

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

June 7, 2021

Via Zoom Telephone Conference

Michael Budabin – Chair

PRESENT AT MEETING

CB 11 Staff:

Joseph Marziliano – District Manager

Christina Coutinho – Community Associate

Jane Bentivenga – Community Coordinator

Elected Officials and/or Representatives Present:

David Fischer

Representing Assembly Member Braunstein

Susan Seinfeld

Representing Council Member Grodenchik

Jon Gallo

Representing State Senator Liu

Katherina Thompson

Representing Queens Borough President Richards

Isabel Pulgarin

Representing Assembly Member Nily Rozic

111th Precinct

Commanding Officer Captain Portalatin

P.O. Luigi Galano

City Agencies

Scott Solomon – City Planning

The meeting was called to order at 7:30 PM by Chair, Michael Budabin.

Mr. Budabin led the audience in reciting the Pledge of Allegiance.

PUBLIC PARTICIPATION

Captain Portalatin gave an update regarding current crime patterns.

State Senator John Liu spoke regarding state funding for education. He stated that the education budget will see an increase of 4 billion dollars. He also stated that he is not supportive of the proposal to allow accessory dwelling units.

Katherina Thompson, representing Queens Borough President Richards, spoke regarding upcoming events. She stated that she can be reached at 718.286.2620.

Dan Brown, representing DA Katz, spoke regarding upcoming events.

Eileen Miller and Sharon Chin gave a presentation on Ranked Choice Voting.

Mr. Lustig spoke regarding his opposition on the proposed homeless shelter in Douglaston.

ROLL CALL

Members Present

Sila Asa, Adriana Aviles, Carin Bail, Lana Bind, Lander Bravo, Michael Budabin, Jessica Burke, Susan Cerezo, Jason Chen, Justin Chew, Sharon Chin, Carmen Collado, Victor Dadras, Lourdes December, Paul DiBenedetto, Mary Donahue, Henry Euler, Mario Ferazzoli, Elias Fillas, Jack Fried, Albert Galatan, Joan Garippa, Michael Golia, Bernard Haber, Christine Haider, Laura James, Mohan Jethwani, John Kelly, Jena Lanzetta, Linda Lee, Yosef Lee, Fleur Martino, George Mihaltses, Eileen Miller, Allan Palzer, Akshar Patel, Wendy Pelle-Beer, Stephen Pivawer, Stephan Popa, Gunjan Rastogi, Christina Scherer, Jyothi Sriram, Benjamin Turner, Sam Wong

Members Absent

Barbara Gillespie, Rosemarie Guidice, Stanley Jin, Robert Liatto, Douglas Montgomery, Vidya Pappachan

ACCEPTANCE OF MINUTES

A motion was made to accept the minutes of the May 2021 meeting by Mr. Popa. The motion was seconded by Mrs. Haider. A roll call vote was taken resulting in 43 in favor. The minutes were approved as written.

(In-favor - Sila Asa, Adriana Aviles, Carin Bail, Lana Bind, Lander Bravo, Michael Budabin, Jessica Burke, Susan Cerezo, Jason Chen, Justin Chew, Sharon Chin, Carmen Collado, Victor Dadras, Lourdes December, Paul DiBenedetto, Mary Donahue, Henry Euler, Mario Ferazzoli, Elias Fillas, Jack Fried, Albert Galatan, Joan Garippa, Michael Golia, Bernard Haber, Christine Haider, Laura James, Mohan Jethwani, John Kelly, Jena Lanzetta, Linda Lee, Fleur Martino, George Mihaltses, Eileen Miller, Allan Palzer, Akshar Patel, Wendy Pelle-Beer, Stephen Pivawer, Stephan Popa, Gunjan Rastogi, Christina Scherer, Jyothi Sriram, Benjamin Turner, Sam Wong)

CHAIRPERSON'S REPORT

Mr. Budabin announced the committee meetings that took place in the month of May.

BOARD MEMBER NEW BUSINESS

Henry Euler gave an update regarding open Board of Standards and Appeals cases.

Albert Galatan asked if the September meeting will be in-person. Mr. Budabin said currently there are no updates.

Eileen Miller gave an update on a news report regarding a City-operated vaccination site at KCS.

COMMITTEE REPORTS

Ad-Hoc Zoning Committee – Michael Budabin, Committee Chair, stated there are three URULP applications to be voted on.

- 1) City-wide Hotel SP Text Amendment – ULURP #N 210406 ZRY – A proposed zoning change that would require the City Planning Commission's approval for new and enlarged hotels and motels, tourist cabins and boatels in commercial, mixed-use and paired M1/R districts. A

motion was made to approve the application by Mr. Budabin. The motion was seconded by Mr. Popa. A roll call vote was taken resulting in 41 in favor. The motion carried.

(In favor - Sila Asa, Adriana Aviles, Lana Bind, Lander Bravo, Michael Budabin, Jessica Burke, Susan Cerezo, Jason Chen, Justin Chew, Sharon Chin, Carmen Collado, Victor Dadras, Lourdes December, Paul DiBenedetto, Mary Donahue, Henry Euler, Mario Ferazzoli, Elias Fillas, Jack Fried, Albert Galatan, Joan Garippa, Michael Golia, Bernard Haber, Christine Haider, Laura James, Mohan Jethwani, John Kelly, Jena Lanzetta, Linda Lee, Fleur Martino, George Mihaltses, Eileen Miller, Allan Palzer, Wendy Pelle-Beer, Stephen Pivawer, Stephan Popa, Gunjan Rastogi, Christina Scherer, Jyothi Sriram, Benjamin Turner, Sam Wong

- 2) Zoning for Accessibility Text Amendment – ULURP #N 210270 – Zoning for Accessibility (ZFA) seeks to make NYC’s transit more accessible and better coordinated with the streets and buildings around it. Through ZFA, developers would work with the MTA to set aside space where needed for station elevators. It would expand incentives for developers to build elevators and related station upgrades in new, high-density buildings. A discussion ensued regarding the maintenance and security of the MTA elevators. A motion was made to approve the application by Mrs. Haider. The motion was seconded by Mr. Euler. A roll call vote was taken resulting in 39 in favor, 1 opposed and 1 abstention. The motion carried.

(In favor - Sila Asa, Adriana Aviles, Lana Bind, Lander Bravo, Michael Budabin, Jessica Burke, Susan Cerezo, Jason Chen, Justin Chew, Sharon Chin, Carmen Collado, Victor Dadras, Lourdes December, Paul DiBenedetto, Mary Donahue, Henry Euler, Mario Ferazzoli, Jack Fried, Joan Garippa, Michael Golia, Bernard Haber, Christine Haider, Laura James, Mohan Jethwani, John Kelly, Jena Lanzetta, Linda Lee, Yosef Lee, Fleur Martino, Eileen Miller, Allan Palzer, Wendy Pelle-Beer, Stephen Pivawer, Stephan Popa, Gunjan Rastogi, Christina Scherer, Jyothi Sriram, Benjamin Turner, Sam Wong – Opposed – Albert Galatan – Abstain – George Mihaltses)

- 3) Health and Fitness Zoning Text Amendment – ULURP #N210382 ZRY – A proposal to amend the Zoning Resolution to modify regulations related to gyms, spas, licensed massage therapy, and other health and fitness facilities defined in the “Physical Culture of Health Establishments”. The proposed text amendment will remove the requirement for such facilities to receive a special permit by the Board of Standards and Appeals (ZR-73-36). Mr. Solomon explained how this would impact large gyms in commercial districts. A lengthy discussion ensued that the community needs to voice their opinion regarding establishments in their area. The Board Members raised several concerns regarding illegal, stand-alone massage parlors. Mr. Solomon noted that massage therapy applies to licensed massage therapist. A motion was made to approve the application by Mr. Haber. The motion was seconded by Mr. Popa. A roll call vote was taken resulting in 4 in favor, 34 opposed and 2 abstentions. The motion was denied.

(In favor – Adriana Aviles, Jessica Burke, Sharon Chin, John Kelly, Opposed - Lana Bind, Lander Bravo, Michael Budabin, Susan Cerezo, Jason Chen, Carmen Collado, Victor Dadras, Lourdes December, Paul DiBenedetto, Mary Donahue, Henry Euler, Mario Ferazzoli, Jack Fried, Albert Galatan, Joan Garippa, Michael Golia, Bernard Haber, Christine Haider, Laura James, Mohan Jethwani, Jena Lanzetta, Linda Lee, Fleur Martino, George Mihaltses, Eileen Miller, Allan Palzer, Wendy Pelle-Beer, Stephen Pivawer, Stephan Popa, Gunjan Rastogi, Christina Scherer, Jyothi Sriram, Benjamin Turner, Sam Wong – Abstained – Sila Asa, Yosef Lee)

Transportation – Victor Dadras, Committee Chair, turned the floor over to Benjamin Turner who spoke regarding the proposed LGA Air Tran Connection. Mr. Turner said construction is estimated to begin next year. He stated this connection will be at the Willets Point station and can be accessed by taking the LIRR Port Washington Line and the 7 Flushing subway line. This will create additional ridership to an already crowded system. Impact studies and outreach to the adjacent communities were not adequately performed. This proposal also affects CB7. Mr. Turner made a motion for CB11 to submit a resolution (Mr. Turner read the resolution) requesting that a thorough study be performed; with results as to why this is a good option for the community. The motion was seconded by Mr. Popa. A roll call vote was taken resulting in 39 in favor, 1 opposed and 1 abstention. The motion carried.

(In favor - Sila Asa, Adriana Aviles, Lander Bravo, Michael Budabin, Jessica Burke, Susan Cerezo, Jason Chen, Justin Chew, Sharon Chin, Carmen Collado, Victor Dadras, Lourdes December, Paul DiBenedetto, Mary Donahue, Henry Euler, Mario Ferazzoli, Jack Fried, Albert Galatan, Joan Garippa, Michael Golia, Bernard Haber, Christine Haider, Laura James, Mohan Jethwani, John Kelly, Jena Lanzetta, Linda Lee, Yosef Lee, Fleur Martino, Eileen Miller, Allan Palzer, Wendy Pelle-Beer, Stephen Pivawer, Stephan Popa, Gunjan Rastogi, Christina Scherer, Jyothi Sriram, Benjamin Turner, Sam Wong – Opposed – Lana Bind – Abstained– George Mihaltses)

Government Affairs/Legal – Albert Galatan, Committee Chair, spoke regarding New York State Assembly Bill 4854 and New York State Senate Bill 4547. He said that the Committee recommended forwarding a letter with concerns regarding the proposed bills. These bills mirror each other and will allow accessory dwelling units like a basement or garage to be used as rental units. Discussion ensued as to the concerns that would be addressed in the letter. A motion was made to approve forwarding a letter with concerns by Mr. Turner. The motion was seconded by Mr. Euler. The motion carried. A roll call vote was taken resulting in 41 in favor and 1 abstention. The motion carried.

(In favor - Sila Asa, Adriana Aviles, Lana Bind, Lander Bravo, Michael Budabin, Jessica Burke, Susan Cerezo, Jason Chen, Sharon Chin, Carmen Collado, Victor Dadras, Lourdes December, Paul DiBenedetto, Mary Donahue, Henry Euler, Mario Ferazzoli, Jack Fried, Albert Galatan, Joan Garippa, Michael Golia, Bernard Haber, Christine Haider, Laura James, Mohan Jethwani, John Kelly, Jena Lanzetta, Linda Lee, Yosef Lee, Fleur Martino, George Mihaltses, Eileen Miller, Allan Palzer, Wendy Pelle-Beer, Stephen Pivawer, Stephan Popa, Gunjan Rastogi, Christina Scherer, Jyothi Sriram, Benjamin Turner, Sam Wong – Abstained– Justin Chew)

MONTH AHEAD

Mr. Budabin announced the upcoming scheduled committee meetings for the summer.

The meeting ended for public viewers and continued in executive session.

The meeting adjourned.