

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

*June 3, 2019  
Middle School 158  
46-35 Oceania Street  
Bayside, NY 11361  
Eileen Miller - Chair  
Joseph Marziliano – District Manager*

**PRESENT AT MEETING**

*CB 11 Staff:*

Joseph Marziliano – District Manager

Christina Coutinho – Community Associate

*NYPD:*

111<sup>th</sup> Precinct - Police Officer Erdman

*Elected Officials and/or Representatives Present:*

Council Member Paul Vallone

Anne Marie Boranian

Kieran Mahoney

Isabel Pulgarin

Barbara Baruch

Susan Seinfeld

Maria DiLeone

Mike Yon

Representing Queens Borough President Melinda Katz

Representing Assembly Member Ed Braunstein

Representing Assembly Member Nily Rozic

Representing Senator John Liu

Representing Council Member Barry Grodenchik

Representing Congress Member Grace Meng

Representing Council Member Paul Vallone

The meeting was called to order at 7:35 pm by the Chair, Eileen Miller.

Mrs. Miller led the audience in reciting the Pledge of Allegiance.

Mrs. Miller introduced Council Member Paul Vallone who spoke regarding the results of Participatory Budgeting, the street co-naming of Howard Haider that will be approved at the end of June 2019 and the 5<sup>th</sup> Annual Firework Event at Fort Totten.

Maria DiLeone spoke regarding events hosted by Congress Member Grace Meng.

Barbara Baruch spoke regarding events hosted by Senator John Liu.

Police Officer Erdman gave the monthly crime statistics for the District. He also spoke regarding crime prevention.

**PUBLIC PARTICIPATION**

There were 14 registered speakers that spoke in opposition of the proposed NYS Department of Health licensed Assisted Living Program facility located at 242-22 61 Avenue. First speaker Mindy Stein, Beech Hills Co-Ops, stated that the proposed facility will change the characteristic of the neighborhood and would create a major hazardous traffic condition; (2) Janice Schreibersdorf, President Beech Hills Co-Ops, said there are several schools in the vicinity; (3) Stanley Nash stated

that when the property was purchased, they knew the zoning and that it was not allowed; (4) Tom McGlinchey said that this proposal will create flooding because the natural buffer will be destroyed and local sewer pipes can't handle such a large facility; (5) Joanne Paradiso stated that a health facility operates 24 hours a day creating traffic at all hours; (6) Phil Konigisberg stated he was against the proposed building; (7) Stanley Leavitt said that approving this proposal will set a precedent for future developers to build large structures in residential areas; (8) Elisa Cueto said she moved to Douglaston for quality of life and this proposal will generate unneeded pollution causing a health risk; (9) Lori Kossin said that traffic pattern studies were done when stores were closed; (10) Eric Black stated that this proposal will negatively impact the community with parking on residential streets, and he said that there are no other 15-story structures in the district; (11) Linda Rozich said that a 15-story building will ruin the view and set a precedent for future development; (12) John Wu said that the approval comes from the NYC Department of City Planning Commission. He urged everyone to write or contact CPC directly; (13) Louis Boragine said 61<sup>st</sup> Avenue traveling northwest will be continuous traffic jam; (14) Borui Zhang said that this proposal will negatively impact the community.

Gina Stoner spoke regarding errant golf balls from The Douglaston Golf Course. She stated that she can't be in her backyard with flying golf balls. It has now become a financial burden with home improvements because of damage and also vehicle damage. She requested that the tee box be moved.

Bob Burns also spoke regarding errant golf balls from the Douglaston Golf Course. He spoke of the financial burden this problem has caused. His property has been damaged many times by errant golf balls.

Steven Newman said the Douglaston Manor Association is writing a letter to the NYC Fair Property Tax Commission regarding property tax fairness. He asked the Board for their support.

Gidden Dunkley spoke regarding World Financial free workshop through the Queens Borough Chamber of Commerce.

## **ROLL CALL**

### *Board Members Present:*

Michael Budabin	Susan Cerezo	Justin Chew	Ocelia Claro
Carmen Collado	Victor Dadras	Paul DiBenedetto	Mary Donahue
Henry Euler	Mario Ferazzoli	Jack Fried	Albert Galatan
Joan Garippa	Michael Golia	Rosemarie Guidice	Bernard Haber
Laura James	Mohan Jethwani	Stanley Jin	John Kelly
Linda Lee	Yosef Lee	Robert Liatto	Fleur Martino
George Mihaltses	Eileen Miller	Douglas Montgomery	Allan Palzer
Akshar Patel	Wendy Pelle-Beer	Stephen Pivawer	Stephan Popa
Christina Scherer	Jyothi Sriram	Benjamin Turner	Henry Wang
Alex Yagudaev			

### *Board Members Absent:*

Sila Asa	Lana Bind	Lourdes December	Elias Fillas
Barbara Gillespie	Roy Giusetti	Christine Haider	Janet McEneaney

## **ACCEPTANCE OF MINUTES**

A motion was made to accept the minutes of the May 6<sup>th</sup> meeting by Douglas Montgomery. The motion was seconded by Jack Fried. A vote by show of hands was unanimously in favor of approving the minutes as written. The motion carried.

## **CHAIRPERSON'S REPORT**

Thanks were given to Sonya Fierro-Gladwin, George Karahalidis and William Liao for their services. They are no longer on the Board and they will be missed.

The Douglaston Zoning Committee held a committee meeting at the Board office on May 16, 2019. This meeting was in regard to a proposed Zoning Height Authorization for 242-22 61<sup>st</sup> Ave., Douglaston. There was a presentation with a question and answer period. This will be discussed tonight under Committee reports.

A cultural event was held in the Borough Hall Atrium. The Guyana Heritage celebration was well attended and very conducive to the community.

The Waterfront Alliance was scheduled to meet with the Environmental Committee but cancelled due to illness. They advised us they will reschedule.

May 23<sup>rd</sup> the Budget Committee met and recommendations were made. This will be discussed tonight under Committee reports.

I was pleased to attend the Douglaston/Little Neck Memorial Day parade which was well attended and a great success. This was a wonderful remembrance of our service men and women, some of who gave their lives for our country.

At the Borough Board meeting, we had a presentation from Master Planning Process for Sunnyside Yard project, discussing process and agency initiatives, which was very informative. The website for further information is: [www.Sunnysideyard.nyc](http://www.Sunnysideyard.nyc).

May 30, 2019 ground breaking for Francis Lewis HS. This will provide 500 new seats to this school in our Community Board, which are greatly needed.

I attended the LaGuardia Airport Round table meeting, many issues were discussed and they voted in a new executive board.

May 31, 2019, I attended the Douglaston Local Development Corporation in partnership with Sen. Liu, Council Member Vallone and Assembly Member Braunstein of a newly installed revitalization art project done by local children. It was a true show of great community effort and beautiful work.

May 30, 2019 was Dermody Triangle Memorial Day ceremony, presented by Bayside Historical Society and was also attended by Sen. Liu, Assembly Member Braunstein and Council Member Grodenchik.

Committee assignments are complete and will be sent out via mail this week. They reflect not only a choice of members with expertise, but a chance for others to actively participate as well.

Upcoming Queens network redesign for the MTA Buses open houses are June 6<sup>th</sup>, 7<sup>th</sup> -9<sup>th</sup> at P.S. 169 Bay Terrace 18-25 212<sup>th</sup> St. and June 10<sup>th</sup> at P.S. 33 Queens Village

June 9, 2019 will be the Community Leaders' Breakfast at the Flushing Meadows Zoo for Board Members and their families.

On June 21<sup>st</sup> at P.S. 46 from 3:00 – 6:00 pm, there will be the second annual Fun and Fire Safety Day event hosted by the Community Board and Assembly Member Rozic. There will be a fire truck for the kids to see as well as giveaways and the opportunity to sign up for a free smoke detector.

We want to remind everyone the Board will once again co-sponsor the 111<sup>th</sup> Precinct's National Night Out on August 6, 2019. We will be giving portable battery chargers, Bicycle lights, and water bottles. It is also a chance to see your fellow Board Members in a community environment. This will be held in the Douglaston shopping mall.

Christine Haider is home after hip surgery and is doing well. She thanks everyone for their thoughts, good wishes and prayers.

This will be our last meeting at this venue. Starting in September we will be meeting at the Korean Community Center. The address is 203-05 32<sup>nd</sup> Avenue Bayside, New York. We want to take this time to thank Linda Lee for her assistance and help in offering this new venue to us. We look forward to a new start in September.

I hope you all have an enjoyable summer.

### **BOARD MEMBER NEW BUSINESS**

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

John Kelly said that the Board website under minutes doesn't reflect the corrected approved March minutes. He also requested the meetings be live streamed. The District Manager advised that other Boards receive funding from their local Council Members for live streaming.

Stephan Popa thanked the speakers that came out to speak. He also urged people to contact the Board office to see about becoming a member.

Douglas Montgomery stated that the last electronic waste event was very successful and he was working on a Fall event.

Linda Lee said that the Korean Community Center will be a pre-election site.

Bernard Haber said that June 25<sup>th</sup> is the election for the Queens District Attorney. He urged everyone to vote.

### **PUBLIC HEARING**

**BSA Calendar No. 982-83 BZ – 191-20 Northern Blvd.** – An application to the Board of Standards and Appeals seeks the extend the time to obtain a Certificate of Occupancy, extend the terms of a previously-granted variance permitting the change in use of an existing automobile service establishment into stores and offices, and an amendment to reflect a change in size of Lot 12. Michael Nacmias, representing the applicant, stated that this application seeks to extend the time to obtain a certificate of occupancy, extend the terms of a previously-granted variance and amend the variance to reflect a change in the size of Lot 12. He said Lot 12 is currently a parking lot and will remain with the same amount of parking spaces. The new tax map will better reflect the location of the Lot. There were no registered speakers. Zoning Committee Chair, Ocelia Claro reviewed the Committee report of May 16, 2019. A Committee vote was taken and passed unanimously. A motion was made by Mario Ferazzoli to approve the application with prior conditions. The motion was seconded by Paul DiBenedetto. A question and answer period followed. Henry Euler made a request for an addition to the motion that garbage bags are to be kept by the dumpster in the back of the building, not on Northern Blvd. The amendment was accepted by Mario Ferazzoli and Paul DiBenedetto. A roll call vote was taken resulting unanimously in favor. The motion carried.

**(In-Favor** – Budabin, Cerezo, Chew, Claro, Collado, Dadras, DiBenedetto, Donahue, Euler, Ferazzoli, Fried, Galatan, Garippa, Golia, Guidice, Haber, James, Jethwani, Jin, Kelly, L. Lee, Y. Lee, Liatto, Martino, Mihaltses, Miller, Montgomery, Palzer, Patel, Pelle-Beer, Pivawer, Popa, Scherer, Sriram, Turner, Wang)

**Sidewalk Café Application No. 4969-2019-ASWC – 214-31 39<sup>th</sup> Avenue – Apertif Bistro** – a new application submitted to the Department of Consumer Affairs to operate a new, enclosed sidewalk café consisting of 12 tables with 24 seats total. Onur Oktas, representing the applicant, stated that this application was for 12 tables and after the Public Safety Committee meeting it was decreased to 11 tables with 22 seats. There was one registered speaker, Phil Konigsberg, who requested no smoking.

The Public Safety/Public Relations/Licensing Committee Chair, Jack Fried, reviewed the Committee report of May 24, 2019. He stated the Committee voted unanimously in favor of approving the application with the recommendations that one table be removed at the east end, the outdoor café closes daily by 10:00 pm and is unoccupied by 11:00 pm and there will be no smoking. A motion was made to approve the application with recommendations. The motion was seconded by Michael Budabin. Laura James and George Mihaltses questioned if the adjacent neighbors were notified. Mr. Mihaltses said there is a residential property adjacent to the property. The District Manager said the BID was notified. Mr. Okas stated that part of the application process was to notify the adjacent resident. Discussion ensued as to the noise level for the neighbors. Mr. Budabin suggested that Board Members simplify their discussions by focusing closer to the issue that is before the Board rather than straying to other topics that may not be relevant to the decision that needs to be rendered. A roll call vote was taken resulting in 28 in favor, seven opposed and one abstention. The motion carried.

**(In-Favor** – Budabin, Cerezo, Chew, Claro, Collado, Dadras, DiBenedetto, Donahue, Ferazzoli, Fried, Guidice, Haber, James, Jin, Kelly, L. Lee, Y. Lee, Liatto, Martino, Miller, Montgomery, Palzer, Patel, Pivawer, Popa, Scherer, Turner, Wang **–Opposed-** Euler, Galatan, Garippa, Golia, Jethwani, Mihaltses, Sriram **–Abstain** – Pelle-Beer)

### **COMMITTEE REPORTS**

**Landmarks** – Chair, Bernard Haber said there was nothing to report. There was one application that was withdrawn.

**Douglaston Zoning** – Chair, Douglas Montgomery stated that there was a preliminary Committee meeting for 242-22 61 Avenue, proposed Zoning Height Authorization. There will be no vote at this time because nothing has been presented. The applicant is aware of the community's objections.

**Budget Committee** – Chair, Mohan Jethwani spoke regarding staff increases.

A motion was made to adjourn the meeting. The meeting ended at 9:15 pm.

*Respectfully submitted 06/25/2019*