

MINUTES OF COMMUNITY BOARD 11
GENERAL BOARD MEETING

April 7, 2025

Paul DiBenedetto – Chair

PRESENT AT MEETING

CB 11 Staff:

Joseph Marziliano – District Manager

Christina Coutinho – Community Associate

Elected Officials and/or Representatives:

Patrick Jordan	Representing the Queens Borough President
Evelyn Mallo	Representing Council Member Paladino
Jon Gallo	Representing State Senator Liu
Lucia Parades	Representing Council Member Ung
Jess Mueller	Representing Assembly Member Braunstein
Kate Boehme	Representing Queens DA Katz
Sila Asa	Representing Council Member Lee
Megan Yuan	NYC Mayor’s Office
Maria DiLeone	Representing Congress Member Meng

NYPD

PO Corey– Community Affairs Unit 111th Precinct

The meeting was called to order at 7:34 PM by Chair, Paul DiBenedetto.

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

PUBLIC PARTICIPATION

Camille Dee spoke regarding NYC Council Bill Intro 1096. This bill would amend the administrative code to preserve health care choices for retirees. She requested the Board pass a resolution to help pass this Bill. Mr. DiBenedetto said that a Government Affairs Committee meeting will be scheduled.

Dave Solano spoke regarding the US Postal Services lack of securing the relay boxes (olive-green mailboxes) and check washing fraud. Mr. DiBenedetto said he would reach out to Congress Members, Tom Suozzi and Grace Meng.

ROLL CALL

Members Present

Adriana Aviles, Lana Bind, Jessica Burke, Sharon Chin, Victor Dadras, Paul DiBenedetto, Henry Euler, Mario Ferazzoli, Michelle Fields, Jack Fried, Joan Garippa, Michael Golia, C. Kevin Green, George Guan, Vanessa Guest, Rosemarie Guidice, George Hadjiconstantinou, Melanie Harster, Tim Hao, Zhengyu Kang, Bernadette Kelly, Travis Kessel, Jena Lanzetta, Matthew Mamak, Karen Mazza, George Mihaltses, Eileen Miller, Kenneth O'Keefe, Stephen Pivawer, Gunjan Rastogi, Megan Rha, David Ro, Ralph Ruiz, Amesh Sarecha, Christina Scherer, Jyothi Sriram, John Sullivan, Eileen Taylor, David White, Sam Wong

Members Absent

Dilcia Erazo, C. Omarr Evans, Elias Fillas, Laura James, Mohan Jethwani, Fleur Martino, Athena Wu, Mina Youn

Public Participation resumed.

Lucia Parades spoke regarding upcoming events.

Maria DiLeone spoke regarding upcoming events.

Patrick Jordan spoke regarding upcoming events.

Jess Mueller spoke regarding upcoming events.

Sila Asa spoke regarding upcoming events.

Evelyn Mallo spoke regarding upcoming events.

Megan Youn gave an update on the Mayor's events.

Jon Gallo spoke regarding upcoming events.

PO Corey gave the monthly crime statistics.

ACCEPTANCE OF MINUTES

A motion was made to accept the minutes of the March 2025 meeting by George Hadjiconstantinou. The motion was seconded by Joan Garippa. There were no corrections or additions. A vote by show of hands was taken resulting in 40 in favor and 0 opposed. The minutes were approved as written.

(In-favor -- Adriana Aviles, Lana Bind, Jessica Burke, Sharon Chin, Victor Dadras, Paul DiBenedetto, Henry Euler, Mario Ferazzoli, Michelle Fields, Jack Fried, Joan Garippa, Michael Golia, C. Kevin Green, George Guan, Vanessa Guest, Rosemarie Guidice, George Hadjiconstantinou, Melanie Harster, Tim Hao, Zhengyu Kang, Bernadette Kelly, Travis Kessel, Jena Lanzetta, Matthew Mamak, Karen Mazza, George Mihaltses, Eileen Miller, Kenneth

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CHAIRPERSON'S REPORT

James Douglas Montgomery (Doug), formerly of Douglas Manor, passed away on Monday, March 24, 2025, in Erie, PA, following a lengthy illness. He was born June 6, 1964, in Goshen, NY. Doug earned a BS in Real Estate Management at SUNY Brockport. His work earned him title as Broker and owner of several businesses, the latest one being Home NY Real Estate, in Douglaston. You had no choice but to drive past it, entering the Manor. He was a 22-year member of LIBOR (Long Island Board of Realtors), where he chaired many committees and received the Long Island Board of Realtors Community Service Award in 2012. Doug served 17 years as a Community Board 11 Member, serving as Chair of the Library Committee, Landmarks Committee, and the all-important Douglaston /Little Neck Zoning Committee where he remained steadfastly committed to preserving the contextual nature and quality of life of his hometown community. He was a longtime supporter of Little Neck and Douglaston community events. One could see him shoveling people's houses, cutting lawns and dropping off Christmas cookies to friends. Being a Lay Eucharistic minister for Zion Episcopal Church in Douglaston meant that he was closely connected to those who could not get out, and to share a prayer. His hobbies were fishing, gardening, grilling for his Jets tailgate parties, and being an excellent cook and baker to his family and friends. Doug was a collector of Indentures, the Navajo Nation community (whom he would fundraise for), genealogy, and a past sailing team member who also cooked on sailboats for the crew. His favorite pastime was working with the Douglaston Garden Club. Not only was he a member, but he was also the first male President for five years as well as Vice President for two years. Here, Doug was honored to be in the NYS Book of Recognition for Outstanding Service, being the first male ever given this award. Doug was also a committed member and Co-Chair of the Little Neck-Douglaston Memorial Day Parade for five years. He received the Chairman's Award in 2008 volunteering at fundraisers and making zeppole for the St. Anastasia's (Divine Wisdom) Carnival. He was Lions Club Man of the Year 2012, Man of the Year for the parade, and King of Queens for Community Service. Doug was a huge Deadhead who collected Grateful Dead artwork, memorabilia, and was co-owner of a major Rock & Roll music photography collection. He was a member of the Scottish American Society of NYC. There are many pictures of him floating around, wearing a kilt! He is survived by his wife, two sons, his mother, four siblings, two stepsiblings and several nieces and nephews. Doug was very generous with his time, praise, smiles, resources and putting his back into getting things done. Though I knew him for a while, I became close with him over the past 5 years. He was a huge supporter of my band, whose infectious joy would get the whole room dancing whenever he was there. I'm sorry Doug we didn't play even more Dead songs for you, but we play a mix of music, not just "Jerry and Bobby" songs. We would talk on the phone every week and over the last few years, I saw his health gradually decline. But outwardly, he never let it get him down. He just kept moving forward. After much deliberation, he moved faraway upstate along Lake Erie, early in the year to take care of his mom. I was not entirely surprised when I got news that he passed away. He wasn't answering calls and texts anymore, which was not a Doug thing to do. In closing, Doug is one of those people who strived to leave his community better than he found it. As civic minded people, we should all be like Doug.

There was a moment of silence for James Douglas Montgomery.

PRESENTATION

Queens District Attorney, Bureau Chief William Jorgensen gave a lengthy presentation on deed fraud. He stated that deed (title to your home) fraud is when someone steals your property. Registering with ACRIS (Automated City Register Information System) will alert a homeowner if there is a deed change. Chief Jorgensen also spoke regarding squatter rights. More information can be given by contacting info@queensda.org or call 718-286-6673.

Mr. DiBenedetto paused the presentation segment to introduce the newly appointment Board Members: Dilcia Erazo (absent), C. Kevin Green, George Guan, Vanessa Guest, Melanie Harster, Zhengyu Kang, Bernadette Kelly, David Ro.

Mr. DiBenedetto said an email will be sent regarding Committee assignments. There will be changes with Committee Chairs since Board Members have left the Board.

Presentation segment resumed.

Robin Glenn, Program Director for the Northern Blvd. Women's Shelter, spoke regarding the women's shelter on Northern Blvd in Douglaston. Mr. Dadras asked Ms. Glenn if she would take questions from the audience. Ms. Glenn said that the shelter opened May of 2023 and 51 women have been placed in permanent housing and in the next three months, 24 women will be leaving for permanent housing. Ms. Glenn said if there are any comments, concerns or complaints to please contact her. The Board office has Ms. Glenn's number. There was a question and answer period that followed. Karen Mazza spoke very highly of Ms. Glenn and stated how her dedication and service has helped women in need.

Susan Cerezo, a former Board member, spoke regarding her time as a CB11 Board Member. Mr. DiBenedetto thanked Ms. Cerezo and all the Board Members for their community service.

Daniel Jeong representing Con Ed spoke regarding customer programs & bill assistance. Mr. Jeong said that Con Ed is asking for rates to increase; before Con Ed can increase rates there are several steps to follow. He said that 30% of the charge is taxes that Con Ed is charged by the government. By 2050 mostly all gas usage will be electric. He spoke regarding solar energy panels and climate laws. For more information go to climate.ny.gov. Mr. Jeong said if you want to save money on your bill, use less. A question and answer period followed.

COMMITTEE REPORT

Parks – Paul DiBenedetto, Committee Chair, discussed a presentation given at the Park's Committee meeting by Ms. Dinegar. This was regarding Van Nostrand Court Homeowners Association's request to support converting these two open spaces, known as Block 8261, lots 81 and 70, into New York City Parks Department Green Thumb Gardens. The process of transferring ownership was discussed, including the right of first refusal by the NYC Economic Development Corporation (EDC) and the involvement of the NYC Department of Citywide Administrative Services (DCAS). This will be voted on by the full Board at the May meeting. At the Committee meeting, there was also a presentation for the proposed reconstruction of the Buz O'Rourke Park in Bayside. The school (PS 41) is not involved in the reconstruction of this park. Adriane Aviles pointed out an error in the Park's Committee report which Mr. Marziliano said he would correct. A motion was made to approve this proposal by Travis Kessel. The motion was seconded by Matthew Mamak. A roll call vote was taken resulting in 35 in favor and 0 opposed.

(In-favor — Adriana Aviles, Jessica Burke, Sharon Chin, Victor Dadras, Paul DiBenedetto, Henry Euler, Mario Ferazzoli, Michelle Fields, Jack Fried, Joan Garippa, Michael Golia, C. Kevin Green,

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The meeting adjourned at 9:45 PM.