

**COMMUNITY BOARD #14
MONTHLY BOARD MEETING
FEBRUARY 11, 2020**

**KNIGHTS OF COLOMBUS
333 BEACH 90 STREETS
ROCKAWAY BEACH, NY 11693**

PRESENT

Khaleel Anderson, John Cori, Dr. Gerald David, Noreen Ellis, Eugenia Gibson, Yitzchok Goldstein, D. Brian Heffernan, Felicia Johnson, Paul King, Betty Leon, Denise Lopestri-Neibel, Ife Maijeh, Nancy Martinez, John McCambridge, Sonia Moise, Helen Montero, Daniel Mundy, Dolores Orr, Dr. Harold Paez, Isaac Parsee, Edward Pastore Sr., Linda Plummer, Karen Sloan-Payne, Wanda Warden, Edwin Williams, Tyrone Worsley

ABSENT

Audrey Amsterdam-Handy, Louis Caucig, Stephen Cooper, Mordecai Dicker, Ahmad Edwards, Temina Feldman, Tamara Jacobs, Annette Lord-Cohen, Desiree Maple, Rosalyn Mason, Alicia Mazyck, Al Moore, Ellen O'Reilly, Eugene Pasternak, Dr. Eli Shapiro, , Chris Tedesco Michael Tubridy, Jose Velez

GUESTS

Sandee Doremus – Rep. State Senator Joseph Addabbo Jr., Democratic District Leader Valarie West, Dan Brown – Rep. Queens Borough President Sharon Lee, Lisa George - Rep. State Senator James Sanders Jr., Ciara Donley – Rep. City Councilman Eric Ulrich, Democratic District Leader Lew Simon, Manuel Silva – Rep. City Councilman Donovan Richards, Nicolette Peter- Rep. State Assemblywoman Stacey Pheffer- Amato, Kiumars D. Amiri – Rep. NYC Dept. of Design & Construction, Firoy Lee- Rep. NYC Dept. of Design & Construction, Stan Brown –Rep. The Sorrentino Center, Jen Brunton – Rep. NYC Dept. of Design & Construction, Joseph Marrone –Rep. NYC Dept. of Design & Construction

The Chair called the meeting to order at 7:20pm. The meeting was opened with the Pledge of Allegiance.

MINUTES FROM JANUARY 14, 2020

Harold Paez stated that a correction is needed under Old/New Business to include the approved motion of sending a letter to school Superintendent Ambert urging that the Scholar's Academy Parent Association and SLT be included in the selection process for a new principal at the school.

Dan Mundy made the motion for the Board to accept the January 14, 2020 minutes with the stated corrections. The motion was seconded by Felicia Johnson. The motion carried by a hand vote in favor of the motion. 6 Abstained.

REPORT OF THE CHAIR

The Chair announced that the deadline for submitting CB#14 applications has been extended to March 13, 2020. Applications can be submitted online at the Queens Borough President website.

The Chair reported that last night there was a MTA meeting at the YMC for public discussion regarding the removal of the Q22, Q52 and Q35 bus service. In addition there was also a meeting the night before at the RISE building located at Beach 59 Street and Beach Channel Drive regarding the same issue. Both meetings were very well attended. The MTA has responded by stating that they hear the plight of the community against the changes.

The Chair reminded members that 2 years ago, representatives from St. John's Baptist Church were in attendance at a Board meeting to protest the placement of a bus stop in front the church and the MTA agreed to remove the bus stop. A few week ago the MTA placed a t bus stop back in front of the church, Elected officials reached out on behalf of the church the MTA said they would remove the sign and then last night the MTA informed the elected and CB#14 that they would not remove the sign.

REPORT OF THE DISTRICT MANAGER

District Manager, Jonathan Gaska reminded everyone that now is the time to submit street activity permits. Remember that the permit has to be filed 60 days before the event for approval and applications should be submitted on line.

PUBLIC SPEAKING: The Chair opened the floor for public speaking at 7:30pm. 13 people signed up to speak. Deacon Stillwell represent St. John's Baptist Church located on Beach 73 Street spoke out against the bus stop signs placed in front of the church overnight and submitted petitions of support to have MTA remove the signs. They all were recognized and heard. The Chair closed public speaking 7:59pm.

INFORMATIONAL PRESENTATION

NYC Dept. of Design & Construction

Re: Capital resiliency project for Breezy Point-SANREQ1

Kiumars Q. Amiri and Fay Lee, representing DDC explained that Superstorm Sandy coastal surge exposed the flood vulnerability of numerous communities and waterfront neighborhoods causing the need for increased flood protection and resiliency. Based on flood vulnerability as with any other neighborhood responsible agencies such as NYC DDC, OEM, DOT,

DEP and City Planning work jointly with NYS Division of Homeland Security and FEMA and HUD to design a plan that would provide some lasting relief from coastal flooding.

The Breezy Point neighborhood is in a unique location and needs a resilient designed plan that blends into the fabric of the existing community. DDC reviewed the location and designed a plan that would consist of exposed sheet pile walls along the state road. Dunes and buried sheet piling would be grounded along the adjacent areas away from homes. A closure system in the form of gates about 6 feet 7 inches would be a great flood deterrent. High dunes on both sides of the sheet pill walls would ease flooding the entire neighborhood.

COMMITTEE REPORT

LAND-USE COMMITTEE

The Chair on behalf of the committee Chairs that are not present tonight reported that a meeting was held on February 5, 2020. The first agenda item for discussion is located at 137 Beach 116 Street, Block# 16226 Lot#25, 12,15,17,19,20,21,22 and 23. Property owners are requesting a zoning change from R7A/C1-3 to R7A/C2-4. Eric Palatnik, Esq., attorney representing the client presented this as a PREULURP.

The property owners have a commercial tenant that is looking to open an Orangetheory Fitness gym which is not allowed under a C1-3 overlay and is allowed under a C2-4. Also, the condos consist of 86 units with 100% parking and 35 spaces dedicated to commercial space. Additionally, the proposal also includes that the adjacent lots to be rezoned with a commercial overlay because City Planning is requiring it, they do not permit spot zoning.

The committee requested that the applicant get signatures of support from adjacent lot owners that would be included in the rezoning.

The second item is regarding Gods Battalion of Prayer Church proposing a senior housing project to be located next to the church. 450, 444 Beach 67 Street and 430 Beach 68 Street, Block# 16040, Lots# 12, 14, 16, 18, 20, 22, 24 and Block# 16041, Lot# 6. Brisa Builders, Lobel, Esq., attorney representing the client presented this as a PREULURP.

Property owners are requesting a zoning text amendment change of R4A to R6-9 for a 9 story building with 84 units. The current R4A zoning allows for 1 and 2 family homes with FAR of 0.75. The proposed R6 zoning being requested is for the construction of a 9 story building with 83 units of affordable housing for seniors including 13 parking spaces.

The up-zoning of the existing church on lot# 24 would be utilized for air rights. The up-zoning would also include the adjacent lots# 12, 14, 16 and 18 where they hope to relocate Peninsula Prep.

Also, included by request from City Planning is the nursing home located across the street.

The committee is requesting letters of support from neighboring property on Beach 67 & 68 Streets. The committee also had concerns regarding the following:

- Tax abatement 35 years and renewable
- funding to be provided by HPD
- Concerns about no urgent care nearby

OLD/NEW BUSINESS

Betty Leon made the motion for the Board to send a letter to the responsible agencies to remove the bus stop and sign from in front of St. John's Baptist Church located at Beach 73 Street and Rockaway Beach Blvd. as agreed 2 years ago. The motion was seconded by Khaleel Anderson. The motion carried with a hand vote in favor of the motion.

Betty Leon requested a follow up on the Board's letter regarding the bus stop lanes installed at Beach 73 & 62 Streets and Rockaway Beach Blvd. Mr. Gaska expressed that a response came this afternoon and it was implied that in the original Arverne Urban Renewal plan plans it does not state that bus lanes are not allowed.

John Cori requested a follow up on letter requesting more information on how to apply to use, monitor and board follow up of \$2 million from the developers of the old peninsula hospital site for youth development, instead of a Community Benefit Agreement. Mr. Gaska explained that as of today there has not been a response.

There being no further business the motion was made and seconded to adjourn the meeting.

Respectfully Submitted By: M. Dunning

