



**COMMUNITY BOARD #14  
VIRTUAL BOARD MEETING  
NOVEMBER 17, 2020**

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**COMMUNITY  
BOARD #14**

**PRESENT**

Audrey Amsterdam-Handy, Andrea Colon, John Cori Dr. Gerald David, Ahmad Edwards, Jack Epter, Temina Feldman, Joanne Fogarty, D. Brian Heffernan, Tamara Jacobs, Felicia Johnson, Paul King, Betty Leon, Denise Lopestri-Neibel, Annette Lord-Cohen, Ife Maijeh, Nancy Martinez, Roslyn Mason, John McCambridge, Sonia Moise, Helen Montero, Al Moore, Daniel Mundy, Dolores Orr, Dr. Harold Paez, Dr. Eli Shapiro, Karen Sloan-Payne, Chris Tedesco, Michael Tubridy, Wanda Warden, Edwin Williams

**ABSENT**

Louis Caucig, Noreen Ellis, Eugenia Gibson, Yitzchok Goldstein, Alicia Mazyck, Kevin Morgan, Isaac Parsee, Eugene Pasternak, Linda Plummer, Jose Velez, William Gordon

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COMMUNITY BOARD #14  
City of New York  
Borough of Queens

DOLORES ORR  
Chairperson

Chair called the meeting to order at 7:10pm

JONATHAN GASKA  
District Manager

**APPROVAL OF MINUTES FROM OCTOBER 13, 2020**

Felicia Johnson made the motion for the Board accept the minutes as written. The motion was seconded by Betty Leon. The motion carried in favor of the motion.

**REPORT OF THE CHAIR**

Chair advised that at our December meeting we will be voting on zoning changed in zoning in support of coastal flood resiliency. This is a citywide text change. City Planning presented to Borough Board and one major change proposed is prohibiting any additional nursing homes flood zones, since this population is defined as vulnerable. I stated at the Borough Board meeting that vulnerable population needs to include residents of homeless shelters and seniors. Any future senior housing build should be exclusively for current residents of the community board.

**REPORT OF THE DISTRICT MANAGER**

The District manager wished everyone a healthy and safe holiday season. He mentioned that the City COVID 19 numbers are rising and if it continues the city will have to take a more drastic approach to bring them down again. He reviewed the NYC Snow removal regulations for home owners and businesses.

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## ELECTED OFFICIALS CALL-IN

### ASSEMBLYWOMAN STACEY PHEFFER-AMATO

Assembly member Stacy Pheffer Amato thanked everyone for voting and said she is honored to be re-elected and wished everyone a happy holiday season.

### STATE SENATOR JOSEPH ADDABBO JR.

State Senator Joseph Addabbo – thanked the board for his hard work and wished everyone a happy holiday season

## COMMITTEE REPORT

### Land Use and Housing Committee – A. Moore & M. Tubridy

Michael Tubridy, Co-Chair advised that a quorum was not present at the November 5, 2020 meeting of the Land Use and Housing Committee. Presentation was made by a team representing HPD, Developer, Parks Dept. and the Mayor's Office.

## ARVERNE EAST PROJECT

### ULURP# 210070 ZMQ N210021 ZR

Zoning Map and Text amendment to **establish a new mixed use district MX021**. Zoning map amendment from a C4-4 to a MX-21 to allow for the development of a 10,000SF Microbrewery and a 5,000SF Tap House at the south end of Beach 35 Street.

Concerns expressed specific to Microbrewery:

- Too close to the school and will cause an issue when it comes to parents picking up their children from after school programs. PTA meetings, after school events.
- Children shouldn't be subjected to a brewery
- site closer to public transportation and further away from the existing school

### UDAAP #N200069-HNQ [Urban Development Action Area Project]

Designation of the project area to facilitate the **development of a 35 acre Nature Preserve**.

Concerns expressed specific to Nature Preserve.

- onsite parking insufficient
- no control of use by visitors to the Preserve only and not commuter parking or long term (storage)
- more direct access through the preserve to boardwalk/beach
- insufficient lighting
- funding and staffing by NYC Parks Dept. to ensure preserve maintained



Michael advised that there being no quorum, he prepared a list of the concerns voiced at the November 5, 2020 meeting of the Land Use Committee Meeting. Concerns specific to the two zoning issues and concerns regarding the overall Arverne East Project.

That list was distributed to all Community Board members in advance of this evening's Community Board meeting. That list applies to both the

**ULURP# 210070 ZMQ N210021 ZR and UDAAP #N200069**

1. A site closer to public transportation and further away from the existing school must be explored.
2. Rockaway Beach Blvd/ Edgemere Ave. from Beach 61 Street to Seagirt Blvd –The City shall fund a study and design for a capital project this fiscal year to widen to two lanes in each direction with turning lanes to access the rockaway freeway at all open intersections with traffic lights. Parking lanes should be installed at wider sections of the roadway. The city shall fund \$ 25 million of the estimated \$45 million for the construction of new roadway in this year's fiscal budget.
3. That a location for new elementary school and or annex be identified and money for design to be put in budget by the end of fiscal year 2021.
4. That a district wide traffic EIS be conducted to study the negative impact of almost 8,000 new residential units and an estimated 4,000 new cars in our community will have on all our roadways in community board 14. Part of study should be conducted in the months of July –August when traffic is at a peak.
5. That a community board 14 preference of a minimum of 30% of all units be allotted in all residential phases.
6. That a community board 14 preference of 10% be allotted for community board residents and business owners in all commercial/retail space.
7. That all north/south access roads in the Nature preserve from Edgemere have to boardwalk have safe street lighting.
8. That onsite parking be increased by 100% for those visiting the Nature preserve and that measures be taken to prohibit the Nature preserve parking from being used as commuter parking. That the city fund additional seasonal Parks department personnel to patrol and maintain the new Nature preserve.

9. That the development team shall meet with the appropriate community board committee(s) on a quarterly basis and report progress/issues regarding the project.

10. That the development team shall hire a minimum of 20% of Community board 14 residents for all construction, maintenance and security positions.

11. That 20% of all construction jobs in all phases be allotted to community board 14 residents.

12. That the development team shall hire a minimum of 10% of Community board 14 residents for all construction, maintenance and security positions.

13. The board has a strong preference for home ownership instead of rental- the board requests that homeownership of all income levels shall be increased to 40% of the all phases of the project.

14. The board requests that the city and development team provide an additional 20 % parking to service the commercial areas within the project.

**Public Participation** - Of the 29 individuals from the public who signed up to speak, 24 were present and were heard.

Motion by Michael Tubridy and seconded by John Cori to oppose ULURP# 210070 ZMQ N210021 ZR-Zoning Map and Text amendment to establish a new mixed use district MX021. Zoning map amendment from a C4-4 to a MX-21 to allow for the development of a 10,000SF Microbrewery and a 5,000SF Tap House at the south end of Beach 35 Street until the certain conditions are met. Motion will be tabled to amend the committee's list of concerns to include additional issues raised at this meeting.

**UDAAP #N200069-HNQ** [Urban Development Action Area Project]

Designation of the project are to facilitate the **development of a 35 acre Nature Preserve**. Motion will be tabled to amend the committee's list of concerns to include additional issues raised at this meeting.

-ULURP clock runs out on November 23, 2020 so the board must meet and vote prior to that date.

-Board requested Edgemere Community Civic Association to hold a meeting of their membership and vote on the two land use items submitting a letter prior to the Board's special meeting.

Meeting adjourned.

Respectfully Submitted By: M. Dunning