

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

March 2, 2026

Paul DiBenedetto – Chair

PRESENT AT MEETING

CB 11 Staff:

Joseph Marziliano – District Manager

Christina Coutinho – Community Associate

Elected Officials and/or Representatives:

Grace Meng NYS Congress Member

Patrick Jordan Representing Queens Borough President Richards

Kate Boehme Representing Queens DA Katz

Jon Gallo Representing State Senator Liu

Evelyn Mallo Representing Council Member Paladino

Lucia Paredes Representing Council Member Ung

Jess Mueller Representing Assembly Member Braunstein

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

Congress Member Grace Meng spoke regarding agenda items that she is currently working on along with updates.

Adriana Aviles, spoke regarding cannabis retail stores and the 500 ft rule from a school.

Lucia Paredes spoke regarding upcoming events.

Jess Mueller spoke regarding upcoming events.

Evelyn Mallo spoke regarding upcoming events.

Kate Boehme spoke regarding upcoming events.

Patrick Jordan spoke regarding upcoming events.

Jon Gallo spoke regarding upcoming events.

Mary Charlotte Gitlin spoke regarding open ULURP cases.

ROLL CALL

Members

Sharon Chin, Victor Dadras, Paul DiBenedetto, Dilicia Erazo, Henry Euler, Michelle Fields, Jack Fried, Joan Garippa, Michael Golia, C. Kevin Green, Vanessa Guest, Rosemarie Guiduce, George Hadjiconstantinou, Melanie Harster, Tim Hao, Laura James, Mohan Jethwani, Zhengyu Kang, Travis Kessel, Jena Lanzetta, Matthew Mamak, Fleur Martino, Karen Mazza, Eileen Miller, Stephen Pivawer, Megan Rha, David Ro, Amesh Sarecha, Christina Scherer, Jyothi Sriram, John Sullivan, Eileen Taylor, Sam Wong

Members Absent

Lana Bind, Jessica Burke, C. Omarr Evans, Mario Ferazzoli, Elias Fillas, George Guan, Bernadette Kelly, George Mihaltses, Gunjan Rastogi, David White, Mina Youn

ACCEPTANCE OF MINUTES

A motion was made to accept the minutes of February 2026, 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 - Sharon Chin, Victor Dadras, Paul DiBenedetto, Dilicia Erazo, Henry Euler, Michelle Fields, Jack Fried, Joan Garippa, Michael Golia, C. Kevin Green, Vanessa Guest, Rosemarie Guiduce, George Hadjiconstantinou, Melanie Harster, Tim Hao, Laura James, Mohan Jethwani, Zhengyu Kang, Travis Kessel, Jena Lanzetta, Matthew Mamak, Fleur Martino, Karen Mazza, Eileen Miller, Stephen Pivawer, Megan Rha, David Ro, Amesh Sarecha, Christina Scherer, Jyothi Sriram, John Sullivan, Eileen Taylor, Sam Wong)

CHAIRPERSON'S REPORT

The CB11 Government Affairs Committee met on February 2nd, Committe Chair Karen Mazza will discuss their findings tonight.

On February 18, Mr. Marziliano and I had a follow up meeting with Propel Energy to discuss their plans to upgrade electric lines through our district (in Little Neck, Douglaston and Bayside). As far as Bayside goes, we were pleased to find out that they have rejected cutting through the heart of Bayside's residential streets as originally planned. We asked them to please explore using the walkway of the Cross Island Pkwy (the Joe Michaels Mile). They seem to have chosen the northbound service road of the Clearview Expy, which is better than the first option but not as good as the CIP. We expressed our opinion to them and we will hear what they have to say at tonight's meeting.

On February 18, DM Marziliano and I attended a press event at the Cross Island YMCA to announce the appointment of our own CM Linda Lee to the very important position of Chair of the City Council Finance Committee. Speaker Julie Menin, who made the appointment, was in attendance as were various local elected's and civic leaders. We wish CM Lee the very best of success in her new and critical role in helping the city deal with our latest financial crisis.

On February 23, the City Council Zoning and Franchises Subcommittee voted unanimously to support the 24th Avenue rezoning. On the next day, the full Council followed through to support the zoning change, with all but one vote keeping it from unanimous. The property is now rezoned R6A, up from NYC's lowest density zoning, R1-2. Although, Councilmember Paladino

did publicly commit at our monthly meeting (here in this auditorium on October 2025) to not support the rezoning, she changed her position and voted YES to support it. Going forward, this sets a terrible precedent for the future of our low density zoning in CB11. It also creates a nearly untenable situation in multiple ways to the public: the single-family homes along 24th Avenue will constantly have parking issues due to the sizable new school being built across from where the massive 24th Avenue rezoning project will take place; the single-family homeowners in the Bayside Gables will soon be living with a 100 ft exterior wall existing right up against their backyards and neighborhood; the residents of Bay Terrace in CB7 will face significant traffic issues to deal with once these construction projects are finished; along with the fact that (and we have the maps and record to prove it) 24th Avenue was built on top of a creek that formerly emptied into Little Neck Bay and as such is extremely prone to flooding, along with it's very low elevation and close proximity to Little Neck Bay. Leave it to say, we are extremely disappointed in the outcome and will monitor the situation going forward. It bears repeating that our board (CB11) voted unanimously to reject this rezoning. Multiple local civics, including but not limited to, Bayside Gables and the Bay Terrace Community Alliance, strongly advocated for the rezoning's rejection and these civics (along with CB11) communicated this position to all relevant elected's including the Borough President, CPC, CM Paladino, the City Council zoning subcommittee and Speakers Adrienne Adams and Julie Menin. Additionally, letters rejecting the rezoning were sent to the CM and Speaker Menin by Assemblyman Ed Braunstein, Senator Toby Stavisky and Congressman Tom Suozzi.

On February 25, the CB11 Environmental Committee met to hear a presentation done by urban planning fellow Rafael C P Santos to discuss flood mitigation studies for the district. Rafael did a brilliant study and the Committee came up with some immediate work goals we will review tonight.

On February 26, the CB11 Economic Development Committee met to explore the possibility of creating a BID or merchants association that would create and promote a better, more sustainable business environment that will hopefully create strong and lasting outcomes for the Northern Blvd. business corridor in Little Neck and Douglaston. Thank you Chair, George Hadjiconstantinou and the committee for your hardy discussion and bright ideas. We have a developing action plan that we will follow up with.

Lastly, congratulations to Bayside Historical Society on their 25th Annual Winter Art show. It was another great success, featuring more artists than ever before, including a large contingency of Bayside High School art students who displayed their works to the public at the Bay Terrace Shopping Center and online at the BHS website. Congrats to District Manger Joseph Marziliano, won Honorable Mention in the 3D category for his "Invisible Man" sculpture, inspired by the 1933 Invisible Man film. Also, thanks to Joe Forgione and Cord Meyer for again sponsoring the show at a large space in the shopping center and last but not least... big thanks to our own Laura James, BHS Art Show Chair, on her 10th year of running the event. Bravo!

Our CB11 Community Coordinator, Jane Bentivenga has returned from medical leave. We missed her and welcome her back.

PRESENTATION

Propel Energy – Peter Koncelik - WSP, Kevin Jusino – New York Power Authority, Shannon Baxevanis – NY Transco, and Jamal Wilkerson – NY Transco. Shannon Baxevanis started the presentation by introducing the key organizations co-leading the underground electric transmission project. This project will cost \$3.26 billion dollars and aims to increase electricity capacity. This was a very detailed report with maplines showing the installation of 90 miles of new transmission lines. There is 8 miles in Queens. They would work on 50 ft. to 150 ft. per day. Each trench will be 5 to 6 ft. wide and as long as the day's work. Construction is estimated to begin 2026 – 2030 with operational estimated by May 2030. Mr. DiBenedetto discussed the Joe Michael Mile for a better route and Ms. Baxevanis said that location is off the table. There was a lengthy discussion on locations and disruption to the community. Ms. Lanzetta, as President of the Northwest Bayside Civic, stated that her civic would be in opposition to the proposed work on 217th Street. Please see presentation attached.

BOARD MEMBER NEW BUSINESS

Jena Lanzetta spoke regarding upcoming events hosted by the Northwest Bayside Civic. She attended the anniversary of Bayside High School.

COMMITTEE REPORT

Government Affairs/Legal – Committee Chair, Karen Mazza, introduced Catherine Du and Brian Schneider who gave a presentation at the February 3, 2026 Committee meeting regarding Senate Bill 1454 and Assembly Bill 1749, New York's Packaging Reduction and Recycling Infrastructure Act. Ms. Mazza stated that this proposed bill will require companies to register with a packaging reduction organization to develop a packaging reduction and recycling plan. Miss Du and Mr. Schneider are asking for a letter of support. There was no discussion on this topic. A motion was made by Karen Mazza to forward a letter of support for State Senate bill 1454 and to encourage the Assembly to approve bill 1749. The motion was seconded by Henry Euler. A roll call vote was taken resulting in 32 in favor and one present. The motion carried.

(In-favor - Sharon Chin, Victor Dadras, Paul DiBenedetto, Dilicia Erazo, Henry Euler, Michelle Fields, Jack Fried, Joan Garippa, Michael Golia, C. Kevin Green, Vanessa Guest, Rosemarie Guiduce, George Hadjiconstantinou, Melanie Harster, Tim Hao, Laura James, Mohan Jethwani, Zhengyu Kang, Travis Kessel, Jena Lanzetta, Matthew Mamak, Karen Mazza, Eileen Miller, Stephen Pivawer, Megan Rha, David Ro, Amesh Sarecha, Christina Scherer, Jyothi Sriram, John Sullivan, Eileen Taylor, Sam Wong – Present – Fleur Martino)

Environmental - Henry Euler, Committee Chair

Walter Mudgan spoke regarding storm sewer overflow and how the overflow leads into Alley Pond Creek and Little Neck Bay. There have been several site visits where organization have visited Alley Pond Creek, Little Neck Bay, Oakland Gardens. Mr. Mudgan was in support of the proposed Modification Request to the Approved Alley Creek Combined Sewer Overflow (CSO) Long Term Control Plan (LTCP). This proposal will also include the Oakland Lake Ravine. Mr. Marziliano recapped the Committee Report of February 25, 2026. The presentation was attached in the email with the Committee report.

BOARD MEMBER ELECTIONS

The elections were lead by Mr. Marziliano.

Paul DiBenedetto was nominated for Chair by Victor Dadras. The motion was seconded by Laura James. Mr. DiBenedetto accepted the nomination. One vote was cast, and the consensus was unanimous to elect Paul DiBenedetto as Chair.

Victor Dadras was nominated for 1st Vice Chair by Paul DiBenedetto. The motion was seconded by George Hadjiconstantinou. Mr. Dadras accepted the nomination. One vote was cast, and the consensus was unanimous to elect Victor Dadras as 1st Vice Chair.

Henry Euler was nominated for 2nd Vice Chair by Jena Lanzetta. The motion was seconded by Michelle Fields. Mr. Euler accepted the nomination. One vote was cast, and the consensus was unanimous to elect Henry Euler as 2nd Vice Chair.

Jena Lanzetta was nominated for 3rd Vice Chair by Henry Euler. The motion was seconded by Amesh Sarecha. Ms. Lanzetta accepted the nomination. One vote was cast, and the consensus was unanimous to elect Jena Lanzetta as 3rd Vice Chair.

The meeting was adjourned at 9:15 PM.