

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

June 2, 2025

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 Paredes	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
James Mongeluzo	Representing NYC Comptroller Lander
Megan Youn	NYC Mayor’s Office of Community Affairs

NYPD:

PO Tom Corey – 111th Precinct Community Affairs Unit

City Agencies

Dept. of Environmental Prevention (DEP) – Queens Commissioner Alfonso Lopez

The meeting was called to order at 7:35 PM by Chair, Paul DiBenedetto.

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

PUBLIC PARTICIPATION

Yang Lin addressed the need for traffic control at P.S. 94 in Douglaston. This topic will be addressed at the next CB11 Transportation Committee meeting.

David Kupferberg spoke regarding the Queens Bus Network Redesign. He is opposed to the MTA’s proposed changes and suggested alternative solutions.

The following speakers were elected official representatives:

Jess Mueller spoke regarding upcoming events.

Jamilla Uddin spoke regarding upcoming events.

Sila Asa spoke regarding upcoming events.

Patrick Jordan spoke regarding upcoming events.

Kate Boehme announced issues the Queens DA is working on.

Evelyn Mallo spoke regarding upcoming events.

Jon Gallo spoke regarding upcoming events.

Megan Youn spoke regarding upcoming events.

Marie DiLeone spoke regarding upcoming events.

Lucia Paredes spoke regarding upcoming events.

James Mongeluzo spoke regarding current issues the Comptroller is working on.

PO Corey gave the monthly crime stats for the 111th Precinct District.

Megan Youn gave an update on upcoming events.

Alfonso Lopez, Queens DEP Commissioner, outlined seasonal preparations focusing on flooding, infrastructure, and personal prevention measures. He explained the City's sewer system and how it handles stormwater. He encouraged residents to review their insurance coverage.

ROLL CALL

Members Present

Jessica Burke, Sharon Chin, Paul DiBenedetto, Dilcia Erazo, Henry Euler, C. Omarr Evans, Mario Ferazzoli, Jack Fried, Joan Garippa, Michael Golia, C. Kevin Green, George Guan, Vanessa Guest, George Hadjiconstantinou, Melanie Harster, Laura James, Zhengyu Kang, Jena Lanzetta, Matthew Mamak, Fleur Martino, George Mihaltses, Eileen Miller, Stephen Pivawer, Gunjan Rastogi, Megan Rha, David Ro, Ralph Ruiz, Christina Scherer, Jyothi Sriram, John Sullivan, Eileen Taylor, David White, Sam Wong, Mina Youn

Members Absent

Lana Bind, Victor Dadras, Michelle Fields, Elias Fillas, Rosemarie Guidice, Tim Hao, Mohan Jethwani, Bernadette Kelly, Travis Kessel, Karen Mazza, Kenneth O'Keefe, Amesh Sarecha, Athena Wu

ACCEPTANCE OF MINUTES

A motion was made to accept the minutes of the May 2025 meeting by Jack Fried. The motion was seconded by Christina Scherer. A roll call vote was taken resulting in 34 in favor, 0 opposed and 1 present. The minutes were approved as written.

(In-favor – Jessica Burke, Sharon Chin, Paul DiBenedetto, Dilcia Erazo, Henry Euler, C. Omarr Evans, Mario Ferazzoli, Jack Fried, Joan Garippa, Michael Golia, C. Kevin Green, George Guan, Vanessa Guest, George Hadjiconstantinou, Melanie Harster, Laura James, Zhengyu Kang, Jena Lanzetta, Matthew Mamak, George Mihaltses, Eileen Miller, Stephen Pivawer, Gunjan Rastogi,

CHAIRPERSON'S REPORT

- 1) There will be a reconfiguration of committee chairs to build strength ahead of the mandatory term limits on 2027-2028, which will affect two-thirds of the Board's members.
- 2) It is important for Committee members to attend Committee meetings. There has been a lack of attendance.
- 3) C. Omarr Evans, the Pastor of the Community Baptist Church, was honored for 10 years of leadership along with the Church's 100th year anniversary.
- 4) The Bayside BID will conduct their annual food and music festival.
- 5) There are no CB11 general meetings in July and August but there will be committee meetings as needed.
- 6) The street co-naming for late former Board Chair, Christine Haider, took place. Eileen Miller submitted the following statement for the minutes: "Community Members and Elected Officials gathered Saturday in Christine's honor for a street co-naming. Christine tirelessly advocated for our community, championing regulation and serving on various committees. Her dedication, investing in community issues and constant meeting attendance instilled confidence in her leadership. Her legacy includes decades of service at St. Kevin's with the Sea Cadets, her faith as a member of Knights Templar and Knighthood in Jerusalem. There are letters from Henry Euler, Auburndale Improvement Association, Joseph Marziliano and Paul DiBenedetto, this gesture is a small but significant way to make sure her memory lives on. Thank you to everyone who showed their love to Christine. Best regards, Dr. Miller."

BOARD MEMBER NEW BUSINESS

Henry Euler gave the BSA application updates.

George Hadjiconstantinou spoke regarding two upcoming events.

Jena Lanzetta announced the summer events in the district.

David White inquired about summer meetings and assignment expectations.

PUBLIC HEARINGS

BSA Cal. No. 2025-08BZ - *An application to the Board of Standards and Appeals for a special permit to construct a mixed-use residential and commercial building on a former site of a gas station located at 184-17 Horace Harding Expressway.* Elyse Foladare, representing the applicant, stated that the proposal is for a 6-story building with residential units and 3,500 sq. ft. of retail space. There will be 31 units comprised of studios, one-bedroom and two-bedroom apartments. There will be a 485X tax abatement which will require 20% of the building's units to be affordable housing. There is no requirement for parking spaces. The Committee Chair, Jena Lanzetta and Co-Chair Sam Wong, reviewed the Committee report of May 20, 2025. The Committee voted unanimously in opposition to this proposal. The Committee recommended the following conditions: 1) Add terracing on the north side to allow daylight. 2) The need for additional parking. 3) The building should be lower. 4) There should be less units in the building. 5) The architecture style should match the neighboring hotels. Discussion ensued regarding the height of the building, infrastructure, environmental reports, parking, and traffic flow. A motion was made to approve the application as presented by the applicant by Henry Euler. The motion was seconded by David White. Discussion ensued on the motion. It was mentioned that housing

is needed. This property is the site of a former gas station and there is no parking. A roll call vote was taken resulting in 4 in favor, 27 opposed, 2 present, and 1 abstention. The motion was denied.

(In-favor – Jessica Burke, Sharon Chin, George Hadjiconstantinou, Melanie Harster - Opposed – Paul DiBenedetto, Dilcia Erazo, Henry Euler, C. Omarr Evans, Mario Ferazzoli, Jack Fried, Joan Garippa, Michael Golia, C. Kevin Green, George Guan, Vanessa Guest, Laura James, Zhengyu Kang, Jena Lanzetta, Matthew Mamak, George Mihaltzes, Eileen Miller, Stephen Pivawer, Megan Rha, David Ro, Ralph Ruiz, Christina Scherer, Jyothi Sriram, John Sullivan, Eileen Taylor, Sam Wong, Mina Youn - Present – Fleur Martino, Gunjan Rastogi - Abstain – David White)

A motion was made to accept the application as presented with five conditions recommended at the Committee meeting by Henry Euler. The motion was seconded by Joan Garippa. There was a question and answer period that followed. A roll call vote was taken resulting in 13 in favor, 20 opposed and 1 present. The motion was denied.

(In-favor – Jessica Burke, Sharon Chin, Dilcia Erazo, Henry Euler, C. Omarr Evans, Jack Fried, Vanessa Guest, George Hadjiconstantinou, Laura James, Gunjan Rastogi, Megan Rha, David Ro, Eileen Taylor – Opposed – Paul DiBenedetto, Mario Ferazzoli, Joan Garippa, Michael Golia, C. Kevin Green, George Guan, Melanie Harster, Zhengyu Kang, Jena Lanzetta, Matthew Mamak, George Mihaltzes, Eileen Miller, Stephen Pivawer, Ralph Ruiz, Christina Scherer, Jyothi Sriram, John Sullivan, David White, Sam Wong, Mina Youn - Present – Fleur Martino)

COMMITTEE REPORTS

Parks Committee – Paul DiBenedetto, Committee Chair, reviewed the Committee report of May 22, 2025. The NYC Dept. of Parks and Recreations (DPR) is proposing a capital reconstruction project for the Telephone Playground located at 75 Avenue between 217 Street and Bell Blvd. adjacent to P.S. 205, Alexander Graham Bell School. This proposal will maximize play value with updated equipment, added seating, consolidating of the water play area, and measured shade in the middle of the playground. Spray showers will be replaced, sidewalks will be repaved, the ADA accessible entrance ramps will be re-graded and interactive games will be added. There was a question and answer period. A motion was made by Paul DiBenedetto to approve the proposed reconstruction. The motion was seconded by Jack Fried. A roll call vote was taken resulting in 32 in favor, 0 opposed and 2 present. The motion carried.

(In-favor – Jessica Burke, Sharon Chin, Paul DiBenedetto, Dilcia Erazo, Henry Euler, C. Omarr Evans, Mario Ferazzoli, Jack Fried, Joan Garippa, Michael Golia, C. Kevin Green, George Guan, Vanessa Guest, George Hadjiconstantinou, Melanie Harster, Laura James, Zhengyu Kang, Jena Lanzetta, Matthew Mamak, George Mihaltzes, Eileen Miller, Stephen Pivawer, Megan Rha, David Ro, Ralph Ruiz, Christina Scherer, Jyothi Sriram, John Sullivan, Eileen Taylor, David White, Sam Wong, Mina Youn - Present – Fleur Martino, Gunjan Rastogi)

The meeting adjourned at 9:47 PM