

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

*November 3, 2025
Paul DiBenedetto – Chair*

PRESENT AT MEETING

CB 11 Staff:

Joseph Marziliano – District Manager
Christina Coutinho – Community Associate

Elected Officials and/or Representatives:

Vickie Paladino	Council Member District 19
Patrick Jordan	Representing Queens Borough President Richards
Kate Boehme	Representing Queens DA Katz
Daphne Halkias	Representing Council Member Paladino
James Mongeluzo	Representing NYC Comptroller Lander
Maria DiLeone	Representing Congress Member Meng
Jon Gallo	Representing State Senator Liu

City Agencies

Joseph Ottomanelli – DSNY
Mary Charlotte Gitlin - Dept. Of City Planning (DCP)

The meeting was called to order at 7:36 PM by Chair, Paul DiBenedetto.

Mr. DiBenedetto led the audience to recite the Pledge of Allegiance.

PUBLIC PARTICIPATION

Michael Feiner spoke regarding traffic on the LIE and how the construction near the sound barrier wall is an eyesore. Mr. Marziliano stated that he passed by the site today and there was construction activity. Currently they are working on the overpass.

Council Member Paladino spoke regarding budget submissions for the CB11 Capital and Expense Budget. She mentioned the jersey barriers on Northern Blvd., Crocheron Park Gazebo, P.S. 130 playground and Douglaston/Little Neck Library. CM Paladino also spoke regarding NYC retirees' healthcare.

Joseph Ottomanelli, representing DSNY, spoke regarding commercial waste zones and how this will help eliminate truck traffic in residential areas.

Mary Charlotte Gitlin gave an update on filed but not certified applications with DCP.

Maria DiLeone spoke regarding issues the Congress Member is working on.

Kate Boehme gave an update on cases DA Katz's is working on.

James Mongeluzo gave an update on upcoming events.

Patrick Jordan spoke regarding upcoming events hosted by the Queens BP.

Daphne Halkias spoke regarding upcoming events.

Jon Gallo spoke regarding upcoming events.

ROLL CALL

Members Present

Lana Bind, Jessica Burke, Sharon Chin, Victor Dadras, Paul DiBenedetto, Dilcia Erazo, Henry Euler, Michelle Fields, Elias Fillas, Jack Fried, Joan Garippa, Michael Golia, George Guan, Vanessa Guest, Melanie Harster, Tim Hao, Laura James, Mohan Jethwani, Zhengyu Kang, Travis Kessel, Jena Lanzetta, Matthew Mamak, Karen Mazza, Eileen Miller, Stephen Pivawer, Gunjan Rastogi, Megan Rha, David Ro, Amesh Sarecha, Christina Scherer, Jyothi Sriram, John Sullivan, Eileen Taylor, David White, Sam Wong

Members Absent

C. Omarr Evans, Mario Ferazzoli, C. Kevin Green, Rosemarie Guidice, George Hadjiconstantinou, Bernadette Kelly, Fleur Martino, George Mihaltses, Kenneth O'Keefe, Ralph Ruiz, Athena Wu, Mina Youn

ACCEPTANCE OF MINUTES

A motion was made to accept the minutes of October 2025, by Joan Garippa. The motion was seconded by Amesh Sarecha. A vote by show of hands resulted unanimously in favor. The minutes were approved as written.

(In-favor - Lana Bind, Jessica Burke, Sharon Chin, Victor Dadras, Paul DiBenedetto, Dilcia Erazo, Henry Euler, Michelle Fields, Elias Fillas, Jack Fried, Joan Garippa, Michael Golia, George Guan, Vanessa Guest, Melanie Harster, Tim Hao, Laura James, Mohan Jethwani, Zhengyu Kang, Travis Kessel, Jena Lanzetta, Matthew Mamak, Karen Mazza, Eileen Miller, Stephen Pivawer, Gunjan Rastogi, Megan Rha, David Ro, Amesh Sarecha, Christina Scherer, Jyothi Sriram, John Sullivan, Eileen Taylor, David White, Sam Wong)

CHAIRPERONS REPORT

The CB11 Library Committee met on October 14, 2025, to discuss renovation of the Douglaston/Little Neck Library. The Board approved this proposal in January of 2022. Anticipated construction will start Summer 2026 with construction completion Summer 2029.

On October 20, 2025, our office sent a follow-up letter to CM's Lee, Paladino and Ung regarding Intro 1096 in the City Council, which would codify retiree healthcare protections. Our Board passed a motion to support Intro 1096 on October 6, 2025. We hope our CM's will do the same.

Election Day is tomorrow, November 4th. Please exercise your right to vote if you have not already done. Do not forget the ballot questions on the back. I would like to point out that a "no" vote to questions 2, 3 and 4 will keep the democratic process of the Uniform Land Use Review Procedure (ULURP) and local council member influence on development intact. A "yes" vote will remove or greatly diminish our influence, which as you all know (as far as community boards go) is still just a recommendation, not a binding decision that becomes legal.

We got a message from Michael Feiner and the Bayside Hills Civic Association that stated there is a holdup with the LIE sound barrier construction. Traffic has been abominable, including the new traffic patterns eastbound on the LIE being highly dangerous, especially at night. Mr. Marziliano reached out to Congress Member Meng's office to see if these delays are a result of federal issues. Congress Member Meng's Legislative Director, Tom Dinegar said, "Right now, it's difficult to determine exactly which infrastructure projects have been canceled, paused, or rescinded."

Mr. Marziliano has been busy working with DCAS in finding a new home for our CB11 office. We reviewed one location which has great potential. We hope to have more updates by our December meeting.

Bellcourt Civic Association (BCA) is looking to expand its borders. BCA currently lies between 35th Avenue on the north, 39th Avenue on the south, Bell Blvd. on the east and Francis Lewis Blvd. on the west. BCA is looking to expand east and northeast, to represent the area that was formerly served by the now defunct, East Bayside Homeowners Association. If you are civically minded and concerned about your neighborhood, please visit their website bellcourt.org to learn more and email them if you would like to support and/or join their mission.

On October 14, 2025, I attended the BP's public hearing on the 24th Avenue rezoning (ULURP) application and heartily represented CB11's position against the rezoning. I cited our numerous concerns, not least of all, flooding. BP Richards did consider the low elevation of the flood-property and incorporated some of his recommendations on this issue. His recommendation was to approve. The next step is the City Planning Commission, before it goes to the final, binding vote, in the City Council. The public is permitted (and encouraged) to attend this meeting and submit testimony.

On October 22, 2025, the CB11 Capital and Expense Budget Committee met. We will hear the details of the Committee's recommendations tonight. Thanks to CM Paladino and Chief of Staff, Alie Ziraschi, for attending the meeting and answering questions we had on budgeting and allocation.

BOARD MEMBER NEW BUSINESS

David White, Public Relations Committee Chair, gave an update on the recent Committee meeting. There are three initiatives, meet your community board (volunteers are needed), community needs visualization project led by Jessica Burke, and Senior Services in CB11.

Jessica Burke spoke regarding a tour at John Golden Pond and upcoming events taking place at Crocheron Park. She will be sending an email with a google map to Board Members to gather information for a community profile.

Henry Euler said that BP Richards recommended approval of the rezoning of 24th Avenue which CB11 voted against. There were no CB11 cases heard at the recent Board of Standards and Appeals public hearing. Discussion ensued regarding council member deference and the 24th Avenue rezoning. City Council Members defer to the local council members' decision on land use applications within their district. This grants the local representative effective veto power over development projects in their community, even though the final vote is cast by the full member council.

Travis Kessel, FDNY EMS Unit, discussed the private road off 24th Avenue being open to the public. This could help with evacuation, if 24th Avenue was to flood. He also spoke regarding

traffic safety controls around P.S. 46. He will forward an email to CB11 for this issue to be added to the next CB11 Transportation Committee meeting agenda. Mr. DiBenedetto said the private street off 24th Avenue would lead through the Bayside Gables, which is a neighborhood with strong private security and deed restrictions and may be greatly opposed to having this become a pass-through, since it is currently a dead end on both sides.

Victor Dadras spoke regarding LDC's food pantry and how they are helping with a holiday food package.

Eileen Miller said that the Bayside Hills cupolas were removed from the CB11 Capital and Expense Budget list. She asked for this to be added back for submission.

PUBLIC HEARINGS

Capital and Expense Budget Priorities – Paul DiBenedetto, Chair. Mr. Marziliano stated that the Board Members received a copy of the updated list (Fiscal Year 2027). He said that regarding the Bayside cupolas, this item was not on the 2026 list and therefore, language would be needed. The deadline is tonight, and this submission will have to be added for fiscal year 2028. Discussion ensued on how the webform has changed. A motion was made to accept the list for Fiscal Year 2027 by Mohan Jethwani. The motion was seconded by Karen Mazza. A roll call vote was taken resulting in 32 in favor, one abstention, and two present. The motion passed.

(In-favor - Lana Bind, Jessica Burke, Sharon Chin, Victor Dadras, Paul DiBenedetto, Dilcia Erazo, Henry Euler, Elias Fillas, Jack Fried, Joan Garippa, Michael Golia, George Guan, Vanessa Guest, Melanie Harster, Tim Hao, Laura James, Mohan Jethwani, Zhengyu Kang, Travis Kessel, Jena Lanzetta, Matthew Mamak, Karen Mazza, Eileen Miller, Stephen Pivawer, Gunjan Rastogi, Megan Rha, David Ro, Amesh Sarecha, Christina Scherer, John Sullivan, Eileen Taylor, David White, Sam Wong – Abstain – Jyothi Sriram – Present – Michelle Fields, Elias Fillas)

Travis Kessel suggested sending a letter regarding funding for the cupolas. Mr. Marziliano said a letter could be sent asking for repair of public property. He will draft and forward.

The meeting was adjourned at 8:55 PM