

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

*September 13, 2021  
Via Zoom Teleconference  
Michael Budabin – Chair*

**PRESENT AT MEETING**

*CB 11 Staff:*

Joseph Marziliano – District Manager

Christina Coutinho – Community Associate

*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 Rozic

Maria Di Leone

Representing Congress Member Meng

*111<sup>th</sup> Precinct*

Commanding Officer Captain Portalatin

*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. A question and answer period followed. Discussion ensued regarding strangers approaching vehicle owners and soliciting autobody services.

Katherina Thompson, representing Queens Borough President Richards, spoke regarding upcoming events. Ms. Thompson stated that the Queens Borough President is collecting information from constituents that experienced damage from Storm Ida. She stated that she can be reached at 718.286.2620.

George Hadjicontaninou, District Leader 25 Assembly District Part A, introduced himself. He stated that he also works for the Queens Chamber of Commerce and can help assist small businesses that need help related to the pandemic.

Isabel Pulgarin, representing Assembly Member Nily Rozic, stated that the office is serving as a FEMA popup site to help with Storm Ida claims.

Maria Di Leone, representing Congress Member Grace Meng, stated that forms to apply for flood damage were given to CB11.

Susan Seinfeld, representing Council Member Barry Grodenchik, spoke regarding upcoming events.

David Fischer, representing Assembly Member Ed Braunstein, spoke regarding upcoming events.

Ahsia Badi, representing the New York State Independent Redistricting Commission, gave a presentation regarding public meetings that will be taking place for the State's redistricting. Information can be obtained on their website.

## **ROLL CALL**

### *Members Present*

Sila Asa, Lana Bind, Lander Bravo, Michael Budabin, Jessica Burke, Susan Cerezo, Jason Chen, Sharon Chin, Carmen Collado, Victor Dadras, Lourdes December, Mary Donahue, Henry Euler, Mario Ferazzoli, Elias Fillas, Jack Fried, Albert Galatan, Joan Garippa, Michael Golia, Rosemarie Guidice, Bernard Haber, Christine Haider, Mohan Jethwani, Jena Lanzetta, Linda Lee, Yosef Lee, Robert Liatto, Fleur Martino, George Mihaltses, Eileen Miller, Douglas Montgomery, Vidya Pappachan, Allan Palzer, Akshar Patel, Wendy Pelle-Beer, Stephan Popa, Gunjan Rastogi, Christina Scherer, Jyothi Sriram, Benjamin Turner, Sam Wong

### *Members Absent*

Adriana Aviles, Carin Bail, Paul DiBenedetto, Barbara Gillespie, Laura James, John Kelly, Stephen Pivawer

## **ACCEPTANCE OF MINUTES**

A motion was made to accept the minutes of the June 2021 meeting by Mr. Popa. The motion was seconded by Mrs. Haider. A roll call vote was taken resulting in 38 in favor, 1 abstention and 2 present. The minutes were approved as written.

*(In-favor – Lana Bind, Lander Bravo, Michael Budabin, Jessica Burke, Susan Cerezo, Jason Chen, Sharon Chin, Carmen Collado, Victor Dadras, Lourdes December, Mary Donahue, Henry Euler, Mario Ferazzoli, Elias Fillas, Jack Fried, Michael Golia, Rosemarie Guidice, Bernard Haber, Christine Haider, Mohan Jethwani, Jena Lanzetta, Linda Lee, Yosef Lee, Robert Liatto, Fleur Martino, George Mihaltses, Eileen Miller, Douglas Montgomery, Vidya Pappachan, Allan Palzer, Akshar Patel, Wendy Pelle-Beer, Stephan Popa, Gunjan Rastogi, Christina Scherer, Jyothi Sriram, Benjamin Turner, Sam Wong - Abstained – Joan Garippa – Present – Sila Asa, Albert Galatan)*

## **CHAIRPERSON'S REPORT**

Mr. Budabin spoke regarding the extension of the open meeting laws. He stated that committee meetings will resume teleconference.

## **BOARD MEMBER NEW BUSINESS**

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

Douglas Montgomery stated that he is trying to schedule an electronic waste event for the Fall.

Albert Galatan said that there will be an update on the proposed bill for accessory dwelling units in the next few weeks. David Fischer said he will also update the Board once information is given.

Linda Lee spoke regarding rent grants that have been issued. Information can be obtained at KCS.

### **PUBLIC HEARINGS**

**East Flushing Zoning Committee - BSA Cal. No. 348-02 BZ** – An application to the Board of Standards and Appeals to reinstate and amend a special permit. Mr. Marziliano reviewed the minutes of the Committee meeting. He stated that this application is to extend the monopole height by 36 ft making the total height 107 ft. Since the monopole was installed, buildings have been built, therefore, blocking the signal. This extension will give better coverage to the surrounding area. The Committee discussed concerns regarding radiation that is emitted from the pole and how the site needs to be maintained. A Committee vote was taken resulting in 2 in favor and 1 opposed. Christine Haider, Committee Chair was unable to attend the Committee meeting. She discussed the background of the original installation of the tower. She read a Minority Report (please see attached). The applicant's representative, Chris Fisher, named the carriers involved with the extension. Discussion ensued regarding the concerns of radiation from the tower. Board Members raised the following questions and concerns; 1) Did the tower owners have conversation with the adjacent hotel owners regarding the height of the hotels? 2) Were the hotel owners asked to put the towers on their rooftop? 3) What type of beautification or upkeep will there be at the site? 4) Was another location for the tower considered? 5) Was the monopole moved from the rear of property to the front? Mr. Fisher said the hotel owners were spoken to regarding using their rooftop and they declined. The hotels were built after the erection of the monopole. Mr. Fisher agreed that the site needs maintenance and landscaping will be proposed to the Board of Standards and Appeal. Discussion ensued regarding installing a fence to cover the area. Mr. Fisher said that he did not believe that the monopole moved since it was originally installed. He also said that regarding the radiation, they are in full compliance. A motion was made to approve the application with conditions. A question and answer period followed. Mr. Budabin stated that the area needs to be maintained and although it will increase in height, it is important to keep in mind that in today's times more people are relying on cell service. A motion was made to approve the application with the following conditions by Mr. Budabin: 1) The site be secured properly with fencing and locks, including security regarding access from the roof of the neighboring establishments. 2) The site be beautified and maintained with planters and be kept free of litter on an ongoing and regular basis. 3) The graffiti on site be removed and monitored on an ongoing and regular basis. The motion was seconded by Mr. Montgomery. A roll call vote was taken resulting in 26 in favor and 13 opposed and two abstentions. The motion carried.

*(In-favor -* Lana Bind, Lander Bravo, Michael Budabin, Jessica Burke, Susan Cerezo, Sharon Chin, Carmen Collado, Lourdes December, Mario Ferazzoli, Jack Fried, Albert Galatan, Michael Golia, Rosemarie Guidice, Mohan Jethwani, Linda Lee, Yosef Lee, Robert Liatto, Douglas Montgomery, Vidya Pappachan, Allan Palzer, Akshar Patel, Wendy Pelle-Beer, Stephan Popa, Gunjan Rastogi, Benjamin Turner, Sam Wong – *Opposed* – Victor Dadras, Mary Donahue, Henry Euler, Elias Fillas, Joan Garippa, Bernard Haber, Christine Haider, Jena Lanzetta, Fleur Martino,

George Mihaltses, Eileen Miller, Christina Scherer, Jyothi Sriram – *Abstained* – Sila Asa, Jason Chen,

Mr. Budabin broke the public hearing session to state that there will be a process put into place regarding when a Board Member votes with an abstention.

**Ad-Hoc Zoning Committee – ULURP #210434 ZRY** – An application from the Dept. of City Planning for a zoning text amendment for the proposed permanent open restaurants program. This proposal would remove all zoning location restrictions on sidewalk cafes, remove language that prevents sidewalk cafes in Special Districts, remove rules around enclosures, operable windows, and sidewalk widening. This would eliminate sidewalk cafes applying to the Dept. of Consumer Affairs. Mr. Budabin stated that this would be for sidewalk, and curbside. He discussed the risk regarding curbside cafes. This will be an application to the Dept. of Transportation and a license issued. The Community Board will still have input. Discussion ensued regarding enforcement for outside cafes. Scott Solomon said this transition plan would take place 2023. He said that DEP would still be the agency for noise enforcement and DOT would monitor the structures. There were several concerns regarding safety and traffic flow if parking spaces are replaced with curbside dining. Several Members had concerns with curbside structures and vehicles crashing into them. Mr. Mihaltses suggested that the structures be uniform using one approved structure style. Mr. Popa said that in certain areas there are bus routes. It was stated that with the curbside dining, drivers may be forced to drive slowly. Mr. Lander asked what is the permanent gain for outdoor cafes; it helped during the pandemic but after the pandemic ends what will the gain be? Mr. Solomon stated that this amendment will not allow enclosed structures. There is a roadway portion of the amendment that will regulate curbside. That would cover the type of structure, heating, and safety. A motion was made to approve the application with a letter to DOT expressing general concerns that were discussed in relation to this application by Mr. Budabin. The motion was seconded by Fleur Martino. A roll call vote was taken resulting 17 in favor, 19 opposed and 5 present. The motion was denied.

Mr. Budabin said even though the motion was denied, he asked that a letter still be sent to DOT with the background of tonight's concerns.

(*In-favor* – Sila Asa, Lander Bravo, Michael Budabin, Susan Cerezo, Sharon Chin, Victor Dadras, Lourdes December, Jack Fried, Albert Galatan, Rosemarie Guidice, Christine Haider, Linda Lee, Robert Liatto, Akshar Patel, Wendy Pelle-Beer, Stephan Popa, Benjamin Turner - *Opposed* – Jessica Burke, Jason Chen, Carmen Collado, Henry Euler, Mario Ferazzoli, Joan Garippa, Michael Golia, Bernard Haber, Mohan Jethwani, Jena Lanzetta, Fleur Martino, George Mihaltses, Eileen Miller, Vidya Pappachan, Allan Palzer, Gunjan Rastogi, Christina Scherer, Jyothi Sriram, Sam Wong – *Present* – Lana Bind, Mary Donahue, Elias Fillas, Yosef Lee, Douglas Montgomery)

### **MONTH AHEAD**

Mr. Budabin asked if a Member has any suggestions or concerns that need to be brought to committee, to please contact him.

The meeting adjourned.