

MINUTES OF COMMUNITY BOARD 11
GENERAL BOARD MEETING

May 5, 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
Alexis Winters	Representing Council Member Paladino
Lucia Paredes	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
Jamilla Uddin	Representing Assembly Member Rozic

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

Andy Radovic spoke regarding how the US Postal Mailbox at 203-05 32nd Avenue is not being replaced after being knocked down by a car. A petition with 50 signatures is required for consideration to replace.

Kate Boehme spoke regarding the take down of an illegal cannabis shop that was shut on Woodhaven Blvd. Illegal cannabis shops should be reported to the Queens DA’s office at 718-286-6503 or email at cannabistips@queensda.org.

Lucia Parades spoke regarding upcoming events.

Maria DiLeone spoke regarding upcoming events.

Evelyn Mallo spoke regarding upcoming events.

Sila Asa spoke regarding upcoming events.

Jess Mueller spoke regarding upcoming events.

Patrick Jordan spoke regarding upcoming events.

PO Corey gave the monthly crime statistics. The Community Police Council Meeting is every first Tuesday of the month.

ROLL CALL

Members Present

Adriana Aviles, Lana Bind, Jessica Burke, Sharon Chin, Victor Dadras, Paul DiBenedetto, Dilcia Erazo, Henry Euler, C. Omarr Evans, Mario Ferazzoli, Michelle Fields, Elias Fillas, Jack Fried, Joan Garippa, Michael Golia, George Guan, Vanessa Guest, Rosemarie Guidice, Melanie Harster, Tim Hao, Laura James, Mohan Jethwani, Zhengyu Kang, Bernadette Kelly, Travis Kessel, Jena Lanzetta, Matthew Mamak, Karen Mazza, Eileen Miller, Stephen Pivawer, Gunjan Rastogi, Megan Rha, David Ro, Ralph Ruiz, Christina Scherer, Jyothi Sriram, John Sullivan, Eileen Taylor, David White, Sam Wong, Athena Wu

Members Absent

C. Kevin Green, George Hadjiconstantinou, Fleur Martino, George Mihaltses, Kenneth O’Keefe, Amesh Sarecha, Mina Youn

ACCEPTANCE OF MINUTES

A motion was made to accept the minutes of the April 2025 meeting by Mario Ferazzoli. The motion was seconded by C. Omarr Evans. There were no corrections or additions. A vote by show of hands was taken resulting in 40 in favor, 1 opposed and 1 abstention. The minutes were approved as written.

(In-favor - Adriana Aviles, Lana Bind, Jessica Burke, Sharon Chin, Victor Dadras, Paul DiBenedetto, Dilcia Erazo, Henry Euler, C. Omarr Evans, Mario Ferazzoli, Michelle Fields, Elias Fillas, Jack Fried, Joan Garippa, Michael Golia, George Guan, Vanessa Guest, Rosemarie Guidice, Melanie Harster, Tim Hao, Mohan Jethwani, Zhengyu Kang, Bernadette Kelly, Travis Kessel, Jena Lanzetta, Matthew Mamak, Karen Mazza, Eileen Miller, Gunjan Rastogi, Megan Rha, David Ro, Ralph Ruiz, Christina Scherer, Jyothi Sriram, John Sullivan, Eileen Taylor, David White, Sam Wong, Athena Wu – *Opposed* – Steve Pivawer – *Abstain* – Laura James)

CHAIRPERSON’S REPORT

Many thanks to long-serving Board Member, Joan Garippa, for volunteering to attend this month’s Borough Board meeting at Borough Hall. We can use more Board Members as volunteer to attend this monthly meeting, which happens at 5:30 PM, generally on the same Monday as our CB11 full Board meeting. Free parking in the lot behind Borough Hall is provided for any member who attends. Please contact the CB office if you are interested.

On April 8, 2025, the newly renovated Bayside Athletic Fields groundbreaking event took place just next door to us on 32nd Avenue. All our elected officials attended. Unfortunately, I had a work conflict, but thank you to 3rd Vice Chair, Jena Lanzetta, for attending in my absence.

On April 10, 2025, The Douglaston Local Development Corporation (DLDC) had their annual meeting. Victor Dadras, 1st Vice Chair, is President of the DLDC. CB11 Board Member, Megan Rha, is also on the DLDC Board. Victor and Monica Dadras (Exec. Director) and the DLDC Board have been doing so much to upgrade the quality and frequency of public events at the Douglaston LIRR Plaza, as well as working closely to promote and protect local businesses. I attended last year's event as well and the growth in attendance and excitement from last year's meeting was palpable. Don't miss their next event at the plaza on May 17, 2025, at 2:00 PM.

The new vendor for the Bayside Marina (on 28th Avenue and CIP) has been updating the facilities at the site as per their concessionaire agreement with NYC Parks. Regular boat service from the marina to the moorings (or slips) from the dock was a regular part of the past marina vendor's offerings to the members, even if it was not an official part of the Parks' agreement. This became an issue to the members who cannot necessarily afford a berth on the marina or just choose to keep their boats away from the marina. We received word from disappointed members of the marina (who are primarily CB11 residents) that the new owners were not going to offer this service. This would have made it nearly impossible for boaters using these slips and they would have left the Bayside Marina. This would end their participation in Bayside's nautical culture. Bayside Marina members started a petition and a campaign to demand dock service be reinstalled. The group started reaching out to all our local elected officials and CB11. I would remind folks that the Bayside Yacht Club existed in this location (with a beautiful clubhouse, pool and other amenities on land, over the footbridge at the end of 28th Ave) for nearly 100 years prior. The yacht club was a major fixture in the Long Island Sound sailing community and an important part of NY's marine boating community culture. I was not about to accept the further loss of that culture. Fortunately, I connected with everybody's favorite Park Administrator, Matt Symons, to tell him how important that feature is to our community and how we were not about to accept that loss. Matt immediately spoke to the new vendor, and it turns out they were not fully aware of these terms and quickly worked out a deal with the members to restore motorized service to the slips. Thank you, Matt, and all involved. We wish the new vendor great success. Reportedly (not confirmed) they will be expanding the restaurant there and are hiring a chef. Also, the Parks Dept. capital project Pt. II at the Marina and the Joe Michaels Mile are progressing quite well.

On April 22, 2025, BP Richards had his orientation and swearing-in session for new and continuing CB members. All new members should have attended this event. If you did not, please reach out to Michael Carlier, BP's Director of CB's, to obtain a link to the orientation. I attended the event and thanks to the Board Members that attended. Even after my 20 years of serving on this board, it never hurts to get a refresher course on proper CB standards.

The Christine Haider Street co-naming takes place on May 17, 2025, at 11:00 AM at the intersection of 58th Avenue & 189th Street. For those who did not know Christine, she was a long time CB11 Board Member and served as CB11 Board Chair. Christine is sorely missed. Thank you, CM Sandra Ung, for seeing this through.

Lastly, in light of the new City of Yes zoning rules, the Bellcourt Civic Association (located between 35th Ave and 41st Ave, Bell Blvd. and Francis Lewis Blvd.), has among other things, announced that Bellcourt deed restrictions (formed by the Rickert-Finlay Corp in 1905 and that also exist in Broadway-Flushing, Douglas Manor and Westmoreland) will be strictly enforced to the letter of the law, especially regarding 60'x100' lots in R2A zones that were formally not permitted to be divided. Bellcourt deed restrictions state that no property less than 37.5' wide will be built in Bellcourt. These deed restrictions are permanent, will remain attached to the property and will be defended by BCA in court. Please note: our sister civic associations mentioned above have repeatedly enforced said deed restrictions in court — and won.

BOARD MEMBER NEW BUSINESS

Henry Euler gave an update on the open cases with the Board of Standards and Appeals (BSA). He stated that several cases had to come before the BSA because the applicant did not have a C of O. Mr. Euler spoke regarding the neighbors and BSA update for Star Toyota. Mr. Euler wrote a letter to the BSA Chair requesting the bollards for this site remain for the safety of the pedestrians.

Victor Dadras spoke regarding upcoming events that the DLDC is conducting. Also, the Little Neck/Douglaston Annual Memorial Day Parade will be on May 26, 2025.

Jena Lanzetta announced the Northwest Bayside Civic Association will be conducting their annual Memorial Day Parade on May 23, 2025.

Adriana Aviles attended a meeting as President of the Community Education Council 26 with the NYC School Construction Authority regarding an addition to PS 188 located on Hartland Avenue, Bayside. Also, elections for the Board of the Community Education Council 26 will be on May 14, 2025.

Matthew Mamak spoke regarding special deed restrictions and encouraged residents to form a civic to handle such matters.

PUBLIC HEARING

East Flushing/North Bayside Zoning, BSA Cal No. 764-56 BZ – 200-05 Horace Harding Expressway. Jena Lanzetta, Committee Chair and Sam Wong – Co-Chair. Ms. Lanzetta reviewed the committee report. This application is for an extension of term for a previously granted variance which includes the previously approved enlargement of the building and obtain a new C of O. This is a family-owned business. There was discussion regarding the renewal of a 10-year permit that expired in 2022. The owner has addressed the previous issues of tire storage and painting of a retaining wall. The owner has complied with all requests of the last hearing in September of 2019. The Committee voted in favor of this application with conditions; keeping the site clean, maintaining landscaping, the property free of graffiti, tires to be stored in an enclosed area, and any lighting directed away from nearby homes. Ms. Lanzetta introduced the applicant's representative, Julio de los Santos. Mr. de los Santos gave a presentation with current photos of the site. There were no registered speakers. A motion was made by Jena Lanzetta to approve the application with conditions stated by the Committee. The motion was second by Matthew Mamak. A role call vote was taken resulting unanimously in favor. The motion carried.

(In-favor - Adriana Aviles, Lana Bind, Jessica Burke, Sharon Chin, Victor Dadras, Paul DiBenedetto, Dilcia Erazo, Henry Euler, C. Omarr Evans, Mario Ferazzoli, Michelle Fields, Elias Fillas, Jack Fried, Joan Garippa, Michael Golia, George Guan, Vanessa Guest, Rosemarie Guidice, Melanie Harster, Tim Hao, Laura James, Mohan Jethwani, Zhengyu Kang, Bernadette Kelly, Travis Kessel, Jena Lanzetta, Matthew Mamak, Karen Mazza, Eileen Miller, Steve Pivawer, Gunjan Rastogi, Megan Rha, David Ro, Ralph Ruiz, Christina Scherer, Jyothi Sriram, John Sullivan, Eileen Taylor, David White, Sam Wong, Athena Wu)

COMMITTEE REPORT

Parks – Paul DiBenedetto, Committee Chair, discussed a presentation given at the Park's Committee meeting regarding Van Nostrand Court Homeowners Association's request to support converting 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. This will help to preserve these lots as open space. A motion was made by Victor Dadras to approve

the transfer of parcels 70 and 81 on block 8261. The motion was seconded by Laura James. Discussion ensued and a resident spoke stating that how the residents are happy to maintain the lots and they are open to the public. A roll call vote was taken resulting unanimously in favor.

(In-favor - Adriana Aviles, Lana Bind, Jessica Burke, Sharon Chin, Victor Dadras, Paul DiBenedetto, Dilcia Erazo, Henry Euler, C. Omarr Evans, Mario Ferazzoli, Michelle Fields, Elias Fillas, Jack Fried, Joan Garippa, Michael Golia, George Guan, Vanessa Guest, Rosemarie Guidice, Melanie Harster, Tim Hao, Laura James, Mohan Jethwani, Zhengyu Kang, Bernadette Kelly, Travis Kessel, Jena Lanzetta, Matthew Mamak, Karen Mazza, Eileen Miller, Steve Pivawer, Gunjan Rastogi, Megan Rha, David Ro, Ralph Ruiz, Christina Scherer, Jyothi Sriram, John Sullivan, Eileen Taylor, David White, Sam Wong, Athena Wu)

The meeting adjourned at 8:45 PM.