

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

February 6, 2023

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

Maria Di Leone

Representing Congress Member Meng

Jon Gallo

Representing State Senator Liu

Suzanne Go

Representing Council Member Lee

Nicole Kiprilov

Representing Council Member Paladino

David Troise

Representing State Senator Stavisky

Malon Palacios

Representing Queens DA Katz

James Mongeluzo

Representing NYC Comptroller Lander

Vickie Paladino

City Council Member

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.

Mrs. Miller spoke regarding the passing of CB11 2nd Vice Chair, Christine Haider. Mrs. Haider was on the Board for over 30 years and served as Board Chair, 1st Vice Chair and 2nd Vice Chair. There was a brief pause for a moment in silence to honor Mrs. Haider.

PUBLIC PARTICIPATION

Jon Gallo, representing State Senator Liu, spoke regarding events sponsored by the Senator.

Marie Di Leone, representing Congress Member Meng, spoke regarding bills that the Congress Member has been working on.

Suzanna Go, representing Council Member Lee, spoke regarding events sponsored by the Council Member.

James Mongeluzo, representing NYC Comptroller Lander, spoke regarding tax rates for different areas. Information will be forwarded to the Board office. Mr. Budabin said this matter affects CB11 and requested that a committee meeting be scheduled with a presentation. Mr. Haber asked how close the 1981 Padavan Law is followed. There will be a committee meeting to discuss this matter.

Malon Palacios , Queens DA Katz, spoke regarding events sponsored by DA Katz.

David Troise, representing, State Senator Stavisky, said their office number is 718-445-0004.

ROLL CALL

Members Present

Dawn Anatra, Adriana Aviles, Michael Budabin, Jessica Burke, Susan Cerezo, Sharon Chin, Carmen Collado, Victor Dadras, Lourdes December, Paul DiBenedetto, Mary Donahue, Henry Euler, Mario Ferazzoli, Michelle Fields, Elias Fillas, Jack Fried, Albert Galatan, Joan Garippa, Roy Giusetti, Michael Golia, Rosemarie Guidice, Bernard Haber, George Hadjiconstantinou, Laura James, Mohan Jethwani, John Kelly, Jena Lanzetta, Yosef Lee, Robert Liatto, Fleur Martino, Karen Mazza, George Mihaltses, Eileen Miller, Douglas Montgomery, Akshar Patel, Wendy Pelle-Beer, Stephen Pivawer, Stephan Popa, Gunjan Rastogi, Christina Scherer, Jyothi Sriram, Benjamin Turner, Sam Wong

Members Absent

Lana Bind, Justin Chew, Omarr C. Evans, Christopher Fuentes-Padilla

ACCEPTANCE OF MINUTES

A motion was made to accept the minutes of the January 9, 2023, meeting by Mr. Popa. The motion was seconded by Ms. Collado. There was a correction to the attendance; Susan Cerezo was absent. A roll call vote was taken resulting in 38 in favor and 4 abstentions. The minutes were approved with one correction.

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

CHAIRPERSON'S REPORT

The scheduled committee meetings were announced. Board Member renewal applications are due by February 16th. Mr. Budabin announced that Board elections will be held at the March meeting. He also stated that he will not be pursuing the role as Chair. The Douglaston Zoning Committee report will be heard at the April meeting. Ms. Mazza asked about the process of the Board elections. Mr. Budabin said that formal nominations are made at the March meeting.

COMMITTEE REPORTS

Little Neck Zoning – BSA Cal No. 2019-16 BZII – 250-01 Northern Blvd. – An application to amend a special permit to enlarge an eating establishment with a drive-through. Joan Garippa, Committee Chair introduced Mr. Weisbard, representing the applicant, McDonald's Corporation. This restaurant is located on the northeast corner of Northern Blvd. and Marathon Parkway within a C1-2 commercial overlay (abutting R3-1 and R2A zones). The lot is estimated at 25, 000 sq. ft. The current special permit was granted June of 2021 and is due to expire June 2026. This permit needs to be amended to allow for a 583 sq. ft. horizontal enlargement. This will allow for the relocation of some refrigeration from the cellar to the main floor and reconfiguration of the drive-through. It will also create ADA accessibility and outside landscaping. Mr. Weisbard said that plans have been revised since the CB11 Little Neck Zoning Committee meeting. Signage will be

installed at the Marathon Parkway entrance that reads “Entrance Only” and striping added to show a right turn only. There will be a sign within the lot at the Marathon Parkway entrance that reads “This Is Not an Exit”. The menu boards will move slightly north. An impact study was performed. Charlie Miller, representing McDonald’s Corporation, stated that McDonald’s Corporation will conduct four follow-up visits to ensure that the establishment is in compliance. Discussion ensued on how this is a heavily trafficked area, and it was explained that the Committee requested the entrance only at Marathon Parkway. The outdoor play area will be removed, leaving only a few outdoor seats. There will be two menu boards and two drive-up windows. A few Board Members discussed how the play area should not be removed. A layer of traffic will be added if vehicles will have to circle around the building for the drive-through. There will be angled parking in the rear of the building. CM Paladino was concerned about traffic and said she will do an onsite visit. At the Zoning Committee meeting, there was a vote taken that resulted unanimously in favor of this application. It was once again discussed how the play area should remain. Mrs. Garippa made a motion to approve this application with conditions discussed at the Committee meeting; proper signage, Marathon Parkway entrance only sign, maintain landscaping, striping on the ground showing direction. The motion was seconded by Mr. Popa. A roll call vote was taken resulting in 27 in favor, 15 opposed and 1 present. The motion carried.

(In-favor - Dawn Anatra, Michael Budabin, Susan Cerezo, Sharon Chin, Carmen Collado, Lourdes December, Paul DiBenedetto, Mary Donahue, Mario Ferazzoli, Jack Fried, Albert Galatan, Joan Garippa, Roy Giusetti, Rosemarie Guidice, Bernard Haber, Laura James, John Kelly, Yosef Lee, Robert Liatto, George Mihaltses, Akshar Patel, Stephen Pivawer, Gunjan Rastogi, Christina Scherer, Benjamin Turner, Sam Wong – Opposed – Adriana Aviles, Jessica Burke, Victor Dadras, Henry Euler, Michelle Fields, Elias Fillas, Michael Golia, George Hadjiconstantinou, Jena Lanzetta, Fleur Martino, Karen Mazza, Eileen Miller, Douglas Montgomery, Stephan Popa, Jyothi Sriram – Present – Mohan Jethwani)

Public Relations – Fleur Martino, Committee Chair – A letter in support for Intro #0607-2022 to City Council Member Aviles. This would require the NYC Dept. of Parks and Recreation to collect data on community gardens and issue an annual report summarizing data collected. There are 550 community gardens City-wide and there is one within CB11. The Parks Dept. has advised Mr. Marziliano that a community garden will be added to the Louis Pasteur Park. The bocce ball court is not used and will be converted to a community garden. A motion was made to approve the letter by George Hadjiconstantinou. The motion was seconded by Stephan Popa. A roll call vote was taken resulting in 41 in favor and one present.

(In-favor - Dawn Anatra, Adriana Aviles, Michael Budabin, Jessica Burke, Susan Cerezo, Sharon Chin, Carmen Collado, Victor Dadras, Lourdes December, Paul DiBenedetto, Mary Donahue, Henry Euler, Mario Ferazzoli, Michelle Fields, Elias Fillas, Jack Fried, Albert Galatan, Joan Garippa, Roy Giusetti, Michael Golia, Rosemarie Guidice, Bernard Haber, George Hadjiconstantinou, Laura James, John Kelly, Jena Lanzetta, Yosef Lee, Robert Liatto, Fleur Martino, Karen Mazza, George Mihaltses, Eileen Miller, Douglas Montgomery, Akshar Patel, Wendy Pelle-Beer, Stephen Pivawer, Stephan Popa, Gunjan Rastogi, Christina Scherer, Jyothi Sriram, Benjamin Turner, Sam Wong – Present - Mohan Jethwani)

Ad-Hoc Committee – Henry Euler, Committee Chair – Mayor Adams “Get Stuff Built” proposal. There was a committee meeting on January 31, 2023, to discuss the draft of two letters. The first letter was to the Mayor regarding the proposal to build quickly without public input. The letter concentrated on how there will be no public review on how buildings are built and there must be a process when a building is being constructed. The second letter is to the Governor regarding the proposal to help the affordable housing crisis by building Accessory Dwelling Units. Other points

included in the letter are the exclusion of home rule, transit-oriented development, and blanket amnesty for illegal conversion. This proposal is State-wide and included in the budget. This proposal should be eliminated from the budget for public review. This is not a transparent process. At the Committee meeting there was a vote taken that resulted unanimously in favor to forward letters. A motion was made to approve both letters as written by Mr. Popa. The motion was seconded by Ms. James. The motion was amended to add the Speaker of the House to the list of receiving a copy. CM Paladino stated she is opposed to the Governor's proposal. Discussion ensued on how this proposal does not properly help the housing crisis and how the Governor sneaking this into the budget is wrong. There is no money slotted for the increased population. Mr. Turner said that he does not see the danger. There is a housing crisis, and we need to do everything we can to increase housing. A roll call vote was taken resulting in 36 in favor, 5 opposed and 1 abstention. The motion carried.

(In-favor - Dawn Anatra, Adriana Aviles, Michael Budabin, Jessica Burke, Susan Cerezo, Sharon Chin, Carmen Collado, Victor Dadras, Lourdes December, Paul DiBenedetto, Mary Donahue, Henry Euler, Mario Ferazzoli, Michelle Fields, Elias Fillas, Jack Fried, Albert Galatan, Joan Garippa, Roy Giusetti, Michael Golia, Rosemarie Guidice, Bernard Haber, Laura James, Jena Lanzetta, Yosef Lee, Robert Liatto, Fleur Martino, Karen Mazza, George Mihaltzes, Eileen Miller, Douglas Montgomery, Akshar Patel, Wendy Pelle-Ber, Stephen Pivawer, Gunjan Rastogi, Christina Scherer, Jyothi Sriram, - Opposed – George Hadjiconstantinou, John Kelly, Stephan Popa, Benjamin Turner, Sam Wong – Abstained - Akshar Patel)

The meeting adjourned at 9:34 PM