



The City of New York

Queens Community Board 11

Serving the Communities of Auburndale, Bayside, Douglaston, Hollis Hills
Little Neck and Oakland Gardens

Paul DiBenedetto Chairperson / **Joseph Marziliano** District Manager

To: All Board Members

From: Henry Euler, Environmental Committee Chair

Date: February 26, 2026

Re: Alley Creek and Little Neck Bay and Recommendation regarding CB11 Flood Map

On February 25, 2026, the CB11 Environmental Committee met to discuss Alley Creek and Little Neck Bay and recommendations by Urban Planner Fellow regarding CB11 Flood Maps.

Committee Members

Paul DiBenedetto, Board Chair

Henry Euler, Committee Chair

John Sullivan

Joan Garippa

Christina Scherer

Kevin Green

Jyothi Sriram

Jessica Burke

CB11 Staff

Joseph Marziliano, District Manager

Christina Coutinho, Community Associate

Guest

Michael Feller – Friends of Alley Pond Park

Rafael Santos– Urban Planner Fellow Hunter College

Mr. Euler opened the meeting by introducing, Mr. Marziliano, who started a public presentation from Dept. of Environmental Protection (DEP), please see attached for presentation: Proposed Modification Request to Approved Alley Creek Combined Sewer Overflow (CSO) Long Term Control Plan (LTCP). In summary, this project has been funded at \$161 million, an increase from the initial \$141 million, and includes the Oakland Lake Ravine Stormwater Diversion Concept. The attached presentation explains and outlines the agenda and goal of DEP's CSO. Mr. Feller, Conservation Chair for Friends of Alley Pond Park, provided context on the project's history and explained the proposed Oakland Ravine daylighting alternative, which is estimated to cost \$163 million and aims to restore water flow to a former trout stream. The Committee agreed that DEP needs to better engage with the community and present their plans at future meetings. It was suggested that Mr. Feller be added to the Committee as a Non-Board Member, Committee Member.

Mr. Euler introduced the next presenter, Urban Planner Fellow, Mr. Santos, who gave a presentation on flood mitigation solutions for areas within the CB11 District. Please see attached report for outlined details. Mr. Santos identified vulnerable regions and made suggestions such as rain gardens in designated areas. Mr. Santos presented a detailed analysis of green infrastructure in the district, highlighting uneven distribution and high impermeability in certain areas. He identified vulnerable regions and suggested interventions such as rain gardens, permeable pavements, and bio-retention cells to reduce runoff and protect the sewer system. Mr. Santos emphasized the need for collaboration between multiple agencies, including DOT and DEP, and suggested advocating for incentives for homeowners to install water retention systems. The presentation concluded with a call for community engagement and support from local representatives for long-term planning and implementation of these solutions. There was discussion on the problematic areas such as: Bell Blvd. and Northern Blvd., 47th, 48th and 58th Avenue, 213th Street and 214th Place and the Clearview Expressway.

A motion was made by Kevin Green to examine the flooding experienced along the Bell Blvd. corridor from 42nd Avenue to 47th Avenue and Northern Boulevard from 213th Street to 214th Place, and in doing so, consider the feasibility of this package of proposals including permeable pavement and rain gardens in currently empty tree pits to nullify flash flooding and this proposal would be conducted in a collaborative effort with CB 11 and the Bayside Business Improvement District. The motion was seconded by Joan Garippa. A vote was taken resulting unanimously in favor. This will be presented to the full Board at the March 2, 2026 General meeting.

The meeting was adjourned.