

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

*February 2, 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
Evelyn Mallo	Representing Council Member Paladino
Lucia Paredes	Representing Council Member Ung
Jess Mueller	Representing Assembly Member Braunstein
Maria DiLeone	Representing Congress Member Meng

City Agencies

Mary Charlotte Gitlin – Dept. of City Planning – Borough Planner - Queens Office

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

Colin Smith, Outreach Specialist, spoke regarding how the Council for Airport Opportunity is currently working to fill hundreds of positions at JFK Airport. Additional information can be obtained by calling 347.997.5798.

Charline Mitchell, Birth by Queens Foundation Inc., spoke regarding midwife options and the benefits. Additional information can be obtained at info@birthbyqueens.org.

Lucia Paredes spoke regarding upcoming events.

Jess Mueller spoke regarding upcoming events.

Evelyn Mallo spoke regarding upcoming events.

Kate Boehme spoke regarding case labeled “Weed Wacker” which shut down five illegal cannabis shops, two being in our district.

Patrick Jordan stated that the CB application process is open until February 13, 2026.

Mary Charlotte Gitlin spoke regarding open ULURP cases. One case discussed was the rezoning of 24th Avenue. City Council will be voting on this tomorrow at 11:00 AM. CB11 recommended denial, the Borough President and City Commission voted in favor.

ROLL CALL

Members

Jessica Burke, Sharon Chin, 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 Guest, Rosemarie Guiduce, George Hadjiconstantinou, Melanie Harster, Tim Hao, Laura James, Mohan Jethwani, Zhengyu Kang, 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

Members Absent

Lana Bind, Dilicia Erazo, Elias Fillas, Bernadette Kelly, Travis Kessel, Fleur Martino, Mina Youn, Sam Wong

ACCEPTANCE OF MINUTES

A motion was made to accept the minutes of January 2026, by Joan Garippa. The motion was seconded by Melanie Harster. A vote by show of hands resulted unanimously in favor. The minutes were approved as written.

(In-favor - Sharon Chin, 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 Guest, Rosemarie Guiduce, George Hadjiconstantinou, Melanie Harster, Tim Hao, Laura James, Mohan Jethwani, Zhengyu Kang, 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)

CHAIRPERSON'S REPORT

Former Board Member and Board Chair, Steve Newman, passed away. There was moment of silence in his honor.

Mr. DiBenedetto and Mr. Marziliano had a meeting with DCAS representatives regarding CB11's office space. The DCAS representatives advised it could take up to two years to finalize new office space.

BOARD MEMBER NEW BUSINESS

Mr. Euler stated that BSA Cal. No. 2025-47 BZ – 204-37 45th Drive (on tonight's agenda) was tabled by CB11 in order to review revised plans but the applicant did not postpone the hearing date and attended the meeting without CB11's final decision. Mr. Euler stated that he viewed the video of the Board of Standards and Appeals hearing, and the BSA Chair said that the application was incomplete. No explanation of why the C, D, and E conditions to obtain a variance were not addressed plus other incomplete parts of the application. The BSA Chair had the following comments and concerns: the roof must be redesigned to become pitched, the attic height must be reduced, and why are there plans for a bathroom in the attic. A commissioner stated that she made a site visit and observed an "obnoxious use" with several vehicles illegally parked in addition to debris on the site. She submitted photos to the Chair. During the hearing portion, the representative

of the applicant apologized for the incomplete application and stated that she should have requested a postponement of the BSA hearing. There was confusion as to how many stories the building would be. The BSA Chair requested a new submission for a revised application for the March 5, 2026 BSA hearing with a continued hearing to be held at the end of March. The BSA Chair said she was eager to receive the Community Board's input regarding this case.

George Hadjiconstantinou spoke regarding a rollout in northeast Queens that any entity that uses a private trash carter for garbage pickup has to enter a contract with a City-approved carting company. Queens Chamber of Commerce will be having a presentation on February 4, 2026 at the Bay Terrace Shopping Center.

PUBLIC HEARINGS

East Flushing/ North Bayside Zoning - BSA Cal. No. 2025-47-BZ – 204-37 45th Drive – an application to the NYC Board of Standards and Appeals (BSA) for the construction of a new 2-family building located at 204-37 45th Drive. This application went before the East Flushing/North Bayside Zoning Committee in November 2025, and the Committee was opposed to this application. The Committee Members recommended eliminating the fourth floor, reducing the units, and cleaning debris from site. Mr. Lobel, the applicant, spoke on how plans were revised as recommended at the Committee meeting. There will be three floors, two residential floors and an attic. The first floor will have storage in the cellar, and the second floor will have storage in the attic. Parking is not required, therefore, there will be no driveway, curb cut or garage. The height was lowered to 28 ft. This application meets the five findings required by the BSA. There were no registered public speakers. Discussion ensued on how this proposed dwelling will negatively impact the adjacent property. *As per the applicant*, a dwelling could be built as-of-right but it would be too narrow. A motion was made to approve this application by Karen Mazza. This motion was seconded by Mr. Hadjiconstantinou. Board Member discussion followed. Mr. Euler said that the property is currently filled with debris and the fence is partially removed to allow vehicles to enter the yard with no curb cut. This is creating a dangerous condition. Mr. Lobel presented the original application at a BSA Public Hearing before the CB's Public Hearing. Mr. Euler said at the BSA hearing, a bathroom was included in the attic. Mr. Lobel said the bathroom has been removed. Discussion ensued on how this proposal will create a hardship for the neighbors and the backyard will be used as a driveway. A motion was made to approve the application by Ms. Mazza. The motion was seconded by Mr. Hadjiconstantinou. A roll call vote was taken resulting in 1 in favor, 32 opposed and 1 present. The motion was denied.

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

ULURP No. 250053 MMQ – *An Application to City Planning to demap portions of 29th Avenue and Little Neck Boulevard located on the hospital campus of St. Mary's Children's Hospital in Bayside.* Mr. DiBenedetto reviewed the Committee report of January 13, 2026. At this meeting, there was a committee vote resulting in 12 in favor and two abstentions. Jerry Johnson, representing the applicant, spoke on the proposed application to City Planning. This amendment to the City map would eliminate portions of two privately-owned, unbuilt City streets, 29th Avenue and Little Neck Boulevard and would discontinue and close a portion of 29th Avenue. This would

allow for construction of a 357 sq. ft. entrance vestibule, two drop-off canopies and improved circulation within the hospital campus. Mr. Johnson stated that this would improve the safety and care of patients. There was one registered speaker, Carol Marion. Ms. Marion stated that she visited the site and discussed how buses idle all day along John Golden Park. She witnessed one driver brushing his teeth and spitting the remains into the street. She asked what else they could be using the City streets and Parks for. At this meeting, she asked if the buses could be parked on St. Mary's grounds. Mr. Mead, representing St. Mary's, stated that they are aware of this situation and they are working on it. Chair DiBenedetto requested St. Mary's CEO, Sean Lally, using his executive powers, to please stop the buses from illegally idling within the community and to see what he can do to accommodate the buses on St. Mary's property. A motion was made to approve this application by Ms. Mazza. The motion was seconded by Mr. Fried. A roll call vote was taken resulting in 31 in favor and 2 opposed. The motion carried.

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

Board of Standards and Appeals Filing for BSA Cal. No. 866-49 BZ – 200-01 47th Avenue – Mr. DiBenedetto reviewed the East Flushing/North Bayside Committee report of January 13, 2026. This is an application for a rear enlargement of an existing, accessory building and a reinstatement of prior board grant, which expired October 7, 2025, including renewal of the Certificate of Occupancy of a gas station. A trash enclosure will be added. An addition of 768 sq. ft. for workspace will be added to the rear of the building. They are seeking a ten-year term. The Committee voted unanimously in favor of this application. Mr. Euler requested that the outdoor lift be removed. Mr. Khanzada stated that the lift would be relocated to the inside. A motion was made to approve the application with the conditions that the outdoor lift be removed and no box trucks be stored overnight on site by Ms. Mazza. The motion was seconded by Mr. Mamak. There were no registered public speakers. A roll call vote was taken resulting 33 in favor, 1 abstention and 1 present. The motion carried.

(In-favor - Sharon Chin, 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 Guest, Rosemarie Guiduce, George Hadjiconstantinou, Melanie Harster, Tim Hao, Laura James, Mohan Jethwani, Zhengyu Kang, Jena Lanzetta, Matthew Mamak, Karen Mazza, George Mihaltses, Eileen Miller, Stephen Pivawer, Gunjan Rastogi, David Ro, Amesh Sarecha, Christina Scherer, Jyothi Sriram, John Sullivan, Eileen Taylor – Abstain – Jessica Burke – Present – Megan Rha)

The meeting was adjourned at 9:21 PM.