

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

*January 5, 2026
Paul DiBenedetto – Chair*

PRESENT AT MEETING

CB 11 Staff:

Joseph Marziliano – District Manager
Christina Coutinho – Community Associate

Elected Officials and/or Representatives:

Michael Carlier	Representing Queens Borough President Richards
Kate Boehme	Representing Queens DA Katz
Evelyn Mallo	Representing Council Member Paladino
Jon Gallo	Representing State Senator Liu
Lucia Paredes	Representing Council Member Ung
Lya Rothmann	Representing State Senator Stavisky
Jess Mueller	Representing Assembly Member Braunstein
Maria DiLeone	Representing Congress Member Meng

NYPD

PO Corey – 111th Precinct Community Affairs Unit

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

Mohamed Makholf spoke in opposition to the proposed building at 204-37 45th Drive. The dwelling will be two feet from his house. This will be unhealthy.

Hosny Makholf spoke in opposition to the proposed building at 204-37 45th Drive. He stated that the owner does not take care of the site which is a vacant lot. This site is next door to him, and they receive summonses that belong to the lot for debris which they must pay out of their own pockets.

Rodney Ayala spoke in opposition to the proposed development at 204-37 45th Drive. He stated that this property is not maintained. This proposal is too close to the neighbor's house. The corner is dangerous and with the proposed building it will make it worse.

Mr. DiBenedetto said that the applicant for 204-37 45th Drive has scheduled a second Zoning Committee meeting for January 13, 2026, to review revised plans. This application will be heard at the February meeting.

Darren Wilkes, Fraud Bureau Queens DA Office, gave a presentation on elder scams. He spoke regarding Romance Scams, Grandparents Scams, IRS Scams and several more. Information can be obtained at www.queensda.org. Mr. Wilkes said before sending money, STOP, CHECK and TALK to SOMEONE. Mr. Wilkes said a big red flag is someone befriending you and saying they have just moved to an area and need help because they do not know anyone.

PO Corey gave the year-to-date crimes stats. The Community Police Council Meeting is on the first Tuesday of the month.

Lucia Paredes spoke regarding upcoming events. She said that Council Member Ung supports the street co-naming for “Kathy Posa Way”. Their office is currently closed due to water damage from a fire in the building. They are working remotely.

Jess Mueller spoke regarding upcoming events.

Evelyn Mallo spoke regarding upcoming events.

Jon Gallo spoke regarding upcoming events. He said Senator Liu supports the street co-naming for “Kathy Posa Way”. A meeting will be scheduled with the sound barrier wall contractor and the Bayside Hills Civic Association regarding the construction.

Lya Rothmann spoke regarding upcoming events.

Maria DiLeone spoke regarding upcoming events.

Michael Carlier stated that the Board Member application process has opened and will close February 13, 2026. This year, reappointments are for even years.

ROLL CALL

Members

Jessica Burke, Sharon Chin, Victor Dadras, Paul DiBenedetto, Dilcia Erazo, Henry Euler, C. Omarr Evans, Mario Ferazzoli, Michelle Fields, Joan Garippa, Michael Golia, C. Kevin Green, George Guan, George Hadjiconstantinou, Melanie Harster, Tim Hao, Laura James, Mohan Jethwani, Zhengyu Kang, Travis Kessel, Matthew Mamak, Fleur Martino, Karen Mazza, George Mihaltses, Eileen Miller, Stephen Pivawer, Gunjan Rastogi, Megan Rha, David Ro, Christina Scherer, Jyothi Sriram, John Sullivan, Eileen Taylor, Sam Wong

Members Absent

Lana Bind, Elias Fillas, Jack Fried, Vanessa Guest, Rosemarie Guidice, Bernadette Kelly, Jena Lanzetta, Ralph Ruiz, Amesh Sarecha, David White

ACCEPTANCE OF MINUTES

A motion was made to accept the minutes of December 2025, by Joan Garippa. The motion was seconded by Matthew Mamak. There was a correction made. A vote by show of hands resulted unanimously in favor. The minutes were approved with correction.

(In-favor - Jessica Burke, Sharon Chin, Victor Dadras, Paul DiBenedetto, Dilcia Erazo, Henry Euler, C. Omarr Evans, Mario Ferazzoli, Michelle Fields, Joan Garippa, Michael Golia, C. Kevin

Green, George Guan, George Hadjiconstantinou, Melanie Harster, Tim Hao, Laura James, Mohan Jethwani, Zhengyu Kang, Travis Kessel, Matthew Mamak, Fleur Martino, Karen Mazza, George Mihaltses, Eileen Miller, Stephen Pivawer, Gunjan Rastogi, Megan Rha, David Ro, Christina Scherer, Jyothi Sriram, John Sullivan, Eileen Taylor, Sam Wong)

CHAIRPERSON'S REPORT

December 7, 2025, I attended Queens Civic Congress Annual Luncheon at the Douglaston Club in Douglas Manor. Most of our area elected's were present and the event was very well attended by the wider Queens civic community. I'm happy to report that during the awards ceremony, our own Board Member, Henry Euler, received a lifetime preservation award. Well deserved.

On December 8, 2025, District Manager Joseph Marziliano, and I attended a presentation for a residential battery farm proposed for construction on Browvale Lane in Little Neck, off of Northern Boulevard. Though battery farms are as-of-right construction (due to new rules created in the City of Yes legislation), the size of this property creates the need for a variance, which triggers the public review process through the Board of Standards and Appeals and hence, will come before CB11's appropriate committees for this matter and then the full Board for review in the future.

On December 12, 2025, the CB11 Education Committee met. Committee Chair Lanzetta has a report for us but unfortunately, she could not make tonight's meeting.

On December 13, 2025, the Douglaston Local Development Corporation, had their annual Winter Festival in the Douglaston Plaza. Despite the cold, it was well attended and the holiday spirit was in full effect. Everyone had a great time. Thanks to Victor Dadras and all who made it such a special day.

On December 19, 2025, I attended an event sponsored by Senator Liu at the Bayside Senior Center at Horace Harding Expressway and Springfield Blvd. There was a presentation on elder theft, sponsored by DA Katz's office. As part of my agenda to bring public safety and educational presentations to CB11 for the public good, I asked Kate Boehme from DA Katz's office to accommodate tonight's talk. We are grateful for the opportunities to educate and protect the community.

I wish everyone the best of health and success in 2026.

BOARD MEMBER NEW BUSINESS

Mr. Euler spoke regarding businesses that do not follow the zoning procedures and how this is disrespectful to the community. He used 189-10 Northern Blvd. as an example.

Ms. Burke spoke regarding the community profile that she has worked on. This helps the community lead for the next generation.

Mr. Hadjiconstantinou spoke regarding a rollout in northeast Queens that any entity that uses a private trash carter for garbage pickup has to enter into a contract with a City approved carting company. Queens Chamber of Commerce will be having a presentation on January 29, 2026 at the Bay Terrace Shopping Center.

Ms. Erazo spoke regarding home break-ins that are being reported on the Ring app. She asked if someone could speak at a future CB11 general meeting to give information on how to safeguard their home.

Mr. Kessel said that he wanted to make a public statement to let everyone know that as a Community Board, regardless of race and ethnic background, everyone is welcome in Northeast Queens.

Mr. Dadras said with a new Mayor there will be several new proposed policies, and he asked everyone to try and stay engaged.

PUBLIC HEARINGS

Transportation Committee - Victor Dadras, Committee Chair, stated that there was a Transportation Committee meeting held on November 8, 2025 to discuss street co-naming requests. Three requests were approved. Two were denied; one for time and the second for additional community input. Mr. Dadras stated that everything is outlined in the Committee report that was sent to each Board Member.

There were three public speakers for “Kathy Posa Way” – 1) Bonnie Skala, PS 177 PTA President, spoke in support of this request, 2) Brayden Kiladitis, a student at PS 177, spoke in support of this request, and 3) Zevelyn Manolatos, Assistant Principal PS 177, spoke in support of this request. A motion was made by Joan Garippa to approve the street co-naming of “Kathy Posa Way” at 188th Street and 56th Avenue. The motion was seconded by Melanie Harster. A vote by show of hands resulted unanimously in favor. The motion carried.

A motion was made by Matthew Mamak to approve the street co-naming for “Firefighter Thomas Hoey Way” at 248th Street and Northern Blvd. The motion was seconded by Laura James. A vote by show of hands resulted unanimously in favor. The motion carried.

A motion was made by Travis Kessel to approve the street co-naming for “Millie Rigoli Way” at 33rd Avenue between 205th Street and the Clearview Expressway Service Road. The motion was seconded by Matthew Mamak. A vote by show of hands resulted unanimously in favor. The motion carried.

Mr. Dadras stated that each Board Member has received the CB11 Queens revised guidelines for street co-namings which are also posted on the CB11 website.

The meeting was adjourned at 9:22 PM.