

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

*May 4, 2026
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 Queens Borough President Richards
Kate Boehme	Representing Queens DA Katz
Maria DiLeone	Representing Congress Member Meng
Evelyn Mallo	Representing Council Member Paladino
Jess Mueller	Representing Assembly Member Braunstein
Lya Rothmann	Representing State Senator Stavisky
Jon Gallo	Representing State Senator Liu
John Wani	Representing Council Member Lee

CITY AGENCIES

Mary Charolotte Gitlin – Dept. of City Planning – Dept. of City Planning

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

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

PUBLIC PARTICIPATION

Bonnie Skala Kiladitis wanted to thank the Board and Council Member for their support with the street co-naming of Kathy Posa Way.

Deshaan Deonarine spoke regarding the negative impact cannabis shops have on the community. He gave his opinion on the issues with cannabis, smoking and vaping.

Jess Mueller spoke regarding upcoming events.

Evelyn Mallo spoke regarding upcoming events.

Kate Boehme spoke regarding upcoming events.

Patrick Jordan spoke regarding upcoming events.

Maria DiLeone spoke regarding upcoming events.

Lya Rothmann spoke regarding upcoming events.

Jon Gallo spoke regarding upcoming events.

John Wani spoke regarding upcoming events.

Mary Charolotte Gitlin gave an update on proposed Dept. of City Planning application.

ROLL CALL

Members

Nelson Beltrand, Jessica Burke, Victor Dadras, Paul DiBenedetto, Henry Euler, C. Omarr Evans, Mario Ferzzoli, Michelle Fields, Jack Fried, Joan Garippa, Michael Golia, C. Kevin Green, George Guan, Vanessa Guest, George Hadjiconstantinou, Tim Hao, Melanie Harster, John Hon, Richard In, Laura James, Mohan Jethwani, Nicholas Kammerer, Zhengyu Kang, Kelly Ke, Jena Lanzetta, Matthew Mamak, Karen Mazza, George Mihaltses, Eileen Miller, Stephen Pivawer, Megan Rha, David Ro, Amesh Sarecha, Christina Scherer, Lydia Scotti, Jyothi Sriram, John Sullivan, Sandra Walters-Young, David White, Sam Wong

Members Absent

Sharon Chin, Dilcia Erazo, Elias Fillas, Rosemarie Guidice, Herb Hochard, Travis Kessel, Helen Kyrillidis, Fleur Martino

ACCEPTANCE OF MINUTES

A motion was made to accept the minutes of April 2026 by Karen Mazza. The motion was seconded by C. Omarr Evans. A vote by show of hands was taken resulting in 40 in favor. The minutes were approved as written.

(In-favor - Nelson Beltrand, Jessica Burke, Victor Dadras, Paul DiBenedetto, Henry Euler, C. Omarr Evans, Mario Ferzzoli, Michelle Fields, Jack Fried, Joan Garippa, Michael Golia, C. Kevin Green, George Guan, Vanessa Guest, George Hadjiconstantinou, Tim Hao, Melanie Harster, John Hon, Richard In, Laura James, Mohan Jethwani, Nicholas Kammerer, Zhengyu Kang, Kelly Ke, Jena Lanzetta, Matthew Mamak, Karen Mazza, George Mihaltses, Eileen Miller, Stephen Pivawer, Megan Rha, David Ro, Amesh Sarecha, Christina Scherer, Lydia Scotti, Jyothi Sriram, John Sullivan, Sandra Walters-Young, David White, Sam Wong)

CHAIRPERSON'S REPORT

- On April 16, the Education Committee met. Thank you committee Chair Jena Lazetta, we look forward to your report tonight.
- On April 21, I attended the Historic Districts Council's Six to Celebrate event, held this year in Woodside (HDC is the preeminent landmarking advocacy group in NYC). Each year, HDC provides strategic resources to six neighborhood groups at a critical moment to reach their preservation goals. Woodside is one of the six this year. Bayside was one of last year's selectees. I have been working with HDC over the past year to bring forth landmark candidates in Bayside that will eventually be presented to the LPC via Request for Evaluations.
- On April 21, the Landmarks Committee met to review an application to install awnings on a home in the Douglas Manor HD, which the Committee supported.
- Julia Schoeck of Douglas Manor recently passed away. She was nearly 100 years old. Ms. Schoeck lived in the Manor for most, if not, her whole life and dedicated herself to the

quality of preservation. When I first joined the CB11 Landmarks Committee, I was immediately impressed and inspired by her intimate understanding of and steadfast commitment to what makes the district so unique in NYC and the specific need to maintain “true to the letter” standards. She was a lovely person who also donated much of her time and resources to Zion Episcopal church. Godspeed Julia, you will be missed and remembered by the community you loved so dearly. There was a moment of silence in her honor.

- On April 25, the Udall’s Cove Preservation Committee of Douglaston met to do a cleanup of Aurora Pond and the park. Thank you Walter Mugdan and the Committee for your continued diligence and commitment to protect and maintain this great, natural jewel of northeast Queens.
- On April 26, Bayside Historical Society sponsored a Persian music concert at the ballroom in Ft. Totten that was well attended and highly regarded. Considering the ongoing situation in Iran, this concert was particularly poignant to the Persian ex-pat community in the area who are struggling to bring free and fair elections back to their nation.
- Governor Hochul is currently hammering out the State budget with the NYS Senate and Assembly. As part of her budget, *she wants to get rid of SEQRA* (State Environmental Quality Review Act). This is something extremely disturbing for NYS, and I urge every one of you to act.
 - SEQRA is the bedrock environmental law for NY State. It is specifically designed to create deep review of development throughout the state and creates public disclosure documents with detailed information on the effects on transportation, shadows, historic resources, infrastructure, neighborhood character and more. If no longer mandated for residential developments of 500 units or less, it will remove the currently required disclosure documents and place every community in the City and across the State at risk. It would also remove disclosure for non-residential development, potentially setting up environmental disasters for our communities. “Green Fast Track” which was put in place by former Mayor Adams, is already creating massive problems for our neighborhoods because there are no longer any EAS or EIS necessary for any development of 175 units or less in R1-R5 neighborhoods and 250 units or less in R6 and above. The removal of SEQRA will also violate the newly passed Green Amendment which guarantees clean water, air and soil for all New Yorkers. *Any elected official supporting the destruction of SEQRA is working against the people of NY State.* This is not going to build more affordable housing; it will just give more profits to developers and less review to the public.
 - TODAY... please call your state senator and assembly member to demand they protect SEQRA. Call the governor too. Do it before it’s too late.
- Some good news. District Manager Marziliano was contacted by DCAS to review new locations for our CB11 office. We narrowed down the prospects and will be seeing the spaces this week.
- Yesterday morning, Bellcourt Civic Association of Bayside sponsored a well-attended walking history tour of a section of Bayside. Yesterday afternoon, the Douglaston/Little Neck Historical Society, via Kevin Wolfe and our own Victor Dadras (both AIA certified architects), conducted a splendid architectural walking tour of Douglas Manor.

- o I attended both events and encourage you all to actively take in the offerings of our local historical societies and civic associations. We are the leaders of our community and as such, it is our duty to attend, support and when needed, form new civic organizations so we can defend the way and quality of life we hold dearly.

BOARD MEMBER NEW BUSINESS

Henry Euler spoke regarding the Board of Standards and Appeals open cases: gas station at 47 Avenue and Francis Lewis Blvd. was approved. The next case was the sliver house on 45 Drive. The BSA Chair felt that the concerns were met and the application was approved.

Jessica Burke spoke regarding an issue with how NYC Parks is not cooperating with civic, non-profits, and park associations. NYC Parks has changed their policy on loaning out benches, equipment and stages.

Jena Lanzetta agreed with Jessica Burke's comments. She discussed how her civic, Northwest Bayside Civic Association, will have to pay for stages and equipment for their events. A NYC Parks representative explained that they are short staffed.

Victor Dadras spoke in high regard of Julia Schoeck and all that she was involved in. Mr. Dadras introduced Justin Chung who is involved with the Little Neck/Douglaston Ambulance Corp. Justin was invited to give a presentation at one of the CB11 Board meetings. Mr. Dadras spoke regarding the Little Neck/Douglaston Memorial Day Parade.

Jena Lanzetta thanked the students that helped with the park clean-up. She also spoke regarding updates on airplane traffic and how she represents the Board at the Aviation Roundtable with ongoing aviation noise issues in Northeast Queens, particularly regarding the "TNNIS Climb" flight path that was made permanent in 2012 without proper public notification or environmental review

PUBLIC HEARINGS

ELURP #C250331ZMQ, 189-10 Northern Blvd. – An application to the NYC Dept. of City Planning for a zoning map amendment from R3X and R3-2 to R3-2/C2-4 to facilitate a new mixed-use, three-story commercial and community facility building. Richard Lobel, representing the applicant, gave a presentation stating that this is a rezoning of the southern portion of Northern Blvd. between 189 and 196 Street. There are a series of lots that are already commercial uses, this proposal would allow for a commercial overlay which would allow for the lots on variances to become conforming. If a business wanted to make changes or update the facilities, they just have to go to the Dept. of Buildings (not the BSA). The proposed site is roughly 9800 sq. ft. and would allow for a three-story building; ground floor would be retail use, the second floor would be offices and the third floor would be a community facility. A three-story building is permitted under the current zoning, the application would allow for the commercial uses. Mr. DiBenedetto asked for questions from the Board Members. Mr. Euler shared photos of the current condition of the property. Ms. Lanzetta, East Flushing/North Bayside Zoning Chair, said that a motion was made at the Committee meeting to approve the application and the application was unanimously denied. Ms. Lanzetta said the Committee discussed how the owner is a poor neighbor that has not maintained the current property for years. Mr. Lobel said the owner cleaned the property on Friday. David White said the Committee had concerns on the height of the building and the condition of the property. Mr. Lobel said that applicant was willing to negotiate changes but since the applicant was so rejected and there was no resolution by the Committee, the applicant decided to move forward. Discussion ensued as to why the applicant did not communicate with the Board;

suggestions were made. Mr. Lobel stated that since the Committee was going to deny the application, why should he make changes. This proposal is an ELURP which means that the application goes directly to City Planning for a vote, Council Members no longer have a vote. This site fits the three requirements to meet the ELURP process. Board Member discussion ensued on how this proposal will negatively impact the homes that abut Northern Blvd. Mr. Euler said the community would prefer this proposal go through the BSA process so the Community Board could have a voice. A motion was made to approve this proposal by Mario Ferazzoli. The motion was seconded by Joan Garippa. Mr. DiBenedetto said that the way the houses are situated on the lots abutting the site, their backyards are impacted. The Auburndale Improvement Civic Association worked very hard to preserve the zoning in this area. A roll call vote was taken resulting in 0 in favor, 38 opposed and 2 present. The motion was denied.

(Opposed - Nelson Beltrand, Jessica Burke, Victor Dadras, Paul DiBenedetto, Henry Euler, C. Omarr Evans, Mario Ferazzoli, Michelle Fields, Jack Fried, Joan Garippa, Michael Golia, C. Kevin Green, George Guan, Vanessa G. George Hadjiconstantinou, Tim Hao, Melanie Harster, John Hon, Richard In, Laura James, Mohan Jethwani, Nicholas Kammerer, Zhengyu Kang, Kelly Ke, Jena Lanzetta, Matthew Mamak, Karen Mazza, George Mihaltzes, Eileen Miller, Stephen Pivawer, Megan Rha, David Ro, Amesh Sarecha, Christina Scherer, Lydia Scotti, Jyothi Sriram, John Sullivan, Sandra Walters-Young, David White, Sam Wong – Present – Vanessa Guest, Steve Pivawer)

COMMITTEE REPORT

Education - Jena Lanzetta, Committee Chair, discussed the Education Committee meeting of April 16, 2026. Ms. Lanzetta stated that Francis Lewis High School's (FLHS) Interim Acting Principal, Nidhi Babbar, attended the meeting and discussed various topics and programs that are offered at the school. One of the items discussed was the completion of the athletic field. Since the Committee meeting, CM Ung's office has confirmed that the School Construction Authority has a completion date for the field of November 2026. There is a concern for the proposed new buildings that will increase enrollment for FLHS.

The meeting was adjourned at 9:37 PM.