



**COMMUNITY BOARD #14  
MONTHLY BOARD MEETING  
JANUARY 10, 2023**

**KNIGHTS OF COLUMBUS  
333 BEACH 90 STREET  
ROCKAWAY BEACH, NY 11693**

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**PRESENT**

Audrey Amsterdam-Handy, Mark Anaya, Lailah Boyd, Natasha Carter, John Cori, Rose Marie Duggan-Gulston, Jack Epter, Menashe Friedman, Yitzchok Goldstone, Felicia Johnson, Paul King, Annette Lord-Cohen, Nancy Martinez, Rosalyn Mason, John McCambridge, Al Moore, Daniel Mundy, Dolores Orr, Dr. Harold Paez, Vernell Robinson, David Rood-Ojalvo, David Shelborne, Lisa Williams

**ABSENT**

Yaakov Berger, Giselle Carter, Louis Caucig, Dr. Gerald David, Eric Diaz, Temina Feldman, Jaden Gaab, Eugenia Gibson, Avionne Gumbs-Cummings, Randy Hall, D. Brian Heffernan, Brian Kelly, Maggie Larkin, Caren Lee, Betty Leon, Luquan Lloyd, Denise Lopresti, Evelyn Miller-Stuber, Isa Mitchell, Sonia Moise, Helen Montero, Karen Sloan-Payne, Chris Tedesco, Jose Velez, Wanda Warden

**GUESTS**

Ciara Donely – Rep. City Council Member Joanne Ariola, Dan Brown – Rep. Queens District Attorney Melinda Katz, Jason Greenberg – Rep. Assembly Member Stacey Pheffer-Amato, AnnMarie Costella – Rep. State Senator James Sanders Jr.

The Chair called the meeting to order at 7:22pm. The meeting was opened With the Pledge of Allegiance.

**CORRESPONDANCE WAS READ AS FOLLOWS:**

Letter dated December 6, 2022 was sent to Mayor Eric Adams from Community Board #14. Letter reiterated our condition of our approval of the Arverne East project must include the widening of Rockaway Beach Blvd /Edgemere Avenue from Beach 62 Street to Beach 32 Street from One lane in each direction to two lanes in each direction.

**REPORT OF THE CHAIR**

The Chair reminded all the members that are up for reappointment must reapply to remain a member of the board. The deadline to submit your application is February 16, 2023.

The Chair updated all on the new transportation project circuit that would include the neighborhoods of Arverne/Sommerville area which would be between Beach Channel Drive and the Bay, Bayswater and the neighborhood between Seagirt Blvd and the boardwalk are neighborhoods within our community that does not have public transportation options.

COMMUNITY  
BOARD #14

COMMUNITY BOARD #14  
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Borough of Queens

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Chairperson

JONATHAN GASKA  
District Manager

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As an update our area has been approved for funding of \$3.5 Million to focus on neighborhoods that are underserved or lack transportation. The FRANC organization will manage the funding and will be providing an update as to the implementation over the next few months.

As an update on the Borough Board meeting last night it was announced that 3 schools in our area was chosen out of 20 schools to receive federal and state funding under a new carbon free initiative. Therefore P.S. 42, Goldie Maple and P.S. 183 will receive new boilers, electrical upgrades and solar panels.

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

Jonathan Gaska, District Manager announced that the Board's February meeting will be held on Wednesday, February 15, 2023. As an update on Cannabis Dispensary Operations will be governed by the state. There will be up to 177 dispensaries and 1 in New York City has opened so far. Some guidelines are that a dispensary must be 200 feet away from places of worship, 100 feet away from schools and 1000 feet away from another dispensary.

### **ELECTED OFFICIALS & GUESTS REPORT**

#### **101<sup>ST</sup> PRECINCT/ 100<sup>TH</sup> PRECINCT/ NYPD TRANSIT DIVISION**

101<sup>ST</sup> Precinct Captain Timothy Schultz reported that crime is down for the precinct, shooting are down also. There has been a focus on removing abandoned cars from streets, vacant lots and other locations where cars have been dumped and unattended for more than a year. Also, focus will be on the 4 smoke shops operating illegally within the shopping area.

Transit Captain Camillo as a follow up from December 2022 meeting he reported that at least 15 problem vagrants from the trains at the Beach 67 Street station and were offered services. The Transit District received 9 more officers that can assist in monitoring safety inside the trains and on the platforms. Transit has partnered with 100th and 101<sup>ST</sup> Precincts to provide additional patrols on trains and platforms.

Captain Camillo reminded all that his district also includes Lefferts Blvd. to Mott Avenue and Rockaway Park.

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

Annmarie Costella reported that Senator Sanders hosted a successful town hall on the issue of flooding in his district. Also Senator Sanders was successful in bringing awareness to the Foreclosure Abuse Prevention Act which involves a 6 year limit. Page 2

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

Jason Greenberg reported that Assembly Member Pheffer-Amato has been re-elected. Also Assembly Member Pheffer-Amato has been appointed Chair of the Pension and Retirement Committee.

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

Dan Brown reported that Queens DA Katz along with other elected officials co-sponsored a workshop regarding Survivors of Domestic Violence and conducting community outreach to inform all that there is a Domestic Violence Hotline that operates 24 hours/7 days a week. Those that need assistance can call 718-286-4416. Mr. Brown informed all that he can be reached at 718-286-6593.

**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.

## **INFORMATIONAL PRESENTATION**

### **NYC Economic Development Corporation – Regarding Raise the Shore Lines Initiative –Mott Basin**

Hallah Saleh representing the Dept. of City Planning stated that the New York City Economic Development Corporation (NYCEDC) on behalf of the NYC Mayor's Office of Climate and Environmental Justice (MOCEJ) is managing Raise Shorelines Citywide to address vulnerability of NYC shorelines due to rise in sea level. The presentation tonight was emailed to board members in advance of tonight's meeting. The project goals for flood Risk Reduction involves restoring and improving wetland ecology and provide natural flood mitigation. Also improve drainage in upland areas.

Mott Basin is located near Battery Road and Chandler Street. Currently the location of Mott Basin is lacking proper drainage systems that would assist in stopping flooding of adjacent roads and ease further erosion for the natural marsh lands that could be enhanced to assist in improving the neighborhoods that surround Mott Basin.

## **COMMITTEE REPORT**

### **Land Use and Housing Committee**

Al Moore Co-Chair of the committee reported that a WebEx meeting was held on December 14, 2022. The agenda item for discussion was regarding a ULURP for 25-46 Far Rockaway Blvd. - Block 15785 Lots: 4, 7, 54, 55 and Block 15737 Lots: 1, 10.

The presentation was a rezone request that involves a zoning map amendment from a R4-1 to R6B to build a 5-story residential building with 40 dwelling units of studio, one, and two BR units (approximately 33,000 square ft.). 10 units will be permanently earmarked as affordable. Included is a cellar and 22 accessory residential parking spaces. The owner is Isaiah Multri; as in construction company Queens Realty Housing of NY LTD. The attorney representing the client is Richard Lobel.

Additional information provided during meeting Q & A:

- The developer intends to create a workforce development/job opportunity program for 5-10 young students in the community.
- Project was originally presented as an R5-D, however City Planning requested project include a mandatory inclusionary housing which changed the original up-zoning designation of R5-D to R6B.
- Outreach was conducted by developer to local religious, civic and community organizations with 40 signatures received in support. Bayswater Civic Association opposes the up zoning to R6B but supports the R5-D designation.
- Concern was raised as to why land across the street from project site (Challenge Prep Charter School) was included in the up-zone area. The developer stated there is no involvement of the school in the project.
- It was City Planning that required the developer to add the Charter School Property to the up zoning.

The committee did not have a quorum, therefore there was no vote.

Please be reminded of the up-zoning moratorium that the Board voted for last year.

Richard Lobel, attorney representing the client presented to the full board the same presentation that was presented to the committee. Mr. Lobel again submitted the petition 40 signatures in support of the proposed development.

**PUBLIC HEARING** – Re: ULURPs# 200232 ZMQ & N 220330 ZRQ for the request to re-zone 2546 Far Rockaway Blvd from R4-1 to R6B.

The Chair opened the floor for a public hearing. 8 people signed up to speak. All were recognized and heard. Petitions with 84 signatures opposing the construction project was submitted from the adjacent homeowners and community residents.

Al Moore made the motion to oppose the up zoning of 25-46 Far Rockaway Blvd. ULURP# 200232 ZMQ & N 220330 ZRQ as CB#14 has a moratorium on all up zoning of R6 through R10. The motion was seconded by John Cori.

Paul King made a motion for a friendly amendment that the board vote to remove the adjacent property not part of the original application and the adjacent property zoning to remain as is.

The amendment was accepted by Al Moore. The board voted to oppose the R6B up-zoning application but would support the original application for a R-5D up zoning on the applicant's development site only not on adjacent lots. The motion carried by a roll call vote in favor of the motion. 1 Abstained.

**MINUTES FROM SEPTEMBER 13, OCTOBER 11, NOVEMBER 8, and DECEMBER 13, 2022**

The Chair requested approval of the board minutes listed above including any corrections. The board minutes listed above was approved unanimously. 3 abstained for the December 13, 2022 minutes.

**OLD/NEW BUSINESS**

The Chair advised bylaws/membership/commemorative committee presented their report and recommendation at the December meeting but because there was no quorum present the board could not vote.

The committee recommendation is to name a room at the new Far Rockaway Library after former QBP Helen Marshall. Board voted in favor of the committee's recommendation.

Parks Department requested a letter from the board to DDC regarding the construction of a new Parks & Recreation facility at the same site where the old facility is. With the approval of board members present Jonathan Gaska was directed to send a letter of no objection.

Meeting adjourned at 10:17pm.

Respectfully Submitted By: M. Dunning