

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

*December 2, 2024  
Paul DiBenedetto – Chair*

**PRESENT AT MEETING**

*CB 11 Staff:*

Joseph Marziliano – District Manager

Christina Coutinho – Community Associate

*Elected Officials and/or Representatives:*

Jess Mueller

Representing Assembly Member Braunstein

Lucia Panedes

Representing Council Member Ung

Evelyn Mallo

Representing Council Member Paladino

Sila Asa

Representing Council Member Lee

Marie DiLeone

Representing Congress Member Meng

Jamilla Uddin

Representing Assembly Member Rozic

Patrick Jordan

Representing Queens Borough President Richards

Kate Boehme

Representing Queens DA Katz

Jon Gallo

Representing State Senators Liu

*NYPD:*

PO Tom Corey – 111<sup>th</sup> Precinct Community Affairs Unit

The meeting was called to order at 7:33 PM by Chair, Paul DiBenedetto.

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

**PUBLIC PARTICIPATION**

Justin Chew spoke regarding a free holiday event open to the public at KCS on December 14<sup>th</sup>.

**The following speakers spoke regarding the Windsor Park application to City Planning for a Height Authorization:**

Cheryl Fruchter was in favor and stated that one 7-story building is out of the way and is better than two 4-story buildings.

Joseph Kuceluk was opposed and stated that there are not enough parking spaces, and this location is a hazard for emergency vehicles.

David Strauser was in favor and stated that one building will preserve the park like setting.

Maureen Heney was in favor and stated that one building is better than two.

Karen Schlachter was opposed and stated that this will increase vehicular traffic.

Ira Frelman was in favor and stated this will keep everything symmetrical.

Michael Goodman was in favor and stated that one building, 7-stories will not have a negative impact on the campus.

Andy Falkin was in favor and stated that one building preserves the area.

Louis Taxin was in favor and stated that this will help the shareholders financially.

Mark Cahn was in favor and stated that the 7-story building will match the community.

Mark Kudas was in favor and stated that one building is better than two buildings.

Ron Brodsky was in favor and stated that the financial gain is needed moving forward.

Paul Manheimer was opposed and stated air and noise pollution will increase.

Jiannong Deng was opposed and stated that a 7-story building blocks the view from her building.

Jaye Solmowitz was opposed and stated that traffic will increase on Richland Avenue.

Benjamin Solmowitz was opposed and stated that trees will die on the Vanderbilt Motor Parkway.

Beverly Fish was in favor and stated that revenue is need for the future of the co-op or there could be financial challenges.

Jerry Gelband was in favor and stated that one building saves greenspace and is affordable.

Dan Friedman was in favor and stated that this is the best location for a building.

Joe Koerner was opposed and stated that the building will look out of place and 210<sup>th</sup> Street will have increased traffic.

Lilly Fu was opposed and stated that the view of the trees will be ruined.

**The following speakers were elected official representatives:**

Jess Mueller spoke regarding upcoming events.

Lucia Panedes spoke regarding upcoming events.

Jamilla Uddin spoke regarding upcoming events.

Sila Asa spoke regarding upcoming events.

Patrick Jordan said that the 2025 Community Board Member application period opens January 1, 2025.

Kate Boehme announced issues the Queens DA is working on.

Evelyn Mallo spoke regarding upcoming events.

John Gallo spoke regarding upcoming events.

PO Corey gave the monthly crime stats for the 111<sup>th</sup> Precinct District.

## **ROLL CALL**

### *Members Present*

Lana Bind, Susan Cerezo, Sharon Chin, Carmen Collado, Victor Dadras, Paul DiBenedetto, Henry Euler, Mario Ferazzoli, Michelle Fields, Elias Fillas, Jack Fried, Albert Galatan, Joan Garippa, Michael Golia, Rosemarie Guidice, George Hadjiconstantinou, Tim Hao, Mohan Jethwani, Jena Lanzetta, Robert Liatto, Matthew Mamak, Fleur Martino, Karen Mazza, George Mihaltses, Eileen Miller, Kenneth O'Keefe, Stephen Pivawer, Ann Puckett, Gunjan Rastogi, Megan Rha, Ralph Ruiz, Seihee Ryu, Amesh Sarecha, Christina Scherer, Jyothi Sriram, John Sullivan, Eileen Taylor, Benjamin Turner, David White, Mina Youn

### *Members Absent*

Adriana Aviles, Michael Budabin, Jessica Burke, C. Omarr Evans, Laura James, Travis Kessel, Akshar Patel, Sam Wong, Athena Wu

## **ACCEPTANCE OF MINUTES**

A motion was made to accept the minutes of the November 2024 meeting by Matthew Mamak. The motion was seconded by Joan Garippa. A voice vote was taken resulting 39 in favor and 1 abstention. The minutes were approved as written.

*(In-favor - Lana Bind, Susan Cerezo, Sharon Chin, Victor Dadras, Paul DiBenedetto, Henry Euler, Mario Ferazzoli, Michelle Fields, Elias Fillas, Jack Fried, Albert Galatan, Joan Garippa, Michael Golia, Rosemarie Guidice, George Hadjiconstantinou, Tim Hao, Mohan Jethwani, Jena Lanzetta, Robert Liatto, Matthew Mamak, Fleur Martino, Karen Mazza, George Mihaltses, Eileen Miller, Kenneth O'Keefe, Stephen Pivawer, Ann Puckett, Gunjan Rastogi, Megan Rha, Ralph Ruiz, Seihee Ryu, Amesh Sarecha, Christina Scherer, Jyothi Sriram, John Sullivan, Eileen Taylor, Benjamin Turner, David White, Mina Youn – Abstain – Carmen Collado)*

## **CHAIRPERSON'S REPORT**

- 1) The Board office received a letter from the NYS Office of Cannabis Management (OCM) for Canna Budda Corp. located at 215-46 39<sup>th</sup> Avenue. OCM approved the granting of an adult dispensary after the Public Safety and Licensing Committee unanimously rejected this application and so did local elected officials. Local elected officials wrote letters to OCM rejecting this application. I spoke with Assembly Member Braunstein today and he is very upset with the decision. He said he will do what he can to remove this approval. Canna Budda will need a variance to build a commercial store in a residential zoned area.
- 2) We are very sad to announce the passing of Aline Euler, the sister of Henry Euler. Aline Euler was a leader in the northeast Queens community for many years as an educator and the preservation of Alley Pond Park which she loved dearly. Aline was the Education Director at APEC for 1978-2014. She was also a naturalist and knew everything there was to know about fauna and flora that exists in the Alley, the area's geographic history. In 2012 she received the Earth Day award from the Queens Chapter of the United Nations Associations. Aline had a huge and generous heart; she was a dear friend and a great source of inspiration to me on my own journey. She will be greatly missed. There was a moment of silence in her honor.

- 3) The vote for City of Yes Housing Opportunity is this Thursday. This is the last chance for civic activists to advocate to City Council Members on this matter.

### **BOARD MEMBER NEW BUSINESS**

Eileen Miller spoke regarding the Bayside Hills Civic Association annual Holiday Lighting event.

Henry Euler gave the BSA application updates.

Jena Lanzetta spoke regarding the Northwest Bayside Civic annual Holiday Lighting event.

Victor Dadras spoke regarding the DLDC winter festival.

### **PUBLIC HEARINGS**

**Windsor Park Co-op Zoning Height Authorization** - *An application to the City Planning Commission for relief to build a 71' tall residential building on the Windsor Park campus.* Central/South Bayside Zoning Chair, Eileen Miller, reviewed the committee report of November 21, 2024. This application is for the height authorization to build a 7-story building with 80 units consisting of 2-3 bedrooms and two baths. Two four-story buildings could be built on the property as of right. The proposed building will be on southwest corner of the campus and would replace a 43-space parking lot. One of the two 4-story buildings would be at this site, and the other would be at the north side of the campus. There are already two, 7-story buildings on the site and the proposed building would be slightly higher. The Committee voted against the application by a roll call vote resulting in 4 yes, 6 no and 2 abstentions.

The applicant's representative, Michael Zoltan and Windsor Park Co-op Board President, Larry Kinitsky, gave a presentation showing the location of the proposed building. Mr. Kinitsky reviewed the difference between building one 7-story building instead of two 4-story buildings (as-of-right). Windsor Park sits on 46 acres. There are almost 2,000 parking spaces on campus. This proposal will add 80 units and is almost a must to keep Windsor Park an affordable housing option. Without this proposal, maintenance will most likely increase. Building two buildings to gain 80 units is a waste of money. Mr. Zoltan reviewed the site plan. The building will match the other buildings. Trees will be removed, and new trees will be planted. If this application is not approved, a 4-story building will be built and that will also create the same shadowing as a 7-story building. Having one construction and staging sight is better than two. Economically, one building makes sense for the shareholders.

There was a question-and-answer that period followed with the Board Members asking: one building will have an obstructed view, the co-op needs to inform the shareholders better, where will new trees be planted? New trees will be planted around the proposed building. There were meetings with shareholders and several people attended. Mr. Kinitsky said if the proposed building was approved, a second building would not be built in the future; it would not make sense. There are 130 parking spaces that are available for rent. Did the Co-op Board approve this application? Mr. Kinitsky stated that the Co-op Board unanimously approved in favor. It was never put before the shareholders; that is what the Board is for. Two Board Members will be impacted by this proposal. They will abstain from the vote. There are two other buildings on campus that are the same height. Trees and tree roots on the Vanderbilt Motor Parkway will be preserved. Building two 4-story buildings will take away greenspace. To build a higher building of 8-9 stories would not conform with the other buildings on campus.

A motion was made to approve the application by Mohan Jethwani. The motion was seconded by Joan Garippa. A lengthy discussion ensued with concerns of how the building will block the view,

parking on Richland Avenue and other nearby residential streets, damage to the Vanderbilt Motor Parkway (VMP), overcrowding schools with additional families moving in and increased maintenance charges. Board Members that voted no at the Committee meeting explained why they voted no; Mr. Euler said there was not enough information, and he wanted to hear from the shareholders. Ms. Martino stated that many people were not able to voice their opinion and were cut off to speak because it was a holiday weekend. Mr. Galatan voted no because of the traffic on Richland Avenue and how a 7-story building will negatively impact the VMP. Robert Liatto thought two 4-story buildings would be better. Lana Bind voted no because of the negative impact to the residential area, the VMP and how the shareholders should have been more involved. David White was voting in support for the co-op board and the shareholders. Eileen Miller said it would set a precedent for other co-ops. Ms. Martino wanted to present photos that, in her opinion, would show a different view than what the applicant presented earlier. The Chair denied this request because this was not requested prior to the Public Hearing and should have been submitted beforehand. He asked Ms. Martino to make a statement. She said that the Committee voted down the proposal. She spoke regarding the cost of the building and how shareholders are worried that maintenance will be increasing. She stated that 210<sup>th</sup> Street cannot handle the increase of traffic. The VMP view will be blocked completely. Trees on the VMP will be killed. The proposed building will be very close to building 18 and 19. Emergency service vehicles will not be able to pass during and after construction. Schools will not be able to handle the increase of students. There are other areas on campus to build; the dead end is not safe. In her opinion, this is just like the City of Yes, and she asked the Board to follow the thoughts of the Committee (Ms. Martino must abstain from voting on this application). Mr. DiBenedetto said he is anti-development, that is why he moved to the area. But in his opinion, this is an exception because they will build two, 4-story buildings, one on the south side and one on the north middle side. Mr. DiBenedetto viewed the campus and thought it was beautiful. He does not want to see a building in the middle; the open space is beautiful. One building financially makes sense. The Board is voting on a height variance. Mr. Dadras said one 7-story building has less of an impact than 2 buildings. A roll call was taken resulting in 24 in favor, 14 opposed and 2 abstained. The motion carried.

*(In-favor* - Susan Cerezo, Sharon Chin, Victor Dadras, Paul DiBenedetto, Mario Ferazzoli, Michelle Fields, Elias Fillas, Jack Fried, Michael Golia, Rosemarie Guidice, George Hadjiconstantinou, Mohan Jethwani, Jena Lanzetta, George Mihaltses, Gunjan Rastogi, Megan Rha, Ralph Ruiz, Seihee Ryu, Amesh Sarecha, Christina Scherer, Eileen Taylor, Benjamin Turner, David White, Mina Youn – *Opposed* – Lana Bind, Carmen Collado, Henry Euler, Albert Galatan, Joan Garippa, Tim Hao, Robert Liatto, Matthew Mamak, Karen Mazza, Eileen Miller, Kenneth O’Keefe, Ann Puckett, Jyothi Sriram, John Sullivan – *Abstain* – Fleur Martino, Stephen Pivawer)

The meeting adjourned at 9:45 PM