



ELIZABETH BRATON  
Chairperson

# COMMUNITY BOARD 10

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KARYN PETERSEN  
District Manager

## REGULAR BOARD MEETING AND PUBLIC HEARING MINUTES

June 6, 2024

**BOARD MEMBERS PRESENT:** L. Amorim, N. Bissoon, B. Braton, J. Calcagnile, J. Caruso, M. Cherenfant, B. Ciaramella, R. Ciulla-Frisone, A. Cosentino, F. Dardani, I. Dimoh, K. Edwards, E. Fraylon, A. Gellineau, R. Gendron, F. Gulluscio, A. Hill P. Kishun, R. Martinez, D. Mitchell, F. Mohamed, S. Mohammed, R. Narine, A. Nocerino, P. Nostramo, S. Pace, A. Rajnauth, B. Ramsundar, K. Roan, N. Santiago, A. Siewnarine G. Singh, J. Stahl, I. Van Putten, A. Vital, D. Wesby

**BOARD MEMBERS NOT PRESENT:** S. Acuqui, A. Dhanpat, P. Granickas, G. Hewitt, R. Hitlall B. Lall, N. Latchana, K. Ludhiana, J. Quijano, R. Ramgopal, G. Russo, A. Sancler, L. Walker

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

**OTHERS PRESENT:**

J. Reina, rep., Hon. G. Meeks; C. Moore, rep., Hon. J. Addabbo; D. Shaeffer rep. Hon. R. Persaud; F. Sharif, rep., Hon. J. Sanders; J. Greenberg, rep., Hon. S. Pheffer-Amato; W. Bao rep. Hon. K. Anderson; A. Leguisamo, rep., Hon. J. Ariola; D. Brown rep., Hon. M. Katz, DA; K. Morris, CAU; K. Bragg rep. QBPO; A. Nurmansyah, QDCP; V. Brown, QDCP; Sgt. Presti 106 Pct.; P.O. Fortunata 106 Pct.

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

The Chairperson asked for everyone to remain standing for a moment of silence to remember the events that occurred 80 years ago today at the invasion of Normandy in France on 6/6/44.

The Chairperson welcomed everyone to the June meeting of CB 10.

The Chairperson asked if there were any corrections on the May 2024 minutes. Hearing none, the minutes were approved.

**CORRESPONDANCE:** The Chair reviewed incoming correspondence for the month of May which included:

- Notice from DOT that a streetlight was approved on 133 Avenue bet. 81<sup>st</sup> & 82<sup>nd</sup> Street.
- Notice from the Parks Department regarding Parks Concessional opportunities
- Copy of presentation made to the Parks Committee at its meeting on 5/14 regarding Tudor Park Fitness Equipment. The project will be moving forward.
- Notice from OMB regarding an NYPD project that is moving ahead for roof replacement at the 106<sup>th</sup> Precinct.
- Notice from Dept. of Corrections that didn't apply to our area.
- Copy of the technical memorandum for the City of Yes Economic Development text amendment.
- Vacate notice from HPD for 109-45 127 Street.
- Notice from the Comptroller's Office relating to this year's audit.

- Notice of Comment period for Metropolitan Transportation Council TIP Amendments.
- Notice of contract awards hearings on 6/11, 5/30 and 5/16.
- OMB notice regarding the description of approval for the Old Howard Beach Shore Restoration. It was explained that is on the hill on both sides of 102 Street going into Hamilton Beach
- A thank you card from the family of Board Member John Fazio.

The Chairperson announced that if there were any Board Member who would like a copy of anything in the directed mail to call or e-mail our office.

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

**DISTRICT MANAGER'S REPORT:** The District Manager stated that we have received notification that in the coming weeks National Grid has planned construction work to install a new gas main at the following locations: 112 St. bet. 107 Ave. & Liberty Ave., 112 St. bet. 109 Ave. & 111 Ave., 107 Ave. bet. 112 St. & 113 St., 107 Ave. bet. 111 St. & 112 St., 109 Ave. bet. 112 St. & 113 St., 109 Ave. bet. 111 St. & 112 St., 107 Ave. at the intersection of 112 St., 109 Ave. at the intersection of 112 St. and 77 St. bet. Belmont Ave. & Sutter Ave. The new gas main will be installed in the street or sidewalk and the excavation required will be backfilled each day. The entire work 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:

- Package regarding the City of Yes that was in the Board folders.
- Report from the DSNY Foundation with statistics related to the DSNY.
- Information from the Park Committee regarding the Tudor Park fitness equipment project that was funded by CM Ariola.
- Information regarding the MTA's Hamilton Beach Flood Mitigation project at the power facility.
- Notifications from the JFK Redevelopment Program Community Advisory Council.
- Information regarding the 130 St. bridge over the Belt Parkway construction.
- Notice regarding the Jewel Streets Planning workshop that was scheduled for this evening.
- Information regarding participatory budgeting.

The Chairperson reported the schedule for the COY/HO hearing and vote. We will be holding a public hearing where the public can comment on June 18<sup>th</sup>. Prior to that meeting we will be holding an information session where our Land Use Chair and City Planning will be available to answer any questions. It will be an informal meeting and there will be no vote taken that evening. That session is so people can get more information if they wish. She continued that we will be holding the Public Hearing on June 18<sup>th</sup> and informed Board members of the quorum requirement for a Public Hearing.

The Chairperson announced that there was a briefing at the end of May regarding the ongoing construction work at JFK airport. The PANYNJ advises ongoing construction will make the picking up and dropping off of passengers over the next few months very difficult. There will be record construction over the summer months and the peak construction period for the entire project was estimated to be between 2024 and 2025.

The Chairperson also announced that the long-term parking lot adjacent to the Air-Train station at Lefferts Blvd. will have a separate free parking area where people may drop off or pick up passengers from the Air Train without having to drive into the terminal areas that are under construction.

The Chairperson stated that Board members also received a package of excerpts from a briefing that was held with Con-Edison in anticipation of a hot summer and that on the table up front there are brochures on power problems.

The Chairperson also announced that on our Facebook page we have posted an event that the Police Department is having at Resorts World on June 10<sup>th</sup> where they will be distributing free steering wheel locks to the owners of Honda CRV's and Infinity's from 3 pm to 7 pm.

**DEPARTMENT OF CITY PLANNING:** Alisa Nurmansyah, Community Planner from the Queens Borough Office of the Department of City Planning introduced herself and also introduced Victoria Brown, Community Planner from Queens Borough Office Department of City Planning who has joined her for this presentation this evening.

Ms. Nurmansyah stated that the City of Yes for Housing citywide text amendment would make it possible to build a little bit more housing in every neighborhood. New York City faces a severe housing shortage that makes homes scarce and expensive. The apartment rate is 1.141% - the lowest since 1968. 0.88% of Queens rental apartments are vacant. Over 50 % of renters are "rent burdened" meaning they spend over 30% of their income on rent. 92,879 homeless New Yorkers, including 33,399 children, slept in the shelter system on a given night in December 2023. New York City is creating far less housing than it used to. At the same time, average household size is declining so we need more homes to house people. The housing shortage is due in part to restrictive zoning rules that limit the number and types of homes that can be built. Almost all of New York City's recent housing production has been concentrated in a few neighborhoods. Some neighborhoods have created virtually zero new housing. This puts additional pressure on just a few parts of the city to produce almost all new housing. When tenants have few options, landlords gain leverage. This leads to high rents, displacement and gentrification pressure, segregation, homelessness, poor housing quality and tenant harassment. An average family of 3 would have to spend almost 50% of their income on rent to afford an average 2-bedroom home. The housing shortage has direct consequences. A nursing aide might spend 3 hours commuting every day because they can't find housing close to their job. A mother and children fleeing an unsafe home wouldn't be able to find any affordable alternatives and are compelled to enter a homeless shelter. A college graduate may discover they can't move back to their childhood neighborhood because the rents are too expensive. A retiree could watch their friends and family move out of state and decides to follow suit because they can no longer afford escalating rents. Zoning is one tool to address NYC's housing shortage. Zoning regulates the density and use of what is permitted to be built. Zoning can include requirements for income restricted affordable housing. Zoning does not directly build or fund new housing. Zoning is within the city's control. Other tools to support housing include subsidies and tax incentives to create and preserve affordable housing, support for homeownership models and tenant protection. They aim to update zoning rules to create more housing and more types of housing across all NYC neighborhoods. A little more housing in every neighborhood means a lot of housing overall without dramatic change or overtaxed infrastructure. This approach can address the root causes of high housing costs, support job growth and New York City's economy and make NYC more environmentally friendly by building more housing in areas with great access to jobs and transit. The proposal overview consists of parking proposals to lift costly parking mandates for new housing and other citywide actions to enable conversions, small and shared apartments, in infill. Low density proposals are to allow for "missing middle housing" including town center zoning and transit-oriented apartment buildings, help homeowners by providing additional flexibility and allowing accessory dwelling units. Medium and high-density proposals create a Universal Affordability Preference. Due to restrictive zoning, most low-density areas have stopped building new homes, contributing to our city's housing shortage. They want to allow for the creation of a little more housing across low-density areas in ways that won't impact neighborhood look and feel. Town center zoning would relegalize housing above businesses on commercial streets in low density areas. New buildings could have 2-4 stories of residential above a commercial ground floor, mirroring existing buildings. Transit-oriented development would allow modestly sized transit-oriented apartment buildings in low density residence districts. Sites must be near transit, over 5,000 square feet, on the short end of the block or facing a street over 75 feet wide and the buildings will be 3-5 stories. Many modest apartment buildings already exist in lower density areas near transit, most of them built between the 1920's and 1950's. However, as new zoning rules have been layered on since the 1960's, this classic building type has been banned from many low-density neighborhoods. Low density zones help homeowners by allowing 1 or 2 family homes to add a small accessory-dwelling unit (ADU). ADU's provide important housing options for small households in low density areas, they give multi-generational families more space and help homeowners pay for household expenses. Many other cities have already legalized ADU's and experienced these benefits. Legalizing existing basement ADUs is not only a matter of zoning and would require changes to other state and local laws. Basement ADU's will not be allowed in the coastal flood plain, consistent with current rules. An interagency working group is currently developing regulations for basement ADUs that may be at risk of stormwater flooding. These homes may be subject to additional regulations to review. The Adams administration will do what it can to enable the safe legalization of these units. It will help homeowners adjust FAR, perimeter heights, yards, and other rules to provide flexibility for homeowners. Many older

homes are out of compliance, blocking homeowners from adapting their homes to meet their family's needs. These changes will enable 2-family and multi-family buildings in districts that already permit them. In medium and high-density areas there will be universal affordability preference (UAP) that will allow buildings to add at least 20% more housing if the additional homes are permanently affordable housing including supportive housing. The UAP will enable incremental affordable housing growth throughout the medium and high-density parts of the city. This will encourage affordable housing throughout the city rather than concentrating it in a few neighborhoods. Today, most zoning districts allow affordable senior housing to be about 20% bigger than other buildings. UAP would expand this framework to all forms of affordable and supportive housing, making it easier to build affordable housing in every medium and high-density district. This proposal would also create a 20% bump for affordable and supportive housing in districts that don't have a senior housing preference today. Some districts will also receive height increases, so that it's feasible for UAP buildings to fit their allowed square footage. UAP will have an affordability requirement of 80% Area Median Income (AMI). AMI is a measure of affordability established by the federal government. UAP will also allow income averaging, allowing a wider range and more deeply affordable homes. UAP will replace Voluntary Inclusionary Housing (VIH) achieving deeper affordability and allowing for income averaging. Mandatory Inclusionary Housing will continue to be mapped and existing affordability requirements will remain in place. For example, if a church in an R6 district wants to partner with a developer to rebuild a church and put housing on top – today the site is limited to 3.0 FAR, which results in about 35 units. The proposal is if affordable and supportive housing got 3.9 FAR like AIRS, the site could get 10-12 more units as long as anything above 3.0 FAR is permanently affordable. If UAP had been in place since 2014, an additional 20,000 income-restricted affordable homes could have been created-enough to house 50,000 New Yorkers. Updates to Mandatory Inclusionary Housing are to allow MIH Option 3 to be a standalone option. MIH Option 3 requires a 20% set-aside at an average of 40% AMI. It has been requested by the Speaker, members of City Council, and many housing advocates; equalizing MIH FARs for districts where UAP FAR is higher ex: R6A MIH will change from 3.6 FAR to 3.9 FAR. MIH options will stay the same and streamlining rules for 100% affordable projects which reduces conflicts with term sheets and subsidy programs and facilitates home ownership. Citywide it will end parking mandates making parking optional in new buildings as many other cities have done. Mandated parking is extremely expensive to provide. These costly mandates drive up rents and prevent new housing from being built. This is an obstacle to housing growth, especially affordable housing. Parking will still be allowed, and projects can add what is appropriate at their location. Today, buildings include parking above what is required in order to meet market demand. Additional changes to enable housing is to enable conversion of under-used buildings by expanding adaptive reuse regulations citywide and move the eligibility date from 1961 to 1991, re-legalize small and shared apartments in central locations, easing pressure on family-size units and eliminating barriers to contextual infill and allowing new contextual housing on site in non-contextual districts including campuses and irregular sites. Ms. Nurmansyah stated that a checklist has been provided to help manage and communicate your consideration of the proposal and to enable them to best understand and absorb the feedback and the material can be uploaded to the Land Use Participant Portal when the recommendations are submitted.

The Chairperson stated that the proposal is a comprehensive set of materials, and she understands that many here tonight have questions and opinions. The check off sheet Ms. Nurmansyah mentioned is available at the front table and if anyone wants to see the presentation again, they can go to the livestream on YouTube. She reminded members of the public that tonight's presentation was not a public hearing and stated that the Department of City Planning is the applicant for the COY/HO text amendment and has the right to present its description of it whether the Board or the members of the public present agree or disagree with it.

She continued that she received a communication today from the Department of City Planning with answers to some questions that were presented at the Board's Land Use Committee Meeting. She stated that she assumes that most of the public here tonight are from the local Howard Beach community and that everyone who lives here knows the Howard Beach train station which would be an inappropriate area for use of any kind of increased density. She stated that we had flooding there all week and if they built an apartment across from it, people would not be able to gain access to the station. She would like to reiterate to the Department of City Planning that location be removed from allowing any type of apartment building. Those buildings that currently exist at that location are basically original to this community. They couldn't build without tearing them down. They can't be retrofitted. In terms of coastal resiliency, we also have issues in the Howard Beach community and for the entire CB area. Projections are that flooding will continue to increase. We have potentially thousands of more homes that could be added to the flood plain in the future. If you look at the city's evacuation maps, areas north of Howard Beach are in evacuation zones. They are not getting flooded today but we can see where homes north of Howard Beach may get flooded from future

storms. It also doesn't speak to the issue the city is dealing with regarding climate change where it will only get worse. The coastal risk district that exists in Howard Beach needs to be expanded.

The Chairperson stated that she will turn the floor over to the Land Use Committee Chairperson and when he is finished the floor will be open for Board Members for questions. If the public has any questions, they will have the ability to speak during the public forum. She added that she urges the public to attend the June 12<sup>th</sup> meeting to get their questions answered.

The Chairperson turned the meeting over the Land Use Chair to discuss this topic.

The Land Use Chair thanked everyone for the great showing tonight. He stated that this is an extensive change that City Planning is proposing, and he thanked the Howard Beach Lindenwood Civic for submitting letters that will be entered into the record. He explained that there hasn't been a major zoning change like this since 1961, and this part of COY is the part that impacts what can be built for homes. He stated that City Planning went through the 15 separate items that were listed on the worksheet and that out of the 15, only 5 or 6 pertain to us regarding the 1 and 2 family homes and the commercial strips. He stated that we are taking it very seriously and that his committee is looking at every point that affects us and what will affect our commercial strips. He explained that for example, on Crossbay Blvd., 1 story commercial buildings would be able to increase the height and square footage and that right now, with C2-2 zoning it only allows less. He continued that the proposed Transportation Orientation Development Zone would have a major impact in Old Howard Beach and went on to explain how. He continued that Accessory Dwelling Units have been popping up throughout the United States. For us with a small 40 x 100 lot size, we can put a 20 x 80 ft. small building to accommodate a 1-bedroom studio. The area in New Howard Beach is zoned for 1 family's but now it says let's impact the district by allowing another detached small building. It would be a 2-family set up in an area that never provided for that. There are also issues in other areas of our district posed by allowing ADUs in areas where lots are smaller. There are also issues such as sewers and quality of life issues that will affect us. It will also allow you to enlarge your house more and provide basement apartments. People were previously subject to fines for basement apartments but now with the need for housing, they want to allow basement apartments. They would need 2 means of egress and would have to follow the Building Code and the Multiple Dwelling code. He added that if it is a 3-family building, you would have to sprinkler it which can cost \$30,000 so the city is saying let's make more affordable apartments. A 1 family house that wants to be enlarged or newly created has to be larger than the past 50 years. A 40 x 100 2,000 sq. ft. home may not be meeting the needs of the family, and we want them to stay here and not leave the Boroughs. Those may now be a .75 or a .9 to create a little bigger 1-2 family home. They also spoke about the medium-high density R6 to R 10. The R6 areas come into effect with the Ozone Park rezoning that was done about 8 years ago. He stated that builders were coming in buying property along Liberty Avenue from City Line to the Van Wyck Expwy. and were replacing 1 and 2 family homes with attached 3 family homes. The solution came up to put a higher density zoning district along those major corridors. You can see the result of the Ozone Park rezoning over the Cohancy Street Bridge alongside Albert Road. It was designed to be attached developments but now they are detached 1 & 2 family homes, and those houses are selling for over \$1-1.2 million dollars. He added that they would still need to provide parking for 1-2 family homes. He continued that in Manhattan, many offices didn't come back after COVID, and they are now looking at making housing. He stated that small share housing doesn't affect us. They want to take 4-6 story areas with an opening in between and want to fit housing in there. They also spoke about Mandatory Inclusive Housing and that would be in 1 small area near Atlantic Avenue.

The Committee Chair stated that due to the size of this we crafted a different approach. Tonight, the Board is seeing the presentation. On June 12<sup>th</sup> the Dept. of City Planning representatives are coming back to discuss just this subject. On June 18<sup>th</sup> we will hold the Public Hearing then the Land Use Committee will convene and craft a motion for the Board to vote on. On June 26<sup>th</sup> the final board vote will be taken. Then we will craft our response back to City Planning. There is 1 Borough President for each Borough, and they may hold their own hearings where they take a vote then it goes to City Planning. There are 59 Community Boards and City Planning takes all of this into consideration and can modify or change all of this. He stated that they should have looked at the residential portion first, then the commercial portion instead of looking at it all at once due to the size of this and the undertaking of this. City Planning can review, and changes can be made based on the feedback they get from the Community Boards and the Boroughs. Ultimately the City Council will vote on COY/HO.

The Chairperson stated that we have 50 members on this Board, and we don't represent just Howard Beach. We represent Howard Beach, Hamilton Beach, Ozone Park 11417, all of South Ozone Park and half of Richmond Hill

11419. Opinions within our board are to a great deal fairly consistent with home ownership and homes. Within CB 10 we rank in the 5 highest districts for ownership of 1 and 2 family homes in our city as a whole. 83% of the housing stock of CB 10 consists of 1 and 2 family homes. She continued that the Land Use Chair mentioned the Ozone Park rezoning. It resulted from a couple of years of work with CM Ulrich, civic groups and organizations and it made sense for the area. This current COY/HO proposal would undo much of what the Ozone Park rezoning accomplished. In that rezoning we accommodated the areas that made sense to increase the density, but now we are facing a proposal that didn't come from input from the bottom up like that one did. What we are acting on now is top-down driven. This Board will approach this through the perspective of the community. She continued that in 2016 we had the Old Howard Beach/Hamilton Beach Resiliency Zoning that marked the culmination of years of work with the Department of City Planning. The goal of the work was to reduce flood risk. It was all about reducing density to ensure land use regulation doesn't encourage growth in areas facing sea level rise. The contextual zoning that grew out of this was Old Howard Beach rezoning that took place in 2020. It was about reducing density and that is how our Board and Land Use Committee will look at this proposal. She stated that for all of those who came here tonight, we thank you for your patience and we urge you to attend our Public Hearing.

The Chairperson asked if there were any Board members that had any questions.

A Board member stated that she listened in on the info sessions, she saw the presentation and she is a member of the Land Use Committee, and she keeps hearing the phrase more housing in every neighborhood, but she is concerned that she is not hearing language to stop builders from plowing through. She asked how it can stay as a little more housing and not become a free for all. The response given was that this is happening citywide. Zoning reduces the barriers of what can be built. Everything is not happening at once so the effect on the Community Board is not as large.

An inquiry was made by a Board member if there was anything restrictive to prevent builders from having a free for all. The response given was they need to build on a wide 75-foot requirement for transit development.

A follow up question was asked by the Board member if there is some sort of map available to highlight areas that are eligible. She stated that would be beneficial to us as a Board to have a visual of potential sites. The response given was that zoning changes are a more market dictated scenario. Some people are eager to change zoning to accommodate but it is a slow process however, we can give some kind of indicator as to what can be developed.

The Land Use Chair added that the Transit Orientation Zone is for an area in Old Howard Beach. The Our Lady of Grace church, rectory, school and convent is non-functional. If the dioceses decided to unload the property to a private developer, the developer right now, couldn't put 2 three story apartments on the corners. We changed the area to R-3X for 1-2 and 2 family detached residences. For them to say to keep the R-3X but allow multiple dwellings on the corners is not good. We want the R-3X to stay. A developer can spend millions on pieces of property and cut them into 40 x 100 lots and have small apartment buildings on the ends. That is the private sector responding to the demand for housing and we are against it.

A statement was made by a Board member that overwhelmingly, we are a 1 and 2 family Community Board and that over the next 4 months we will have a series of brown outs. Increased housing will increase the amount of electric used year-round. He asked if there is any solution of what can be done with the electric grid? The Land Use Chair added that now all new homes will need to have electric appliances.

A statement was made by a Board member that when you talk about diversity, in the last census we were the most diverse neighborhood. When you talk of affordability, Catholic Charities bought a hospital and created housing for seniors aged 50 and up and they pay low rent, so we have already complied with what City Planning wants us to do. Regarding the idea of building an apartment on top of a church, people go to church to pray, and it will be impossible to pray with people making noise from the apartments above the church.

A Board member questioned if anyone knew how many units of housing will be built over the years. He then stated there will be 60,000 to 110,000 units of housing Citywide, but it is a matter of where it is located. There is a cap of how many apartments you can have near the A train. If they build them in Old Howard Beach, they will have apartments in a flood zone and the first-floor apartments will be completely flooded. He stated that he is completely against this. He added that most of the board won't be around to see the ramifications of this. He announced that he

wanted to publicly say that he is against this. He also questioned if there will be enforcement regarding the garage dwellings. He stated that they won't be able to enforce it because the agencies are understaffed.

A question was raised by the Education Chair about if they increase the density and the population are they working with other agencies on what is going to happen to the schools because we don't have enough seats right now. The response given was they are working with other agencies such as DEP and DOB and that they also did an Environmental Impact Statement, and they did not see any environmental impact. A comment was that their Environmental Impact Statement is wrong.

A Board member made a comment that she is not happy about this proposal, and she asked how this will benefit Howard Beach? She stated that she is a Howard Beach resident, and she doesn't see the benefit.

A Board member stated that they gave an example of Our Lady of Grace church and given the parameters for the Transit Oriented Development, in Old Howard Beach, all areas of 158, 157 and 155 Avenue would fit, and they could buy 2 homes and put up a building. The Land Use Chair explained that most of these locations don't comply because of the width of the street. The 70 or 80-foot-wide avenues are on the new side of Howard Beach.

The Chairperson stated that they asked that question at the Land Use Committee, and it would involve virtually all of the area around Coleman Square and the only places mapped are 157 and 156 Avenue and they would require acquisitions. She added that 155 Avenue is also a portion of this.

The meeting continued with the Committee reports.

**LAND USE:** The Committee Chair stated that he gave his report earlier.

**CONSUMER AFFAIRS:** The report is in the folders.

**AQUEDUCT:** The Committee Chair stated that Resorts World has now installed 49 electric vehicle charging stations in their parking garage

**BUDGET:** The Committee Chair stated that the Committee met and reviewed the budget and recommends the Board approve the FY2025 budget as presented. The Committee recommendation is the motion. Committee recommendations require no second.

The Board Chair asked if there was any discussion on the motion. Hearing none. The vote on the motion was: All in favor, 0 opposed, 0 abstaining. The motion carries.

**PARKS:** The Committee chair stated that there will be a meeting held on June 10<sup>th</sup> at 7 pm at the Hamilton Beach Boat Club located at 59 Russell Street to discuss the shoreline restoration project around Ramblersville.

**PUBLIC SAFETY:** The Committee Chair stated that the crime stats are in the folder. He also announced that we have lost officers to the beach and the Sheriff's Office to assist with closing down smoke shops.

**SUMMER YOUTH EMPLOYMENT:** The Committee Chair stated the report was in the folders and that there are MTA exams that will be coming up soon.

**TRANSPORTATION:** The Committee chair announced the good news that the congestion pricing is currently on hold.

**OLD BUSINESS:** The Chairperson asked if there was any old business to discuss. Hearing none.

**NEW BUSINESS:** The Chairperson asked if there was any new business to discuss. Hearing none.

**PUBLIC FORUM:** The Chair asked if there were anyone from the public who would like to speak.

A statement was read by a member of the public as to why she is against the City of Yes Housing proposal. She added that she has also collected over 2,500 signatures opposing this proposal.

A statement was read by another member of the public as to why she is against the City of Yes Housing proposal.

A statement was made by a member of the public that according to the city, the schools are not overflowing. She asked how that study was done and if it was done before the migrant situation. She added that we have 1 Fire Department, and this firehouse can't handle this area if there was a large fire and that we also need more police. She continued that her electric goes out several times over the summer and that their town floods at high tide. She stated that they should come out and see it for themselves.

A member of the public stated that she drives to Brooklyn often and there are many buildings that were built 5 years ago for housing yet, they are still vacant. She asked why they are not focusing on filling in this housing before they start building in our neighborhood.

A question was raised about who is the architect behind the City of Yes?

The Chairperson stated that it is an initiative by the Department of City Planning. It is not 1 person. This is a body of work. This is a Mayoral initiative that came out of the Dept. of City Planning.

Kevin Morris, Queens Borough Director of the Mayor's Community Affairs Unit introduced himself and stated that this is not 1 person that is behind this proposal. This proposal has been as high up in the state as far as the Governor's Office.

An inquiry was made about which were the 5 things listed on the worksheet that the Board does not agree with. The Land Use Chair stated them.

The Chairperson stated that we will vote on this at our special meeting at the end of June after the Land Use Committee has their recommendation. She added that every comment made at the Public Hearing on June 18<sup>th</sup> will be reviewed by the Land Use Committee along with any received letters and e-mails from various people in and out of the community. For anyone who is not able to make the info session next week, it was suggested they email their comments to the board office and to put your name on the comment of City of Yes regarding housing. Your name is required but your address is also helpful.

A, Nurmansyah from the Dept, of City Planning announced that there will also be a public hearing where you can testify before the Dept. of City Planning.

Khaleel Bragg, Director of Community Boards for the Queens Borough President's Office introduced himself and stated that they will be acting on this later on and that the public will be allowed to speak on it. He also announced that for all Board members, that he has a copy of the code of conduct, and he will leave it in the box labeled for Board members only along with his business cards.

A question was raised about what are the tax ramifications for expanding our property?

The Chairperson stated that the zoning doesn't determine the tax.

A statement was made by a member of the public that once the tenants are in, you are not getting them out whether they pay or not.

A question was raised about how this will affect the electric grid.

The Land Use Chair stated that all new buildings cannot use any gas appliance. They must use all electric appliances.

A question was raised if you can use a heat pump in this zone?

A statement was made about climate change and the need for trees and how we need to say no to this proposal since it is the beginning of restricting us. He urges everyone in the audience to tell them no.



A statement was made that it was stated there are 92,000 individuals in homeless shelters with 33,000 kids that will be imposing on a low-density neighborhood. A question was raised as to how many of the 92,000 are illegal immigrants and are they lumping that in the 92,000.

The response given from A. Nurmansyah was that she did not know. They did not have any data on that.

A statement was made that we are the only country in the world where someone can move here and become an American and a New Yorker.

The Chair introduced Jose Reina rep. for Congressman Meeks and invited him to speak. He announced that construction at JFK airport is causing a significant traffic delay and that you need to arrive 2 hours before your flight. He reminded everyone to also check their expiration dates on their passports since the processing time can take 6-8 weeks. He spoke about the Smart Travelers Enrollment Program where you can receive alerts on Natural Disasters, and it also helps your family contact you if you are abroad. For more information go to [www.usembassy.gov](http://www.usembassy.gov) He continued that starting on May 7, 2025, you must be Real ID compliant with DMV to board a domestic flight. He also announced that starting in August 2024, the CDC won't provide a free COVID vaccine to adults without medical insurance. For any questions he can be reached at 718-725-6000.

The Chairperson introduced Carl Moore rep. Sen. Addabbo and invited him to speak. He introduced himself and announced that he has their event flyer up front on the table.

The Chairperson introduced Faran Sharif rep. Sen. Sanders and invited him to speak. He announced that the Senator will be hosting an event for faith-based organizations on 6/13/24 from 9:30 am to 11:30 am at the Church of the Nazarene at 145-01 Farmers Blvd. He will also be hosting a University Streets event on 6/14/24 from 5 pm to 7 pm in Rockaway and the topic will be on gun violence and youth and he announced that he also has left information up front on early voting.

The Chairperson introduced David Schaeffer from Sen. Persaud's Office and invited him to speak. He announced that he has flyers up front regarding a mental health issue that effects Veterans, a mobile van that will be at the Senator's office on 6/27/24 providing free mammograms for those age 40 to 79 and haven't had a mammogram in 7 months. It was stated to register, call their office. They also will be hosting a free concert at Marine Park on 6/20, 6/26 and 7/10 from 7 pm to 9 pm. They are hosting a webinar presentation on breast health ion 6/11 at 6 pm and they will be working with Small Business Services on 6/20 from 12 pm to 3 pm to help people find jobs in the area. He stated that their office is here to help you with any quality-of-life issues, and they can be reached at 718-649-7653.

The Chairperson announced that William Bao from AM Anderson's office was in attendance earlier but had to leave.

The Chairperson introduced Jason Greenberg from AM Pheffer-Amato's office and invited him to speak. He stated that the Assembly member is in Albany and that she doesn't support the City of Yes. She recently passed a bill to ensure that healthcare rights are protected so retirees won't be forced into Medicare Advantage.

The Chairperson introduced Alex Leguisamo rep. CM Ariola and invited him to speak. He wished everyone a good evening and he read a statement regarding the City of Yes and stated that the Councilmember will be voting no on all sections of the City of Yes. He stated that he has their event flyers up front and that the Councilmember will be hosting their first summer kickoff on 6/8/24 from 12 pm to 3 pm at Tudor Park and they will have music and games. He continued that the Councilmember has been working on shutting down illegal smoke shops and she will continue working with the Sheriff's office. Their office is continuing to clean graffiti and if anyone sees any graffiti to call their office to let them know.

The Chairperson introduced Dan Brown rep. DA Melinda Katz and invited him to speak. He announced that the Queens District Attorney took down 3 illegal cannabis operations. One of them was an illegal mobile dispensary that operated across from a middle school and the other 2 were in Astoria. Each oof the individuals running these operations faces up to 364 days in jail.

The Chairperson asked if there were any other representatives from any elected officials. Hearing none.

The Chairperson asked if there were any representatives from any city agencies. Hearing none.

The meeting was adjourned at 9:40 pm.

Respectfully Submitted by,

A handwritten signature in cursive script that reads "Karyn Petersen". The signature is written in black ink and is positioned to the left of the printed name.

Karyn Petersen  
Draft- Subject to Approval