



**COMMUNITY BOARD #14
MONTHLY BOARD MEETING
MAY 14, 2019**

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

PRESENT

Khaleel Anderson, Louis Caucig Stephen Cooper, Dr. Gerald David, Mordechai Dicker, Ahmad Edwards, Temina Feldman, Eugenia Gibson, Yitzchok Goldstein, Felicia Johnson, Paul King, Betty Leon, Denise Lopetri-Neibel, Ife Maijeh, Desiree Maple, Nancy Martinez, Alicia Mazyck, John McCambridge, Sonia Moise, Helen Montero, Al Moore, Dolores Orr, Dr. Harold Paez, Eugene Pasternak, Edward Pasture Sr., Linda Plummer, Dr. Eli Shapiro, Karen Sloan-Payne, Chris Tedesco, Jose Velez, Wanda Warden, Tyrone Worsley

ABSENT

Audrey Amsterdam-Handy, John Cori, Noreen Ellis, D. Brian Heffernan Tamara Jacobs, Annette Lord-Cohen, Rosalyn Mason, Ellen O'Reilly, Daniel Mundy, Isaac Parsee, Michael Tubridy, Edwin Williams

GUESTS

Dan Brown – Rep. Queens Borough President Melinda Katz, Ciara Donley - Rep. City Councilman Eric Ulrich, Lisa George - Rep. State Senator James Sanders Jr., Democratic District Leader Lew Simon, Sandee Doremus – Rep. State Senator Joseph Addabbo Jr., Michael Matteo – Rep. Assemblywoman Stacey Pheffer-Amato, Manuel Silva – Rep. City Councilman Donovan Richards, Jose – Rep. NYC Small Business Services, Captain Hall – Rep. 100th Police Precinct, NYC Police Officer Kennedy – Rep. 100th Police Precinct, NYC Police Officer McLone - Rep. 100th Police Precinct, NYC Police Officer Moore - Rep. 100th Police Precinct, Lut. Stewart - Rep. 100th Police Precinct, NYC Police Officer Khan - Rep. 100th Police Precinct, NYC Police Officer Beneducci – Rep. 100th Police Precinct, Stan Brown – Rep. The Sorrentino Center, Eric Peterson – Parks Administrator for District #14

The Chair called the meeting to order at 7:21pm. The meeting was opened with the Pledge of Allegiance.

MINUTES FROM APRIL 9, 2019

Betty Leon made the motion for the Board to accept the April 9, 2019 minutes as written. The motion was seconded by Dr. Gerald David. The motion carried by a hand vote in favor of the motion with 2 Abstentions.

REPORT OF THE CHAIR

The Chair reported that the Far Rockaway Ferry Shuttle Bus Pilot Program will begin for a second time on May 20, 2019. Please be reminded that previously the service was discontinued because of low ridership.

COMMUNITY
BOARD #14

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City of New York
Borough of Queens

DOLORES ORR
Chairperson

JONATHAN GASKA
District Manager

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The Chair reported that she attended the MTA Bus Re-Design Workshop in which the participants were issued a card to take a survey that had a link but the link did not work. The survey was obtained by accessing the MTA website online which turned out to be as vague as the presentation. They did take questions at the workshop. The redesign will take at least 2 years which is not unreasonable to redesign the bus system but we can't wait 2 years, the issues at Beach 116 Street need to be addressed now. They just nodded and went on to the next question. The Chair advised she requested a meeting with the MTA to address the Beach 116 Street issue, the Q22 and the additional summer buses on the Q53 and Q35.

The office received an email today announcing an application to construct a 63 unit apartment building to be located at 1403 Gateway Blvd. and Mott Avenue by an organization called Women In Need. The residents in the building would be provided services and the units would be less than 80% AMI. No additional information is available at this time but Jonathan Gaska will reach out to applicant. In their correspondence, the applicant stated that Councilmember Donovan Richards supports this development.

The Chair explained that the Executive Board met with the developer of the former Peninsula hospital site. The Executive Board members all agreed that there needs to be less density, lower heights and more parking. The Executive Board requested a delay on the certification so our clock (60 Days) did not run while we were on the summer break. They ignored our request and the ULURP was certified on April 7, 2019. Therefore the Board has to respond by July 7, 2019. Therefore Community Board #14 will have to schedule an additional meeting before the end of June to address this issue. The Land-use Committee will schedule up to 2 meetings before the special Board meeting.

REPORT OF THE DISTRICT MANAGER

District Manager, Jonathan Gaska thanked Lew Simon for the arrangements for the refreshments for the meeting provided by Key Food. Mr. Gaska reported that today he attended the 'ribbon cutting' on the boardwalk at Beach 94 Street for the completion of the sand replenishment program which was completed under budget and earlier than planned.

Mosquito season will start soon so please contact the office to report any location that have standing water that can breed mosquitos.

The Land-Use Committee will have a meeting to discuss the former Peninsula Hospital.

The Transportation Committee will be meeting on June 3, 2019 at the Knights of Columbus.

PUBLIC SPEAKING: The Chair opened the floor for public speaking at 7:48pm. 12 people signed up to speak. They all were recognized and heard. The Chair closed public speaking 8:18pm.

GUEST SPEAKERS

1. 100TH POLICE PRECINCT

Captain Laron Hall of the 100th Police Precinct reported that there has been a 30% increase in crime for the area. The crimes committed consisted of 5 rapes and arrests were made in all cases; felony/assaults – most of the victims and assailants know each other and arrests were made in all cases. Burglaries/Grand Larceny involves autos where the keys were left inside the auto and others are just leaving property unattended such as not locking car doors and leaving personal items out in full view such cell phones and wallets.

2. PARKS ADMINISTRATOR FOR DISTRICT #14

Eric Peterson, the new Parks Administrator, for CB #14 stated that he started on April 1, 2019 and has replaced Portia Drynforth. Mr. Peterson explained that he has been getting familiar with the beach and going around meeting individual/organizations from different communities in CB#14. Also he invited everyone to the beach opening on April 24, 2019 at Beach 17th Street and to the public scope meeting on May 22, 2019 at 6:30pm for the new Nameoke Park to be located at Nameoke Avenue and Augustina Avenue. The meeting is going to be held at the Arverne Church of God located on Central Avenue. He could be reached at 718-318-4000 or email at eric.peteson.@park.nyc.gov.

INFORMATIONAL PRESENTATION

NYC Small Business Services-Re: Downtown Far Rockaway Commercial Needs Assessment

Mr. Jose Trutiosl representing SBS gave a power point presentation of the findings from the surveys that were conducted on the Downtown Far Rockaway Shopping Area to get support on behalf of REMA submitting a proposal for the business area to be considered for a \$1.5 million grant.

The Chair went to the Board for questions and after lengthy Q & A between Board Members and SBS the Chair referred this issue to the Economic Development Committee for further discussion.

COMMITTEE REPORT

HOUSING & LAND-USE COMMITTEE

Al Moore Co-Chair of the Committee reported that a meeting was held on April 2, 2019. The first agenda item the committee discussed was ULURP#C180282-ZMQ – regarding O'Connor's Funeral Home located at 91-05 Beach Channel Drive. The applicant is requesting a change of zoning from R4-1 to R4-1+C2-3 overlay. Mr. Moore explained that by getting the zoning change the funeral home will not have to come before the Board every few years for a variance. There are no changes to the use of the property. The committee voted to support the zoning change from R4-1 to R4-1+C2-3 overlay.

The Chair explained that this ULURP would be voted on by the Board at the next meeting.

The second agenda item discussed was regarding BSA#2018-173-BZ for 128 Beach 9 Street, between Seagirt Avenue and the ocean; Block#15612 and Lot# 26. The applicant is requesting the Board's support to construct an apartment building that is 155 feet high containing 60 units of 2 & 3 bedrooms apartments with 14 parking spaces. There is possibility of another 9 spaces off site at another building. The area is zoned R6. The rents are to be \$2,000 & \$2,500 per month. The Committee was told that the bulk head is gone and it was noted that the condition of the bulk head existed when the property was purchased.

Mr. Moore explained the neighborhood currently has a high density development and streets are often blocked because of the volume of traffic. In addition the plans are out of compliance by the floor area, base height and set back. The plans do not have adequate parking spots and this additional building would make street parking impossible. There was not a quorum at the committee meeting but the consensus of the members present was to oppose the BSA application.

PUBLIC PARTICIPATION - The Chair opened the floor for public participation for BSA#2018-173-BZ regarding 128 Beach 9 Street in which the applicant is requesting the Board's support to construct an apartment building that is 155 feet high containing 60 units of 2 & 3 bedrooms apartments with 22 parking spaces. Five individuals signed up to speak and all were opposed to the application. The Chair closed public participation.

Al Moore made the motion for the Board to oppose BSA#2018-173-BZ regarding 128 Beach 9 Street in which the applicant is requesting the Board's support to construct an apartment building that is 155 feet high containing 60 units of 2 & 3 bedrooms apartments with 22 parking spaces. The motion passed by a roll call vote of 0 Yes, 29 No and 1 Abstained.

The third agenda item the committee discussed was HPD Resilient Housing & Open Space ULURP which involves 74 parcels of vacant land in Queens. 43 of those vacant parcels are in Rockaway/Broad Channel with seven of the parcels to be RFP'ed for sale and development of affordable ½ family homes. One property will be auctioned. The process began in 2015 and must be completed by December 2020.

The Chair explained that the Board will vote on the issue at the next board meeting since it is a ULURP item. Board members were directed to reach out to Jonathan Gaska at office for questions regarding the list and any other issues. Jonathan Gaska will send the list to the members again.

OLD/NEW BUSINESS

Jonathan Gaska will address the requested issues discussed and will update at next Board meeting.

Meeting was adjourned at 10:40pm.

Respectfully Submitted By: M. Dunning