

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

*October 6, 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  
Vickie Paladino

Representing Queens Borough President Richards  
Council Member 19<sup>th</sup> District

Evelyn Mallo

Representing Council Member Paladino

Maria DiLeone

Representing Congress Member Meng

Lucia Paredes

Representing Council Member Ung

Jess Muller

Representing Assembly Member Braunstein

Kate Boehme

Representing Queens DA Katz

Jon Gallo

Representing State Senator Liu

Suzy Monteverti

Representing Assembly Member Braunstein

John Wani

Representing Council Member Lee

*NYPD*

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

The meeting was called to order at 7:32 PM by Chair, Paul DiBenedetto.

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

**PUBLIC PARTICIPATION**

Council Member Paladino spoke regarding ballot questions located on the back of the voting ballot and how important it is to understand that if passed, this will allow for overdevelopment. She stated that she does not support the proposed building at 217-14 24<sup>th</sup> Avenue and “will not support it at the city council.”

State Senator John Liu spoke regarding various issues in the district.

Ken Lo spoke regarding traffic control at 200 Street and 32 Avenue. There was a fatality at the intersection. He asked for CB11 to request a stop sign or traffic light. Mr. DiBenedetto said this will be discussed at the next CB11 Transportation Committee meeting.

Paul Graziano spoke regarding Intro 1107 - Airbnb. Intro. 1107 is a bill that aims to amend the City's STR policies by expanding short-term rental flexibility for small homeowners. A single-family home can rent four rooms per night, even without the owners being there. Mr. Graziano recommends the public should write/call city council members in rejection of this proposal.

PO Corey stated that the 111<sup>th</sup> Community Police Council meetings are conducted every first Tuesday of the month.

Maria DiLeone, representing Congress Member Meng, stated that the office is open during the government shut down.

Kate Boheme, representing Queens DA Katz, gave an update on recent arrests.

Lucia Paredes, representing Council Member Ung, spoke regarding the upcoming events that the Council Member is working on.

Patrick Jordan, representing Queens Borough President Richards, spoke regarding the upcoming events that the Borough President is working on.

Suzy Monterverdi, representing Assembly Member Braunstein, gave an update on events. AM Braunstein has major concerns regarding safety and traffic with the proposed building on 24 Avenue and *issued a public statement that he is against the development project.*

Jon Gallo, representing State Senator Liu, spoke regarding the upcoming events that the Senator is working on.

Everlyn Mallo, representing Council Member Paladino, spoke regarding the upcoming events that the Council Member is working on.

John Wani, representing Council Member Lee, spoke regarding the upcoming events that the Council Member is working on.

#### Capital and Expense Budget Requests Registered Speakers

Walter Mugdan, Udalls Cove Preservation Committee, asked for CB11's continued support in using Capital Funds from the City to acquire the Ravine section of Udalls Cove.

#### 24<sup>th</sup> Avenue Rezoning Registered Speakers

Jim Colasante, former President Bayside Gables Civic Association, stated he was opposed to this proposal. The 100' height will be oppressive compared to the homes next to it and the area is in a flood zone.

Leo Marinello stated that this proposal will set a terrible precedent throughout Bayside.

Sylvia Johnson spoke in opposition, stating that the dead-end street cannot handle this overdevelopment.

Barbara Griffel spoke in opposition, stating that it is too much for a little area. There is no parking with a school being built across the street.

George Stein spoke in opposition, said that everyone should get involved with their civics to help stop overdevelopment.

John Livavadros, President, Bayside Gables Civic Association, spoke in opposition on behalf of his civic. He asked how students will learn in the new school with construction taking place. The proposed building height is too high for the area, which is immediately adjacent to his civic and the single-family homes in it. There is no parking. He said it is important that CM Paladino votes no.

Phil Konigsberg spoke in opposition. He said this is long process and the community will attend every meeting to voice opposition.

Warren Schreiber, President Queens Civic Commerce, spoke in opposition, stating that this building does not belong at a dead-end street. He asked CB11 to reject this application.

Andrew Kaplan, Architect, spoke in opposition, stating that this sets a bad precedent for future development.

Matt Silverstein, President Bay Terrace Community Alliance, spoke in opposition. He asked CB11 to vote against this proposal.

Marty Rosenbaum, Esq., spoke in strong opposition, stating that this area is a transportation desert with one road in and out. He asked the CB11 to reject the zoning change.

Stephanie Jones spoke in opposition, stating that this area is a danger. This is a flood zone with water entering the homes in the area.

Benjamin Chou spoke in opposition, stating that this is a flood hazard zone. The road is too narrow. This will be problematic for residents and emergency responders.

Roseann Henry, Bell Court Civic Association, spoke in opposition. She stated that this will be the third project in the area. A school and park are being constructed. Traffic will be a problem. This proposal is an insult to the community.

## **ROLL CALL**

### *Members Present*

Jessica Burke, Sharon Chin, Victor Dadras, Paul DiBenedetto, Henry Euler, C. Omarr Evans, Mario Ferazzoli, Michelle Fields, Elias Fillas, Jack Fried, Joan Garippa, Michael Golia, C. Kevin Green, Vanessa Guest, Rosemarie Guidice, George Hadjiconstantinou, Melanie Harster, Tim Hao, Laura James, Mohan Jethwani, Zhengyu Kang, Travis Kessel, Jena Lanzetta, Matthew Mamak, Karen Mazza, George Mihaltses, 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*

Lana Bind, Dilicia Erazo, George Guan, Bernadette Kelly, Fleur Martino, Keeneth O'Keefe, Ralph Ruiz, Athena Wu, Mina Youn

### **ACCEPTANCE OF MINUTES**

A motion was made to accept the minutes of September 2025, by Matthew Mamak. The motion was seconded by Karen Mazza. A vote by show of hands resulted unanimously in favor. The minutes were approved as written.

*(In-favor - Jessica Burke, Sharon Chin, Victor Dadras, Paul DiBenedetto, Henry Euler, C. Omarr Evans, Mario Ferazzoli, Michelle Fields, Elias Fillas, Jack Fried, Joan Garippa, Michael Golia, C. Kevin Green, Vanessa Guest, Rosemarie Guidice, George Hadjiconstantinou, Melanie Harster, Tim Hao, Laura James, Mohan Jethwani, Zhengyu Kang, Travis Kessel, Jena Lanzetta, Matthew Mamak, Karen Mazza, George Mihaltses, Eileen Miller, Stephen Pivawer, Gunjan Rastogi, Megan Rha, David Ro, Amesh Sarecha, Christina Scherer, Jyothi Sriram, John Sullivan, Eileen Taylor, David White, Sam Wong)*

### **BOARD MEMBER NEW BUSINESS**

Eileen Miller stated that the Bayside Hills Civic Association will conduct their annual candidate's night on October 14, 2025.

Megan Rha stated that she will be conducting her first CB11 Library Committee meeting on October 14, 2025, to discuss the construction on the Douglaston/Little Neck Library Branch.

### **PUBLIC HEARINGS**

**ULURP Number N240298ZRQ – 217-14 24 Avenue Rezoning** – A zoning map amendment from R1-2 District to an R6A zoning district and a zoning text amendment (MIH mapping) to facilitate a new eight-story residential and long-term care facility development totaling 256,843 sq. ft.; with 183 dwelling units and 65 long-term care units. Mr. DiBenedetto said this application must go through the ULURP process: first, the Community Board makes a recommendation, then it goes to the Borough President for a recommendation, then to City Planning Commission for recommendation then finally, to the City Council for a binding vote.

Frank St. Jacques, representing the applicant, gave a presentation on the proposed development. The developer/owner of the property spoke regarding his history in the community. He addressed the Flood Zone Map designed by FEMA and stated the building will be built according to the DOB Flood Resistance Construction guidelines. Mr. St. Jacques started the presentation. The site is located on the south side of 24 Avenue. South of the property is residential zoning (CB11). North of the property there are two R6A zoned areas (CB7). The proposed development is for an 8-story electric building with residential market rate units and mandatory inclusionary housing (MIH) units. This building will be constructed with a green roof. There will also be an assisted living facility and parking garage. This area is not a designated wetland. The total height of the building is estimated to be over 100 sq. ft. The CB11 North Bayside/East Flushing Zoning Committee held a Committee meeting on September 16, 2025, chaired by Mr. DiBenedetto. A question and answer period followed. This building will be condominium ownership. The assisted living portion will be age restricted. The owner said if the City Council votes this down, they will move onto

something else. They are helping with arrangements for the active members of the pool club to find another recreation club. Mr. DiBenedetto stated that the Committee voted to approve the application which resulted in 8 opposed and 1 abstention. Mr. DiBenedetto introduced Urban Planner, Paul Graziano. Mr. Graziano stated that the property and the ones south of it are zoned single-family. He spoke regarding a creek that is below ground on 24 Avenue, which was covered with landfill years ago to build the road over it. He said the building that was in the presentation was not the complete height of the building. In his opinion this would set a precedent for future development within CB11. Mr. DiBenedetto followed up on Mr. Graziano's statement by saying that "precedent matters" and we should be careful with our decision since there are other large properties in CB11 with low density zoning (such as the former site of the No. Shore Tennis and Racquet Club) that would be at risk of being overdeveloped if this one gets approved in the end. A motion was made to approve the application by Mohan Jethwani. The motion was seconded by Joan Garippa. A roll call vote was resulting in 32 opposed and 1 abstention. The motion was denied.

*(Opposed - Paul DiBenedetto, Henry Euler, C. Omarr Evans, Mario Ferazzoli, Elias Fillas, Jack Fried, Joan Garippa, C. Kevin Green, Vanessa Guest, Rosemarie Guidice, George Hadjiconstantinou, Melanie Harster, Tim Hao, Laura James, Mohan Jethwani, Zhengyu Kang, Travis Kessel, Jena Lanzetta, Matthew Mamak, Karen Mazza, George Mihaltses, Eileen Miller, Stephen Pivawer, Gunjan Rastogi, Megan Rha, David Ro, Amesh Sarecha, Christina Scherer, Jyothi Sriram, Eileen Taylor, David White, Sam Wong – Abstained – Jessica Burke)* (Ms. Guidice due to audio issues, clarified her vote after the meeting)

## **COMMITTEE REPORT**

**Government Affairs/Legal Committee** – Committee Chair, Karen Mazza, stated that the Committee met to discuss a letter of support to protect the vested health insurance coverage and contributions of retired employees of City of New York. Ms. Mazza reviewed the Committee report of September 30, 2025. Discussion ensued that City workers and retirees have to abstain with a cause from tonight's vote. A motion was made to forward a letter of support by Matthew Mamak. The motion was seconded by Henry Euler. A roll call vote was taken resulting in 22 in favor, 0 opposed and 9 abstentions for cause. The motion carried.

*(In-favor - Jessica Burke, Sharon Chin, Victor Dadras, Paul DiBenedetto, Henry Euler, C. Omarr Evans, Mario Ferazzoli, Michelle Fields, Elias Fillas, Jack Fried, Michael Golia, C. Kevin Green, Vanessa Guest, Rosemarie Guidice, George Hadjiconstantinou, Melanie Harster, Tim Hao, Laura James, Zhengyu Kang, Matthew Mamak, George Mihaltses, Eileen Miller, Gunjan Rastogi, Megan Rha, David Ro, Amesh Sarecha, Jyothi Sriram, John Sullivan, Sam Wong – Abstain – Joan Garippa, Mohan Jethwani, Travis Kessel, Jena Lanzetta, Karen Mazza, Stephen Pivawer, Christina Scherer, Eileen Taylor, David White)*

The meeting was adjourned at 10:01PM