



COMMUNITY BOARD #14  
MONTHLY VIRTUAL BOARD MEETING  
FEBRUARY 8, 2022

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**PRESENT**

COMMUNITY  
BOARD #14

Audrey Amsterdam-Handy, Mark Anaya, Lailah Boyd, Natasha Carter, Louis Caucig, John Cori, Rose Marie Duggan-Gulston, Ahmad Edwards, Jack Epter, Jaden Gaab, Eugenia Gibson, Yitzchok Goldstone, D. Brian Heffernan, Felicia Johnson, Brian Kelly, Paul King, Maggie Larkin, Betty Leon, Denise Lopetri, Annette Lord-Cohen, Nancy Martinez, John McCambridge, Sonia Moise, Helen Montero, Al Moore, Dolores Orr, Dr. Harold Paez, David Rood-Ojalvo, Karen Sloan-Payne, Chris Tedesco, Jose Velez, Wanda Warden, Lisa Williams

COMMUNITY BOARD #14  
City of New York  
Borough of Queens

**ABSENT**

DOLORES ORR  
Chairperson

Gabrielle Bennett, Yaakov Berger, Giselle Carter, Andrea Colon, Dr. Gerald David, Eric Diaz, Temina Feldman, Randy Hall, Tamara Jacobs, Ife Maijeh, Rosalyn Mason, Isa Mitchell, Daniel Mundy, Eugene Pasternak, Linda Plummer,

JONATHAN GASKA  
District Manager

**GUESTS**

City Council Member Joanne Ariola, City Council Member Selvena Brooks-Powers, Jose Reina – Rep. Congressman Gregory Meeks, Laura Warren-Rep. State Senator James Sanders, Gregory Slade-Rep. Assembly Member Stacey Pheffer-Amato, Malik Sanders – Rep. Queens Borough President Donovan Richards, Dan Brown – Rep. Queens District Attorney Melinda Katz, Ciara Donley – Rep. City Council Member Joanne Ariola, Hallah Saleh-Rep. Dept. of City Planning, Kevin Parris –Rep. NYC Housing Preservation & Development, Matt Lawrence – Rep. Council Member Selvena Brooks-Powers, Alex Hunter- Rep. Council Member Selvena Brooks-Powers

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The Chair called the meeting to order at 7:15pm.

**CORRESPONDENCE**

Letter was received from PS&G with notification of upcoming read closures along Dickens Street, Bayswater Avenue, Bay 25 Street, Beach 25 Street and Camp Road. The closures are regarding installation of a new 33 voltage underground transmission line in Far Rockaway. The transmission line will be connected to the substation at 1443 Dickens Street and to the Arverne substation at 310 Rockaway Beach Blvd. (Beach 53 street and Rockaway Beach Blvd.). Weekday Closures will be Monday to Saturday. This letter was sent (via email) to civics effected by these closures.

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FACEBOOK [cb14rockaway](https://www.facebook.com/cb14rockaway)

Letter received from Rockaway Beach Civic Association supporting the proposed BSA application for variance to add use 6B- Commercial Office space at 90-01 Beach Channel Drive (Rockaway Court House).



Letters was received from both the Edgemere Community Civic Association and the Executive Board of the Edgemere Community Civic Association regarding the Resilient Edgemere Community Initiative.

### **REPORT OF THE CHAIR**

The Chair requested a moment of silence for NYC Police Officers Jason Rivera and Wilbert Mora who were shot and killed in January and prayers for their families.

The Chair requested the Economic Committee Chairs set up a meeting with RDRC to get a better understanding of how the Summer Youth Employment Program works. Also, after the meeting with RDRC for the committee to the best of their ability identify businesses including apartment buildings where youth can obtain employment opportunities on the peninsula. The goal is for the board to write a letter to RDRC with the potential job sites to help Rockaway youth gain summer employment on the peninsula.

The Chair requested the Health/Social Committee Chairs set up a meeting with St. John's Hospital and the developers of the two supportive housing projects which will include residents with severe mental illness planned in Far Rockaway. The Chair stated that the meeting is needed because St. John's was unaware of these proposed new facilities and the contracted operators have not contacted St. John's. Felicia Johnson, Chair of the Committee advised that the Committee would also at this meeting the Chair's previous request for the committee to meet with the operator of the new state drug treatment program in Far Rockaway.

The Youth Services Committee is set for a meeting on February 17, 2022.

The Chair reminded everyone of the illegal parking during the summer in both the 101<sup>st</sup> and 100<sup>th</sup> Police Precinct during the summer months as people visit the beach and /parks/playgrounds. Last summer the 100<sup>th</sup> Police Precinct asked the traffic division for the small hand electronic devices for officers to issues parking tickets in 15 seconds, the traffic division declined the request. Therefore CB#14 will request the issuance of the handheld devices for precincts for the summer to be able it issue tickets for illegal parking tickets quickly and go on to other matters.

To follow up on the issue regarding the NYC Fire Department response time to the apartment fire that occurred on Shore Front Parkway a few weeks ago could have been prevented/delayed because of the 8 speed humps that DOT installed along Shore Front Parkway. CB#14 did reach out to the Battalion



Chief of the responding fire house and FDNY has advised that their response time to the location was 3 minutes which was well within their normal response time.

### **REPORT OF THE DISTRICT MANAGER**

Jonathan Gaska, District Manager reminded everyone that access to the meetings is sent out all on CB#14 community email list/those that just want to listen in and those that want to sign up for public speaking/hearing the day before if not earlier as in the week before the meeting. As another reminder the access hyper link is on CB#14's website calendar page/announcement page which is [nyc.gov/queenscb14](http://nyc.gov/queenscb14). In addition, you can just go to google search put in Community Board #14 and it will take you directly to CB#14's website.

### **MINUTES FROM JANUARY 11, 2022**

Motion by Betty Leon and seconded by Wanda Warden to accept the January 11, 2022 minutes as written. Motion carried by unanimous vote.

### **ELECTED OFFICIALS REPORT**

#### **CITY COUNCIL MEMBER JOANNE ARIOLA**

Council member Ariola announced that her Rockaway office is completely renovated and is back up running and open for business for the public. The late night day/hours are still being worked on and the community will be informed when the evening day/hours are set.

To follow up from a previous board meeting regarding the complaint of chronic dumping by the freeway at Beach 84 Street and Beach 108 Street, Ciara Donley reached out our local Sanitation Department and it has been cleaned. Also going forward Sanitation agreed to schedule regular cleaning.

There has been a lot of conversation regarding the speed humps along Shore Front Parkway and finally there will be a joint meeting with CB#14, community members, and DOT work out better solutions for where those speed bumps are placed.

#### **CONGRESSMAN GREGORY MEEKS**

Jose Reina introduced himself and announced that he has been assigned to attend CB#14 meetings until further notice. Mr. Reina advised that he can be reached at 1-718-725-6000 or 1-347-230-4032. Congressman Meeks main office that is located at 531-01 Jamaica Avenue, NY 11432.

### **STATE SENATOR JAMES SANDERS JR.**

Laura Warren stated that she is the Economic Development Director for Senator Sanders Jr. and is in Albany. Senator Sanders, Assembly members Vivian Cook and Jennifer Raj Kumar in partnership with the Red Cross will be having a fire safety info session on Friday, February 25, 2022, from 7:00pm to 8:00pm. The info session will focus how to prepare yourself in case you have a fire and making sure you have equipment that you need for fire safety.

### **100TH POLICE PRECINCT**

Deputy Inspector Carlos Fabara reported that the precinct is operating in a normal capacity. Unfortunately there was an attempted carjacking last week and the driver was an off duty NYPD officer, a resident of Rockaway, on his way to work. The injured officer is recovering with his family. The two suspects were apprehended by the 100<sup>th</sup> precinct.

The crime stats for the month as far as major crime involves a slight increase. The precinct did not have any murders or rapes and robberies remain at 5 and there were 9 felony assaults and 4 grand auto thefts.

### **ASSEMBLY MEMBER STACEY PHEFFER-AMATO**

Gregory Slade reported that Assembly Member Amato is up in Albany working on her budget submissions. Some priorities items she is working on is to get the tolls removed from the Cross Bay Bridge. In partnership with CB#14's Chair, Assembly Member Amato's office was able to pass out well over 1200 free COVID 19 test kits.

### **QUEENS DISTRICT ATTORNEY MELINDA KATZ**

Dan Brown reported that on February 16, 2022, in honor of Black History Month, DA Melinda Katz will be hosting black history events at the Black Spectrum Theatre at Roy Wilkens Park. To register to attend in person please go to [queensda.org](http://queensda.org).

### **COUNCIL MEMBER SELVENA BROOKS-POWERS**

Council Member Powers reported that as of January she has entered her 1<sup>st</sup> full term as Council Member as well as with a new mayor and new leadership in the city council which is Adrian Adams. In addition, Council Member Powers announced that she has been appointed the Majority Whip in the City Council as well as Chair of the Transportation/infrastructure Committee. Therefore committee assignments include small business, land-Use, Finance and Health & Hospitals.

**PUBLIC SPEAKING:** The Chair opened the floor for public speaking. 13 people signed up to speak. They all were recognized and heard. Public speaking was closed.

## **COMMITTEE REPORT**

### **HOUSING & LAND-USE COMMITTEE**

Al Moore, Committee Chair reported that there was a WebEx meeting on January 20, 2022. The first agenda item for discussion was regarding:

#### **1)Resilient Edgemere Community Initiative-Edgemere Urban Renewal Area -ULURP# 228233ZRQ, 220235PPQ, 220236HAQ and 220237HUQ**

Actions including zoning map amendment, zoning text amendments to establish MIH area, two special coastal risk districts, UDAAP, urban renewal amendments also disposition of four sites to facilitate multi-family housing- HPD.

Kevin Parris, representing HPD reported the following:

-The new plan will include retain, mitigate future flood risk, identify coastal risk district and up-zone to allow for MIH (Mandatory Inclusionary Housing)

-The original project that had been approved (in 2015) was for up to 300 one- and two-family homes in the area of B38- B 47 & RBB to BCD and a small area @ B 32 St).

-The revised project will allow for 530 units of housing with up to 3 buildings, 6-8 stories in height. (Change zoning of R4 to R6A; C/1-2 to C2-4; C3 to C3A. After SS Sandy, project had to retreat from the bay front which reduced the number of 1-2 family homes that could be built.

The Committee asked HPD the following:

How many units have been built to date? Will advise.

When was RFP issued? Will be issued at the earliest in 2023.

Why rezoning before RFP? Sometimes HPD does it this way.

Will this affect the farms currently operating in the Bch 45 St Area? – Will advise.

Where is the location of the pumping stations that Army Corps will be building for flood control? Unknow at this time.

What retail will be coming to this area? Unknow at this time since RFP has not yet been issued.



The Committee members expressed the following concerns:

This project has been mishandled for many years & many broken promises.

\*Over saturation of housing units with upzoning and lower requirements for off street parking

\*Pumping stations years away, flooding concerns will still exist even with pumping stations. Even though HPD stated there would be continuing community input, we have learned that we get to talk but we are ignored.

**PUBLIC HEARING- Resilient Edgemere Community Initiative-ULURP 228233ZRQ, 220235PPQ, 220236HAQ and 220237HUQ.**

The Chair opened the floor for public hearing. 6 individuals signed up to speak. They all were recognized and heard. Public speaking was closed.

Motion by Sonia Moise and seconded by Betty Leon for Community Board #14 to oppose the zoning change to the Edgemere Community Initiative ULURP actions: 228233ZRQ, 220235PPQ, 220236PPD and 220237HUD and require HPD to continue to complete the original development plan of one and two family homes to provide 100% development of affordable home ownership . Community Board #14 urge's the Councilmember, Borough President, City Planning and the City Council to keep NYC's commitment to the original development plan of one & two family home ownership. Motion carried by unanimous vote. 28 YES, 0 NO and 0 ABSTAINED.

**2) 90-01 Beach Channel Drive (Rockaway Court House)**

**Block: 16124, Lots#:33, 76 & 78 - BSA Application #2021-43-BZ**

Variance request to allow and additional Use Group 6B-Commerical Offices.

Uri Kaufman the developer for the court house reported that development was originally intended for Medical Specialty use (as detailed in DEED) but because of delays in construction and leasee backing out of lease, additional attempts to find medical specialty renters has been unsuccessful.

Applicant has filed a BSA application to add Use group 6B – commercial office space.

The Committee asked the developer the following:

Q: With 6B are there any other uses besides office space that would be allowed? A: No retail, restaurants or gyms. Q: If you get this new use group would you still offer the Specialty Medical as defined in the DEED? A: Yes

Q: if added use group 6B was added would you look to sell, this has just happened on another project in Rockaway? A: Deed restriction will not allow Sale of property for 20 years and new owner would have to be approved by EDC. Q: What would be the new language in the deed?

A: They have not yet scripted – planned to do so after BSA hearing which will be in Late February/ early March.  
The Committee was waiting for position letter from Rockaway Beach Civic Association and will refer the matter to full board for vote.

**Public Hearing: Re: BSA#2021-43-BZ- 90-01 Beach Channel Drive**  
No individuals signed up to speak

Motion by Al Moore and seconded by Wanda Warden to approve BSA# 2021-43-BZ variance request for the Rockaway Court House be permitted to add Group Use 6B – Commercial Office space while maintaining the restriction of Specialty Medical Use and no overnight sleeping accommodations. Additionally, EDC must add these changes to the deed. Motion carried by unanimous vote of 28 YES, 0NO and 0 ABSTAINED.

The Chair stated that it is now 10:45pm and adjourned the meeting.

Respectfully Submitted: Mary Dunning