



ELIZABETH BRATON  
Chairperson

## COMMUNITY BOARD 10

CITY OF NEW YORK ♦ BOROUGH OF QUEENS  
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KARYN PETERSEN  
District Manager

### REGULAR BOARD MEETING AND PUBLIC HEARING MINUTES

October 5, 2023

#### **BOARD MEMBERS PRESENT:**

B. Braton, J. Caruso, D. Wesby, L. Amorim, F. Dardani, A. Gellineau, E. Fraylon, A. Nocerino, N. Bissoon, A. Hill, A. Cosentino, S. Mohammed, F. Mohamed, M. Cherenfant, I. Van Putten, D. Mitchell, R. Narine, P. Kishun, J. Stahl, R. Martinez, N. Santiago, J. Quijano, K. Roan, G. Singh, P. Granickas, J. Fazio, J. Calcagnile, G. Russo, M. Amin, I. Dimoh, S. Uddin, L. Walker

**BOARD MEMBERS NOT PRESENT:** A. Deebrab, M. Vecchio, B. Ramsundar, K. Ludhiana, A. Rajnauth, B. Escobar, R. Ciulla-Frisone, R. Ramgopal, R. Hitlall, R. Gendron, A. Maharaj, A. Dhanpat, B. Lall, S. Pace, N. Latchana, P. Nostramo

**COMMUNITY BOARD STAFF PRESENT:** K. Petersen, D.M.

#### **OTHERS PRESENT:**

Hon. J. Addabbo; C. Moore, rep., Hon. J. Addabbo; S. Webber-Bey, rep., Hon. J. Sanders; E. Cohen, rep., Hon. J. Rajkumar; G. Slade, rep., Hon. S. Pheffer Amato; M. Bernath, rep., Hon. S. Pheffer-Amato; L. Fogal, rep., Hon. J. Ariola; T. Hankerson rep., CM A. Adams; T. Eason rep., CM A. Adams; D. Brown rep., D.A. Katz; Lt. Gheradi, 106 Precinct; P.O. Ferguson, 106 Precinct Community Affairs; A. Nurmansyah, QDCP; D. Tanis, rep., Resorts World, A. Patel, PANYNJ

The Chairperson opened the meeting at 7pm with the Pledge of Allegiance.

The Chair introduced Senator Addabbo who was present and invited him to speak.

Sen. Addabbo welcomed everyone back and thanked the Board members for being members of this Board. He stated that illegal scooters and illegal pot shops are two issues of great concern to him and that he had Sheriff Miranda come to his office to speak with him about how OCM needs to give the sheriff's office certain authorities regarding the illegal pot shops. He introduced his Deputy Chief of Staff, Sean McCabe and stated that he is the point person in his office for complaints about the illegal pot shops and that he will take the information, give it to OCM and follow up on it. He added that the legal pot shops are coming. He also spoke about illegal scooters and how if a pedestrian is hit by one, there is no license plate on them so you can't report it. He continued that there are about a half a dozen pieces of pending legislation proposing that store owners selling these scooters should make people register them. He stated that if he can be of help to anyone to reach out to him.

The Chair opened the Public Hearing for the F.Y. 2025 Capital and Expense Budget and explained the purpose of the hearing. The Chair asked if anyone wished to speak. Hearing None. The Chair closed the Public Hearing.

The Chair explained that the next step in our process will be to hold a Budget meeting where we will prioritize our 10 top Capital and Expense list to be voted on at our next meeting. In February, the Borough President will hold a Public Hearing in regard to the budget and many not-for profit groups attend this hearing to request funding for their organizations.



The Chair asked if there were any additions or corrections to the September 2023 minutes. Hearing none, the minutes will stand.

**CORRESPONDENCE:** The Chair reviewed incoming correspondence for the month of September which included:

- Notification of application for an adult retail Cannabis dispensary at 94-24 Liberty Avenue, Ozone Park
- Notification of application for an adult retail Cannabis dispensary at 135-35 Lefferts Blvd., So. Ozone Park
- Draft of the Snow Plan
- Letter from DOT that they completed their investigation and approved a traffic control device at S. Conduit Ave./N. Conduit Ave./79 St. Installation is tentatively expected to be completed by 9/30/23.
- Letter from DOT that they completed their investigation and approved a traffic signal at the intersection of 109 Ave. & 123 Street. Installation is tentatively scheduled to be completed by 12/31/23.
- Letter from DOT that they completed their investigation and approved a traffic signal at the intersection of Liberty Avenue & 107 Street. Installation is tentatively scheduled to be completed by the end of December.
- Letter from DOT denying the request to install traffic cameras at the intersection of 159 Avenue & 92 Street.
- Notification from DOT that parking meter rates are going up in Queens on October 16<sup>th</sup>.  
It was stated that rates on commercial strips will go from \$2.00 to \$3.00 for the maximum amount of time allowed and at other locations will increase from \$1.50 to \$2.50.
- Letter from the Parks Department regarding two product waivers for items used when taking care of trees.
- Notification from the Parks Department that they are in the scoping process for an RFB. It was stated that on the list provided, a processing cart that prepares food on site, is listed to be at Corporal Ruoff Square on Liberty Ave & Rkwy. Blvd., and that the Board has until October 11<sup>th</sup> to comment if we want to see it included or removed in the scope. One Civic has indicated that they feel that this is not a good location due to traffic congestion and if there are any additional comments to please get them to us by October 10<sup>th</sup> so we can submit them.
- OMB notice of how DEP relates to design services with Rockaway wastewater.
- Letter from the organization that is opposing 5G and how they are continuing their fight.
- Notice from the Metropolitan Transportation Council about transportation improvement amendments.
- Notice from the Metropolitan Transportation Council regarding a webinar.
- Notice from HPD regarding an order to repair/vacate at 97-08 158 Avenue.
- Notice from an engineering company that they have approval to close 126<sup>th</sup> Street for a mobile crane operation at 126-01 116 Avenue.  
It was stated that they will close the street 2-3 times weekly on weekdays from 8 am to 6 pm from October 4<sup>th</sup> to November 4<sup>th</sup>.
- Notice of National Grid work e/b on 120<sup>th</sup> Street bet. Rkwy. Blvd. & Sutter Avenue.
- Notice from the Port Authority that starting on October 10<sup>th</sup> the JFK AirTrain will be accepting the OMNY system. It will only be available at certain gates at the Jamaica and Howard Beach station.
- Calendar for the Public Hearing on contract Awards for 9/28/23.
- Calendar for the Public Hearing on contract Awards for 10/12/23

**TREASURER'S REPORT:** The Treasurer read the report of expenditures for the month of September.

**BOROUGH PRESIDENT'S LIAISON REPORT:** The Chair read the report that was provided by Khaleel Bragg. It stated that the Borough President held a storm briefing with the city agencies, elected officials and the Community Boards regarding storm issues and had a follow up meeting on Monday at 3 pm to make sure any concerns were addressed. It was stated that residents can report damage by going to [reportdamage.nyc.gov](https://reportdamage.nyc.gov) or by going to the 311 site or calling 311. It was explained that residents are encouraged to fill out reports because it is one way the city documents damage when requesting Federal Aid and FEMA dollars. The report continued to say that the Borough President will hold a Hispanic Heritage Day Celebration on 10/10/23 from 6 pm to 8 pm, and he will be holding a New York Voting Rights Town Hall virtually on 10/19/23 at 6 pm and that if anyone is interested in attending to RSVP at [queensbp.org](https://queensbp.org).

**DEPARTMENT OF CITY PLANNING:** Alisa Nurmansyah introduced herself and stated that the City of Yes for Economic Opportunity will be coming out later in October and that the Land Use Committee will review it.



**DISTRICT MANAGER'S REPORT:** The District Manager reported that we were informed at our Budget Consultation Meeting with the Parks Department that construction of the public restroom is scheduled to begin at Police Officer Edward Byrne Park in Spring 2024 and that reconstruction will begin at Harold Schneiderman Playground on October 16<sup>th</sup>. The Frederick B. Judge Playground reconstruction is in design, the Tudor Park Adult Fitness Equipment is fully funded, and they anticipate the work to begin by the end of the year and the reconstruction of Rocket Playground is fully funded and they anticipate the work to begin by June.

We have also received notification that in the coming weeks National Grid has planned construction work to install a new gas main at the following locations: 103 Street bet. 103 Avenue & Liberty Avenue, Liberty Avenue bet. 103 Street & 104 Street, Liberty Avenue bet. 102 Street & 103 Street, 103 Street bet. Liberty Avenue & Rockaway Blvd., 104 Street & Liberty Avenue, 103 Street & Liberty Avenue, 103 Street & Rockaway Blvd., Glenmore Avenue bet. 77 Street & 78 Street, 80 Street at the intersection of Glenmore Avenue, 80 Street bet. Glenmore Avenue & Pitkin Avenue, 80 Street at the intersection of Pitkin Avenue, 80 Street bet. Glenmore Avenue & Mokom Sholom Cemetery, Glenmore Avenue bet. 79 Street & 80 Street, North Conduit Avenue bet. Sutter Avenue & 76<sup>th</sup> Street, North Conduit Avenue at the intersection of Sutter Avenue. The new gas main will be installed in the street or sidewalk and the excavation required will be backfilled each day. The entire work area will be kept clean and orderly, and attempts will be made to keep noise, dust, and debris to a minimum. All or part of the gas service may have to be replaced. In order to complete this work, National Grid may need to gain access to the homes at the point where the service enters the building. If this is the case, the homeowner will be contacted by a National Grid Representative to make an appointment. All street and sidewalk surfaces affected by the construction will be repaved to ensure a smooth surface. Temporary asphalt pavement will be used until all National grid work is complete and permanent restoration can be performed.

**CHAIRPERSONS REPORT:** The Chairperson reported/commented that information on the following was in members' folder material:

- Information regarding the City of Yes Economic Text Amendment,  
It was stated that when it is certified that the Land Use Committee will meet, and the Board will vote on that text amendment.
- Information regarding the City of Yes Housing Proposal.  
It was stated that this proposal won't get to us for a while but that in Queens, it probably will be controversial, and the Land Use Committee will also be working on it and the Board will vote on that proposal as well after it comes to us for review.
- Information regarding severe weather and how to report damage.
- Conflict of Interest flyer regarding misuse of position.
- Con-Ed information on incentives and rebates.
- Presentation from the Park Committee from New Yorkers for Parks.
- Community newsletter regarding the ongoing water and gas main work in South Ozone Park.
- Public Safety information regarding bicycles and e-bikes.
- Information regarding cannabis sites.

It was stated that the Board Members are urged to read this material and that when we act on this, we will not be acting on whether or not cannabis sales are to be legal in approved sites by OCM. These stores are or will be licensed and can operate legally and we will review the sites for suitability. It was also stated that we sent an invitation to both applicants to come to our office to sit with the Chairperson, the District Manager, the Public Safety Chair, and the Land Use Chair to discuss what their plans are, such as, their operating hours and the layout of the store and we have also made arrangements to hold a separate Public Hearing on Tuesday, October 24<sup>th</sup> at 7 pm at the Yacht Club. If we receive more applications, we will do another Public Hearing on another night and we will see what we can incorporate into a questionnaire to send applicants to provide us with information beyond what their notification papers tell us.

The Chair asked if there were any questions.

A question was raised by the Land Use Chair about if we will hold the two public Hearings for the two applications we received together on the same night. The Chair stated that we will hold both Public Hearings on both the same night.



A question was raised by the Land Use Chair about when the 30-day comment period begins. The Chair stated that like the liquor license applications, the State of New York designated the municipality as the Community Board. The notification letters we received said that we have 30 days to comment or express an opinion, however, our next Board Meeting is at the beginning of November. There is a clause in the letter that we can receive a 1 shot only 30-day extension which we requested. We asked for and received the extension for both.

A question was raised by a Board Member about whether anyone can attend the meeting. The Chair stated that anyone can attend. A question was raised by a Board Member as to what types of questions would be appropriate at this Public Hearing. The Chair stated that the questions should revolve around the criteria that OCM will be evaluating sites on. The purpose of the Public Hearing is to hear from the public. We expect to hear comments from the public such as if they think the site is a good site or a bad site, but we need to follow the provisions of the law on what is approved or not approved. The Public Hearing lets people express an opinion. Discussion ensued.

A question was raised by a Board Member about if a variance is needed to open this type of store. The Chair stated that a variance is not needed. There are similarities to the process with Land Use where we may want, for example to limit hours of operation and/or to ask how they are going to store the material and what their site plan is.

A statement was made by a Board Member that there is very little that we can deny but we need to look at the front of the store to make sure that it is not attractive to young children and also if they will ask for proof to show that you are over age 21. He added that we want to make sure that questions are asked about drawing young people in.

A statement was made by a Board Member that basically, we are giving our opinion; however, if it is not in a good spot and we don't recommend it, he questioned who will make that decision. The Chair stated that OCM will make that decision. It is a new process for them as well. She added that when we express our opinion, we will reflect the concerns expressed.

A statement was made by the Land Use Committee Chair that there are guidelines to Houses of Worship and schools so there are things that we can look at to see if they are compliant.

The Chair added that the nearby Knights of Columbus Hall to one of the locations used to be owned by a not-for profit Columbus group that held religious ceremonies and that we will need to research if they still have these types of occasions and that we may be able to make a case on that.

The Chair continued to report that the Mayor's Management report is now available online and informed members of some information received at our NYPD Budget Consultation regarding quality-of-life complaints.

The Chair introduced Lt. Gheradi from the 106th Precinct and invited him to speak.

Lt. Gheradi introduced himself and stated that Inspector Bacchi is in a training session and was unable to attend tonight's meeting and the XO had three consecutive meetings at the Borough and also was unable to attend. He stated that for the year, we are still down 3.4% as of midnight yesterday but we are up in Grand Larceny Auto for stolen vehicles due to the TikTok challenge where people were stealing Hondas and Kias. There was 20% increase two weeks ago and now we are at 13%. He stated that he has reached out to the Auto Larceny Unit to help target these individuals. He also warned about family units approaching individuals stating they are lost and need directions. They then grab the individual's hand or admire their necklace and steal the jewelry without the individual realizing it. It was stated that they had two of these instances in the past four weeks. He continued to speak about stolen vehicles due to people leaving their keys inside the parked vehicle. He warned everyone to always take their keys and wallets out of the vehicle and that there are individuals trying car door handles and that it is a crime of opportunity. They arrested one person who was pulling on door handles, and they found that she had three other people's property in her possession. He continued to speak about packages and how Amazon has boxes to secure packages at certain locations to prevent porch pirates from stealing them. He announced that the 5K will be held by St. Helens this Saturday rain or shine and that an Italian Heritage Day event will be held on Sunday on 158<sup>th</sup> Avenue & Cross Bay Blvd so expect traffic in this location.

#### **COMMITTEE REPORTS:**



**BUDGET:** The Chair stated that the Budget Committee will hold a meeting before November to review the FY25 Capital & Expense budget requests.

**CONSUMER AFFAIRS:** The Committee Chair stated that the report is in the folders.

**JFK:** The Committee Chair stated that the report is in the folders. The Board Chair elaborated on the material provided in the Committee Chair's report.

The Chair then introduced Askar Patel, the General Manager of External Affairs and Outreach at JFK for the Port Authority and invited him to speak.

Askar Patel introduced himself and stated that the Board Chair joined them last week for a press announcement on how they are shipping materials by barge and have spared 300,000 truck trips in South Queens. He thanked the leadership of the Community Board for helping them out.

The Chair thanked the Port Authority for acting on suggestions to do this type of work by barge. She stated that we are a member of the JFK Redevelopment Advisory Council, and she thanked the Port Authority for listening to requests to barge material needed rather than trucking it in. She added that our efforts are for the people and that sometimes we win and sometimes we lose but the way you get things accomplished is by working together.

**LAND USE:** The Committee Chair stated that there will be a couple of actions coming up and that he will ask Alisa from City Planning to come to the Land Use Committee Meeting to present the second part of the City of Yes. He continued that we have a BSA case that was received by the Board for a developer of the Lindenwood section of Howard Beach regarding an overgrown, irregular shaped property north of 149<sup>th</sup> Avenue bet. 82<sup>nd</sup> and 84<sup>th</sup> Street. He stated that it is an action that we have to act on and we will be looking at properties that are being developed on an unmapped street and that we will have a Land Use Committee meeting on that and the cannabis shops that are coming into our area.

An inquiry was made by a Board Member if they are paper streets. The Land Use Committee Chair stated that yes, they are paper streets, and that the builder is going to open it up and bring in utilities for four 2-family semi-attached buildings.

An inquiry was made by a Board Member if they are going to raise the level of the street. The Land Use Committee Chair stated that they will be bringing in utilities such as sewers and water mains.

**PARKS:** The Committee Chair stated that a Park Committee meeting was held on September 15<sup>th</sup> where New Yorkers for Parks was requesting a letter of support from the Community Board for the Parks Dept. to receive 1% of the city budget. The Committee looked through their proposal and they agree with that request.

The Chair stated that a motion was made by the Park Committee Chair to recommend we support that request. P. Granickas seconded the motion.

The Chair restated that the motion was to do a letter of support for New Yorkers for Parks to request that the city devote 1% of the budget to Parks.

An inquiry was made by a Board Member about what percentage is allocated at this time. The answer is in the folder material.

The vote on the motion was:  
All were in favor. None opposed. No abstentions. The motion carried.

The Chair stated that we will send a letter out to New Yorkers for Parks.

The Park Committee Chair announced that Tree Pruning will be done in zone 6 this year, which is from Cityline on the west, Liberty Avenue on the north, 93<sup>rd</sup> Street on the east and South Conduit Avenue on the south.



The Chair added that it covers the Ozone Park area west of Cross Bay Blvd.

The Committee Chair stated that zone 7 will be the following zone to be pruned and the boundaries of that location are Rockaway Blvd., Van Wyck Expwy. and Nassau Expwy.

**PUBLIC SAFETY:** The Committee Chair stated that the crime stats are in the folder along with bicycle and e-bike information regarding safety concerns.

**SANITATION:** The Committee Chair stated that the Sanitation Department is gearing up and training employees on the snow equipment on Sundays. He announced that if anyone is looking for employment to go to the Sanitation Department because they are looking for snow laborers.

**SUMMER YOUTH EMPLOYMENT:** The Chair stated that the Committee Chair is out sick this evening, and that we will send her report when we receive it.

**OLD BUSINESS:** None

**NEW BUSINESS:** None

The Chair introduced Carl Moore, rep. for Sen. Addabbo, and invited him to speak.

Carl Moore introduced himself and announced that on October 12<sup>th</sup> the Senator will be holding mobile office hours at the Ozone Park library from 5:30 to 7:30 pm. On October 15<sup>th</sup> he will be at the Lindenwood Shopping Center from 10am to 12 pm for people who can't come to his office on working hours. On October 28<sup>th</sup> he will be hosting Java with Joe at the Liberty Avenue Coffee Shop at 88-06 Liberty Avenue and on November 17<sup>th</sup> he will be hosting his annual job fair at Resorts World Casino from 10am to 1pm and that there will be 75 to 100 vendors there.

The Chair introduced Sonja Webber-Bey, rep. for Sen. Sanders, and invited her to speak.

Sonja Webber-Bey introduced herself and stated that their office received 50 tickets for the Universal Soul Circus at Roy Wilkins Park, and they distributed these tickets to constituents in the community. She announced that the Senator is having his next conversation on reparations in the evening on October 20<sup>th</sup> where he will discuss and explain the bill that passed in the senate forming a commission to study slavery in the state and the reparations to be made. She also announced that the FDNY will be holding their 6<sup>th</sup> annual open house on October 7<sup>th</sup> and 8<sup>th</sup> where local residents and children can visit the firehouse and get a tour.

The Chair introduced Gregory Slade, rep. for AM Pheffer-Amato, and invited him to speak.

Gregory Slade introduced himself and introduced his co-worker Maggie Bernath who was in attendance this evening. He stated that the Assembly member has been working with the Sheriff's Department to combat illegal cannabis shops and that she has been also working with DEP to clean catch basins in CB 10 after last weekend's storm. He stated that if anyone knows of a catch basin that needs cleaning, to reach out to their office.

The Chair introduced Elias Cohen, rep. AM Rajkumar and invited him to speak.

Elias Cohen introduced himself and stated that he is the Legislative Director for AM Rajkumar. He stated that the Assembly member hosted a Public Safety Town Hall with the NYPD top brass where constituents were able to ask questions regarding NYPD public safety. He announced that on Sunday, she will be co-hosting the annual e-waste event with Senator Addabbo and that next week she will be discussing business improvements in the district. He continued that the Governor signed her bill this week, regarding transporting waste with tarps which will help both the environment and people. For any questions or additional information reach out to their office at 718-805-0590.

The Chair introduced Linda Fogal, rep. for CM Ariola and invited her to speak.

Linda Fogal introduced herself and stated that the Councilmember passed a resolution that the Federal Government make September 11<sup>th</sup> a national holiday of remembrance where the schools will take time to reflect. She is also working on legislation to require that e-bikes and scooters be registered and to have a certified battery and charger. She announced that they will be holding the Columbus Day Heritage Day on October 6<sup>th</sup> on Cross Bay Blvd. bet. 158<sup>th</sup> and 159<sup>th</sup> Avenue in Howard Beach from 12 pm to 8 pm; the Woodhaven Street Fair on October 8<sup>th</sup> on Jamaica Avenue from Woodhaven Blvd. to 80<sup>th</sup> Street from 12 pm to 6 pm; and the Fall festival on October 14<sup>th</sup> at Forest Park from



12 pm to 3 pm where they will have rides, games, crafts, and a pumpkin patch where a child can receive a free pumpkin. She will also be holding a free food giveaway to feed families for Thanksgiving on November 22<sup>nd</sup> from 11:30 am to 1:30 pm at their office at 83-06 101 Avenue. To make a reservation to attend this event, call their office at 718-738-1083. She continued that they will also have a Halloween Pet costume contest on October 25<sup>th</sup> with the Parks Department and reminded everyone that Con-Edison changed customer account numbers and to update your records by the end of the month or your payment won't go through.

The Chair introduced Ty Hankerson and invited him to speak.

Ty Hankerson introduced himself as the new District Chief of Staff for CM Adrienne Adams and if anyone has any issues or concerns to reach out to them.

The Chair introduced Tiffany Eason, rep. for CM Adams, and invited her to speak.

Tiffany Eason introduced herself and stated that she is the Director of Community Engagement at CM Adams office. She stated that the district is getting ready to shift slightly and they are opening a satellite office in the South Ozone Park library on Thursdays from 12 pm to 4 pm where they will have attorneys and staff there to help assist constituents and they have also extended their virtual hours on Wednesdays. She announced that on November 18<sup>th</sup> they will be holding a community resource Fair at MS 226 on Rockaway Blvd., and that agencies and Community Based Organizations will be present to help constituents and that they have conducted a district tour with the Chairperson of CB 10 the President of SOPCAW and the DOT Commissioner regarding Transportation issues in South Ozone Park. She stated that the community has been requesting a turn signal at Lefferts Blvd. & Rockaway Blvd. for a very long time and that now DOT will be installing a yellow signal for now and that no truck signage will also be going up in the South Ozone Park community. She continued that in January, they will expand cleaning services down Rockaway Blvd. and that DSNY will be visiting store owners to let them know they need to keep it clean.

The Chair introduced David Tanis rep., Resorts World Casino and invited him to speak.

David Tanis introduced himself and announced that Senator Addabbo will be hosting a job fair on November 17<sup>th</sup> and that Resorts World will be hosting a career fair in November as well, where vendors can come to talk to Resorts World about resources and work. He will have more details about this event to share at the next meeting.

The Chair introduced Dan Brown, rep. for District Attorney Katz, and invited him to speak. Dan Brown introduced himself and stated that there has been a new conversation between D.A. Katz and the Governor about signing a package expanding helping victims of human trafficking. He continued that D.A. Katz has created a dedicated Human Trafficking Unit to help victims and to connect them with resources and that this Bureau can be reached at 718-226-6548. He continued to speak about illegal schemes where swindlers change deed holders' names on their deed. He suggested reaching out to ACRIS to have them notify you of any change to your property record. He stated that he has left copies of their newsletter up front and that if anyone has any additional questions or concerns, he can be reached at 718-286-6593.

#### **PUBLIC FORUM:**

The Chair asked if there is anyone else from the public who would like to speak. Hearing none.

The Chair announced that new Board Members need to sign for a copy of the zoning book that is being distributed to them before leaving the meeting.

The meeting was adjourned at 8:52 pm.

Respectfully Submitted by,



Karyn Petersen  
Draft- Subject to Approval