziliano answered by saying that the homeless shelter is estimated to open mid-2023 and there is no information on an opening date for the supermarket.

Jyothi Sriram said she wanted to be included in the meetings for the homeless shelter.

PRESENTATION

Department of Environmental Protection gave a presentation on placement and upkeep of Rain Gardens. Karen Ellis, Director of Community Affairs, introduced Adriana Kocovic who screen-shared a presentation on green infrastructure. This allows for stormwater to drain into individual rain gardens. There is DEP map showing active rain gardens on their website. DEP will maintain the rain garden along with corrective maintenance. Henry Euler stated that the rain gardens are not being maintained and there needs to be improvement regarding the maintenance. Mr. Budabin asked Mr. Euler to forward locations that need maintenance to the CB office. Paul DiBenedetto also stated that the rain gardens are not being maintained. Ms. Ellis said that it is best to call 3-1-1 with complaints. Each rain garden has a number that should be submitted when making a complaint to 3-1-1. A question and answer period followed regarding rain gardens, flooding and maintenance.

COMMITTEE REPORTS

East Flushing Zoning– 175-33 Horace Harding Expressway - BSA Cal No. 2022-76BZ – This application seeks to convert the existing repair shop (3 bays) and open a fast-food restaurant in its place. Christine Haider, Zoning Chair, read the Committee report of November 14, 2022. The hours of operation for the express restaurant (Burger City) will be 8:00 AM to 8:00 PM. There was a committee vote to approve the application resulting in 3 in favor and 2 opposed. The motion passed. The applicant's representative, Nasir Khanzada, stated that they are contacting Francis Lewis High School as discussed at the Committee meeting. Mr. Euler asked for this application to be tabled until plans have been presented to the Board and Francis Lewis High has commented on the application. Mr. Khanzada said that a copy will be sent to the CB office and Francis Lewis High School will receive a letter. Mr. Budabin said the application is time sensitive and cannot be tabled. Mr. Euler withdrew his motion to table the application. The high school's input is important, and a condition can be added. Discussion ensued regarding the environmental effects of having a gas station in this area. As of this meeting, the applicant has not notified the adjacent residents. The CB office has notified the residents within a 200 ft radius. Mr. Budabin made a motion to approve the application with a condition that Francis Lewis High is notified. The motion

was seconded by Michelle Fields. A roll call vote was taken resulting in 26 in favor and 10 opposed. The motion passed.

(In favor - Dawn Anatra, Adriana Aviles, Michael Budabin, Jessica Burke, Victor Dadras, Lourdes December, Paul DiBenedetto, Michelle Fields, Jack Fried, Bernard Haber, George Hadjiconstantinou, Laura James, Mohan Jethwani, John Kelly, Robert Liatto, Fleur Martino, Karen Mazza, George Mihaltses, Douglas Montgomery, Stephen Pivawer, Stephan Popa, Gunjan Rastogi, Christina Scherer, Benjamin Turner, Sam Wong - Opposed – Susan Cerezo, Carmen Collado, Mary Donahue, Henry Euler, Joan Garippa, Roy Giusetti, Michael Golia, Christine Haider, Eileen Miller, Jyothi Sriram)

East Flushing Zoning- 204-34 45th Drive – BSA Cal No. 2022-81BZ - This application seeks to permit a two-story, one-family building and cellar that does not provide one of the required front yards contrary to section 23-45 of the NYC Zoning Resolution. This site is an irregular corner lot abutting Clearview Expressway (CVE) service road between 45 Drive and 46 Avenue. It has approximately 190' frontage along the CVE service road and approximately 31' on the 45 Drive side. The lot tapers to a point south of 45 Drive making it triangular; this end of the lot is not buildable. Christine Haider, Zoning Chair, read the Committee report of November 2, 2022. A committee vote was taken to approve the application resulting in 1 in favor and 3 opposed. The motion did not pass. The applicant's representative, Todd Dale, screen shared the plans of the proposed building. A discussion ensued regarding how the lot is irregular and is considered sliver development. Mr. Euler said that his civic, Auburndale Improvement Association, is opposed to the application. Mary Donahue said large, mature trees will be removed. A question and answer period followed. Mr. Dale said two trees will be removed and the City trees will remain. Benjamin Turner said the plans seem reasonable. Mr. Budabin asked if the plot was purchased with the intent to develop. Mr. Dale said he did not know the answer to Mr. Budabin's question, he added that this is not a self-created hardship. This is to build a one-family dwelling. The proposed square footage of the dwelling is a little over 1,630. This property has been owned by the applicant for about 10 years and is currently being used as a parking lot. Mr. Dale stated that the property is currently vacant. Paul DiBenedetto stated that this is sliver development, and he will not support. Stephan Popa was in support of the application. Christine Haider stated that the plans could change. Mr. Dale said once the BSA stamps the plans, the layout cannot change. Jessica Burke said it fits into the neighborhood. She suggested a rain garden in the area. A motion was made to approve the application by Mr. Popa. The motion was seconded by Ms. Burke. A roll call vote was taken resulting in 16 in favor and 20 opposed. The motion did not pass.

(In Favor - Michael Budabin, Jessica Burke, Susan Cerezo, Victor Dadras, Lourdes December, Elias Fillas, Jack Fried, George Hadjiconstantinou, John Kelly, Fleur Martino, Karen Mazza, George Mihaltses, Stephan Popa, Gunjan Rastogi, Benjamin Turner, Sam Wong - Opposed - Dawn Anatra, Adriana Aviles, Carmen Collado, Paul DiBenedetto, Mary Donahue, Henry Euler, Michelle Fields, Joan Garippa, Roy Giusetti, Michael Golia, Bernard Haber, Christine Haider, Laura James, Mohan Jethwani, Robert Liatto, Eileen Miller, Douglas Montgomery, Stephen Pivawer, Christina Scherer, Jyothi Sriram)

The meeting adjourned at 9:53 PM