



ELIZABETH BRATON
Chairperson

COMMUNITY BOARD 10

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KARYN PETERSEN
District Manager

REGULAR BOARD MEETING AND PUBLIC HEARING MINUTES

November 6, 2025

BOARD MEMBERS PRESENT: L. Amorim, B. Braton, J. Calcagnile, J. Caruso, M. Cherenfant, B. Ciaramella, R. Ciulla-Frisone, A. Cosentino, F. Dardani, K. Edwards, F. Gulluscio, G. Hewitt, A. Hill, R. Hitlall, A. Khan, K. Lopez, R. Martinez, F. Mohamed, S. Mohammed, R. Narine, A. Nocerino, P. Nostramo, S. Patterson, J. Quijano, K. Roan, M. Rosa, A. Sancler, N. Santiago, S. Shew, J. Stahl, D. Wesby

BOARD MEMBERS NOT PRESENT: S. Acuqui, N. Bissoon, I. Dimoh, E. Fraylon, A. Gellineau, R. Gendron, P. Granickas, P. Kishun, D. Mitchell, S. Pace, A. Rajnauth, G. Russo, A. Siewnarine, G. Singh, V. Singh, P. Tejada, I. Van Putten, A. Vital, L. Walker

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

OTHERS PRESENT: J. Reina, rep., Hon. G. Meeks; A. Sargeant, rep., Hon. J. Addabbo; C. Brown, rep., Hon. J. Sanders; T. Strong, rep., Hon. R. Persaud; A. Alli, rep., Hon. K. Anderson; R. Gocool, rep., Hon. J. Rajkumar; T. Logan, rep., Hon. A. Adams; J. Genna, rep., Hon. J. Ariola; G. Katsalis, QBPO; S. Zito rep. Mayor's CAU; Lt. A. Dorsett, 106 Pct., P.O. S. Kaur, 106 Pct., Community Affairs; M. Albert, QDCP; T. Delys, QDCP; K. Parris, HPD; P. Torres, HPD; S. Platkin, HPD.

The Chairperson opened the meeting at 7pm.

The Chairperson then asked everyone to please stand for the Pledge of Allegiance.

The Chairperson announced that Board Member A. Nocerino became a great grandmother and that we are pleased to welcome Board Member R. Ciulla-Frisone back. She continued, for those who did not know, Rosemary's father had been ill and recently passed away.

R. Ciulla-Frisone wished everyone a good evening and stated that she was so happy to be back home with Community Board 10. She thanked everyone for their support, their beautiful sympathy cards, text messages and calls that she received. She thanked the Chairperson, the District Manager and the Borough President, for being there for her since she hasn't been able to be here and she thanked everyone for accepting her back.

The Chairperson then introduced Lt. Dorsett and P.O. Kaur from the 106th Precinct and invited them to speak.

Lt. Dorsett stated that for this past month, overall crime is up only 0.17%. He reported crime was down in 3 categories, murder, felony assaults, and GLA's. The largest increase for the month was in robberies. Lt. Dorsett also reported statistics for the month on arrests. He continued that Captain Deras wanted him to relay a few messages. 311 response times have improved dramatically due to the Q Team focus on Quality-of-Life complaints. He reported there is a gypsy scam occurring and explained how the scam targeting the elderly happens. The precinct has had an uptick in catalytic converter thefts and GLA's. It is recommended that all consider using a club device or a tracking device in vehicles.

P.O. Kaur then announced there is a hurricane relief drive for Jamaica occurring at the 106th Precinct and batteries and sheets are needed. People may drop these items off at the 106th Precinct. The Chairperson thanked Lt. Dorsett and P.O. Kaur.

The Chairperson then opened the public hearing regarding the FY 2027 Capital and Expense Budget. She explained the purpose of that public hearing is so that anyone from the public who has anything they want to say about things they want included in the city's budget, either capital or expense, and asked if there was anyone from the public who wished to speak. Hearing none, the public hearing was closed.

The Chairperson next opened the public hearing regarding the Jewel Streets Neighborhood Plan. The presenters from HPD scheduled were not present. K. Parris from HPD who was present, stated that P. Diaz Torres and S. Platkin were enroute. The Chairperson then paused the public hearing and indicated the meeting would continue with other business on the agenda until they arrive.

The Chairperson continued with the regular order of business.

The Chairperson asked if there were any additions or corrections to the October minutes. Hearing none. The minutes will stand.

CORRESPONDENCE: The Chairperson reviewed incoming correspondence for the month of October which included:

- Letter from DOT regarding speed reducer request at 127 Street between 116 Avenue & Foch Blvd. stating that it meets the criteria.
- Letter from DOT regarding speed reducer request at 118 Street between Linden Blvd. & 115 Avenue stating that it meets the criteria.
- Letter from DOT regarding speed reducer request at 91 Street between 162 & 161 Avenue stating that it meets the criteria.
- Letter from Parks Dept. regarding Neighborhood Tree Planting stating that 3,200 trees will be planted in Queens this fall.
- Thank you letter from JFK Terminal 1 for the input from the people in Queens regarding the rebuild and redevelopment of the airport.
- Letter from NYS OCM regarding its issuance of a retail dispensary cannabis license in South Ozone Park the Board had expressed a negative opinion on.
- Negative Declaration for the Hydrological restoration of some NYC City salt marshes.
- BSA Hearing notice.

The Chairperson commented that if any Board Members would like a copy of anything in the directed mail to give the office a call.

TREASURER REPORT: The Committee Chairperson read the treasury report for October.

BOROUGH PRESIDENT'S LIASION REPORT: The Chairperson asked that the Borough President's liaison take back to the Borough President that we congratulate him on his re-election.

Georgia Katsalis introduced herself and wished everyone a good evening and stated that it is a pleasure to be at the meeting on behalf of Borough President Donovan Richards Jr. and announced they held a Veterans celebration today and it was amazing. She said a lot of Veterans attended and it was great celebration overall. She continued that their next event will be a Trans Gender Remembrance Ceremony on 11/19 at 6 pm at Queens Borough Hall along with their co-sponsors the Caribbean Equity Project and Make the Road. It will pay tribute to trans gender Individuals who have lost their lives to violence this past year. She stated that they are committed to seeing that everyone is safe within our community. On 11/25 at 6 pm they will be holding a virtual Parent Advisory Board Meeting via zoom. To RSVP for any of these events people may do so at queensbp.nyc.gov/rsvp on their website or call her directly at 718-286-2853. She thanked everyone for their time and wished everyone a wonderful evening.

The Chairperson then announced that the HPD presenters had arrived and reopened the public hearing regarding HPD's recently released Jewel Streets Neighborhood Plan.

Kevin Parris, Director of Planning for Queens and Staten Island at HPD introduced himself and stated that he is joined by his colleagues who will introduce themselves as they walk through the recently released Jewel Streets Neighborhood Plan. He will give some background on the Neighborhood Plan and then will talk about the drainage, transportation and land use strategies within the listed sub areas of their larger study area and then they will cover what the next steps in this process will look like before they close out the presentation. He continued there are no items before the Board that will require a vote but feedback on what they will share tonight is largely appreciated as well as welcomed. He turned the floor over to his colleagues to kick off the presentation.

HPD distributed a written copy of their presentation to Board members and the public present. Sarah Platkin, the Executive Director of Neighborhood Planning and Equity Initiatives at HPD, introduced herself and stated that Jewel Streets is a 15-block area located on the Brooklyn/Queens border that lacks storm and sanitary sewers, and where there has been a long history of disinvestment.

According to Ms. Platkin there has been a strong call from the community for a very long time for city intervention. For the last 3 years the city has been working hand in hand with community members and elected officials to put together a holistic, comprehensive plan for the whole neighborhood. She stated that this started with the most urgent need, which is to develop an infrastructure plan, and they are here tonight to talk about the comprehensive infrastructure plan.

She then stated her view that infrastructure alone is not going to address the long-standing issues. In this community there are vacant lots, illegal dumping and a range of other quality of life issues and for this reason, HPD has been thinking through the full range of investments and services that are going to be needed to make sure this community can thrive. They have a range of housing investments, changes in land use, investments in transportation, infrastructure as well as community services.

Ms. Platkin gave an overview of the study area, spoke about what was presented on slides and displayed on the written presentation distributed to those present. She said the Jewel Streets area experiences severe flooding; that has been the impetus for the plan. She continued that there are a couple of blocks of the Jewel Streets that are in Queens but most of it is in Brooklyn, and the city owned site described in the material is in Brooklyn. It is a 17-acre site that is currently, mostly vacant, that is outside the flood plain and will afford a great opportunity for future affordable housing, new parks and open space and new community amenities and retail.

The other key sub areas of their plan as described by Ms. Platkin include Linden Blvd., where she said there are severe pedestrian risks and challenges, and there are a lot of vacant lots with opportunity for future redevelopment. She said Conduit Avenue is north of the Jewel Streets area that she said is the connection to transit and another very wide Avenue with high rates of injuries and crashes and a lot of safety needs.

She then went on to speak about the public engagement aspects of HPD's study. According to M. Platkin the East New York Community Land Trust and the Cypress Hills Local Development Corporation have been key partners. They have also been holding regular quality of life meetings with residents, so while they are planning for the long term future for the neighborhood, they are constantly addressing the immediate quality of life issues that folks are facing and have been meeting regularly with residents in the community regularly, so HPD understands what they are seeing in their communities day to day. She said short-term improvements are happening alongside the long term and a lot of groundwork has already been covered. They have strong partners with the Police Department, the Department of Buildings, the Department of Social Services and Sanitation who have been doing tag and tows and lot clean ups and issuing violations for illegal industrial uses in residential areas. She went on to speak about the goals presented in the material.

Ms. Platkin then spoke about zoning matters and said the existing zoning in the neighborhood has several constraints. Today most of the neighborhood is zoned R4 or R5 which is low density zoning. Most of the area doesn't allow commercial use so even on a wide street like Linden Blvd., their planning framework focuses on Linden Blvd. as the core corridor for the neighborhood that will allow for a mix of densities and uses in the future. She continued to say

that this all started in 2022 when they received a call to action from a local coalition of stakeholders. An inter-agency task force was formed. Soon afterwards, in 2023 HPD started their neighborhood planning effort. The draft of strategies was released in 2024, and they released a progress report early in 2025. A few weeks ago, they released the full Neighborhood Plan that has the full vision for land use, transportation, and drainage strategies.

She reported they will be heading into environmental review. In the next few weeks, they will be releasing their draft scope of work for an environmental impact statement to get ready for ULURP in 2026. She stated they are here early on before ULURP and before environmental review because they want to share the great work that the team has been doing along with the community. They will also be releasing a draft scope of work in 2026. They will bring new infrastructure to this area that has not had it, and along with the infrastructure, they also have a funded program to offer residents the option of getting retrofits or getting homes acquired by the city or bought out.

Ms. Platkin turned the next portion of the presentation over to Paula Diaz Torres to speak about the sub areas. Ms. Torres stated the goal for the Jewel Streets is to create a more resilient and connective neighborhood with better drainage, improved streets and new housing that can respond to any future climate change impacts. They are doing this by working on the short-term improvements and working with a lot of agencies including DSNY, DOB, NYPD, DHS and DSS to work on the short-term improvements and quality of life of concerns in the Jewel Streets area. At the same time, they are thinking of the long term and the drainage infrastructure plan.

They have plans for new sewer infrastructure as well as green infrastructure solutions to reduce the flooding. She said there are two factors why Jewel Streets flood. The first is that the neighborhood is in the historical path of Spring Creek which means that the streets are below grade so there are sunken streets, and the water table is high. The second factor is that there are no storm sewers, so it is easy for the water to go into the Jewel Streets, but it is hard for the water to go out. There is also some contamination from septic tanks and the high-water table that also affect the residents. The proposal for the holistic drainage infrastructure plan includes storm sewers and green infrastructure which are blue belts that are basically retention ponds to support the infrastructure during a storm. There would be two blue belts or retention ponds in the north Jewel Streets and then two blue belts in the city owned site. In addition, she said there are going to be new storm water sewers and sanitary sewers working in parallel and, also a pump station in the city owned site area.

Ms. Torres said there is a funded project to pilot the city's new resilient acquisitions program to ensure the residents have options and that they have an option to relocate to an area that is less flood prone or impacted in general and to navigate those options with the city. In addition to that, the pilot will work with homeowners to support them to navigate additional retrofit options while the long-term plan for the infrastructure is also built. There is an e-mail where the residents can reach out for more information directly to the city.

She continued to describe zoning changes HPD may seek at locations within the study area that are in the presentation material. She also described the transportation strategies presented in the material. Ms. Torres said DOT started a plan for Linden Blvd. a couple of years ago and they are going to start implementing the safety improvements starting in the spring of next year. She continued to describe how HPD's plan could improve connectivity and again spoke of zoning changes. She said the plan for the Conduit is to increase connectivity, safety and open spaces and they are thinking about making this corridor safer for pedestrians, for bikes, for cars and for transit and allowing for more open space. She spoke about DOT's Conduit study currently underway.

Ms. Torres turned over the next portion of the presentation to Kevin Parris from HPD. Mr. Parris said there are a lot of opportunities to realize a lot of the strategies that have come through in the Neighborhood Plan. It provides the city with an opportunity to develop a resilient mixed-use community with affordable homes, options for retail as well as expanded community spaces.

He went on to speak about an area identified as the city site in the plan material and said that right now, it exists as a super block, but part of the plan and the idea for it is to break up this super block by creating a street network that will reconnect the neighborhoods south of Linden Blvd. He continued to say the super block provides an opportunity for new open spaces and new green infrastructures that will benefit both the new developments that can come to this area as well as the broader neighborhood that exists here today. He continued to speak about some of the drainage and open space strategies that can be utilized on this super block and stated with drainage, the green infrastructure on the site can support DEP's continuous drainage corridor that connects the north of Linden Blvd. down to Spring Creek

Park. This also supports the drainage solution for the site as well as the surrounding area so key opportunities to improve the drainage situation that exists in this area today. There are open space opportunities. The blue belts like the ones on the north of Jewel Streets will be accessible to the public and have walking paths and seating areas that folks can utilize. These open spaces are also connected to the restoration of 40 acres of wetlands around Spring Creek by the Army Corps of Engineers. The site can also include other types of open spaces like common areas and smaller plazas for people to gather and to utilize more open space opportunities. The transportation and land use is part of the land use strategy that we have working closely with urban design consultants that they have as well as their colleagues at the Dept. of City Planning to summarize and show what they heard throughout the community engagement process showing many options for transportation and land use while highlighting priorities for the site. When they look at transportation, the main focus is to complete the missing links in the street grid, making Wortman the main east-west connector and continuing Amber and Emerald as north and south connecting streets prioritizing Emerald as the neighborhood connector as it goes up to Linden. From a land use perspective, the density can be moved around the site. He said there are ample opportunities for the size of this site and the way it is, but the general thinking is that high density can be situated towards the residential on Linden and the NYCHA properties with lower density near the homes by Lindenwood. This provides an opportunity for a mix of home ownership and rental around this broad site as well as providing commercial opportunities through commercial overlays that allows retail and community spaces to thrive within the footprint of this site. There is an opportunity to have different scales of residential development to happen on this site. It provides HPD with opportunities to do different things and different mixes of uses of residential properties on this site. From an open space perspective, they are going to try to focus on having a mix of spaces including plazas, playgrounds that relate to DEP's green infrastructure and thinking about the buffer towards the existing DSNY facility. Mr. Parris then described the next steps related to the city owned site.

Ms. Platkin then wrapped up the presentation and stated that they were coming here tonight after also speaking with their Jewel Streets stakeholders about the neighborhood plan and Brooklyn Community Board 5 and the CB10 Land Use Committee last week and they will continue making the rounds because coming up soon they will be moving into scoping. She said the scoping hearing is going to be on December 17th. They will also have a pre-scoping meeting a couple of weeks earlier in early December so that will be another opportunity to come and ask questions. The scoping meeting will be an opportunity to share your comments and thoughts about the plan and response to the scope of work. Next week they are meeting with a smaller group of Jewel Streets residents to talk through additional details about the resilient acquisitions pilot. They started earlier in advance of the ULURP beginning in the spring so in May or June, so they have some time and in the next 6 to 8 months they are also really interested in continuing to speak to more Queens residents. It was stated that when they were at the Land Use Committee, they asked about local civic organizations, so if folks here tonight have any ideas about local organizations that we should be talking to about this plan we would love to hear about it and get the contact information.

The Chairperson informed Ms. Platkin that the entire Queens section within HPD's study area is within the Howard Beach 11414 zip code. The area in Queens involved in this study area is within our Lindenwood neighborhood. It is represented by the Howard Beach Lindenwood Civic Association, a large organization that conducts regular meetings and it certainly should be included in any and all discussions related to HPD's plan.

Ms. Platkin said they would be happy to answer any questions.

The Chairperson called on three members of the public who signed in to speak on the Jewel Streets Neighborhood Plan sign in sheet. All three indicated they had signed in in error and as they were present to speak on a different topic. The Chairperson then asked if there was anyone else from the public who wished to speak specifically on the Jewel Streets presentation. Hearing none, the Chairperson closed the public hearing and then opened the floor to Board members.

A Board member said that they spoke tonight about how this area was underserved and that they came up with a plan. He commented that there are 17 acres of land south of this location which is about 740,000 square feet which is approximately 4 blocks x 4 blocks. He asked if the city is improving this area because they had identified that city spot as a potential or eventual spot for a low rise housing project because that would be 16 square blocks, and that would be plenty of space for a low rise housing project. He asked if that is something the city is considering with that space and is that why suddenly, they're putting money in this area?

Ms. Platkin responded that the neighborhood was underserved, has been and continues to be, and has been historically for a very long time. Three years ago, the city got involved because there was a direct call to action from residents. There was a letter sent to the city by a coalition of local organizations and electeds saying that the Jewel Streets deserve justice because people can't live in these horrible conditions anymore with extreme flooding, vacant lots and disinvestment. The city addressed the immediate needs and they planned for long term planning for the future. They are thinking more holistically and are looking beyond the 12 blocks because there were other needs in the area so that is how the 17 acre site started becoming a part of the conversation when they know that this area needs a lot of services. That city owned site is actually going to be the foundation of the drainage plan for the Jewel Streets. They don't have enough public land in the Jewel Streets for the pumping stations needed and the blue belts or retention ponds needed so the city owned site is going to be a critical component of that broader infrastructure plan that is connected between north of Linden Blvd, south and Linden Blvd. and the city owned site. It is also a city owned site that the city is interested in positioning for affordable housing that is needed in Queens and Brooklyn. The pieces of the plan were coming together but it was not driven by the 17-acre city owned site. That is not how they approached it.

The Board member asked if that is something the city is considering.

Mr. Parris stated yes, they are absolutely looking at developing that site with affordable housing. It is owned by the city so all the new housing there would be affordable housing subsidized by HPD and they will also be working closely with their colleagues at DEP who are building the infrastructure on the site and their colleagues at DOT to build new streets to connect the neighborhoods on either side.

The Chairperson asked if there were any other Board Members who wished to speak.

A Board member stated that it sounds like a careful what you wish for scenario. The residents wanted help with flooding but instead are getting stuck with this major density housing project. She asked what is the call to action they keep referring to and who were the people who asked for this and is the coalition that they keep mentioning the call to action?

Ms. Torres stated the coalition is made up by the East New York CLT, the Cypress Hills Local Development Corporation and the community-based organizations leading that, as well as the local elected officials and the Jewel Streets residents. There is a group called Justice for Jewel Streets that is led by a community organization that have a direct line of communication between these organizations and the residents and that is the group they meet with. They met weekly for the last 2 years, and they now meet monthly to talk about updates.

The Chairperson asked if there were any other Board Members who wished to speak.

A Board member asked if any of key takeaways documented for the 6 public workshops that they hosted, include a consensus around rezoning the north and south Jewel Streets. Ms. Platkin responded yes, they had a workshop about land use for the area where they discussed changes to zoning and talked about the different types of changes to the zoning in the Jewel Streets and they specifically worked with stakeholders and talked about the different types of zoning opportunities and changes.

The Board member stated that when he reviewed all the public workshop key takeaways that are published online, none of the key takeaways spoke to a consensus agreement around rezoning. He specifically spoke of workshop number 5 where the key takeaways for north Jewel Streets were to develop new housing that matches, not increases but matches, the same size and shape as other buildings. The Board member went on to say that in the same workshop for south Jewel Streets it was the same consensus to develop new housing that matches, not increases but matches the same size and shape as current buildings. He continued by pointing out there seems to be a disconnect as the development ideas presented tonight and potential zoning changes are more about increasing density rather than matching.

Ms. Platkin responded that what they heard from the Jewel Streets residents is exactly what was read in the takeaways that people want to see new development that matches the existing context of a mix of 2-4 stories in the neighborhood depending where in the neighborhood there is. She said HPD has done careful analysis of which is why they are recommending the zoning changes because that does match the surrounding context.

The Board member then asked about the electrical grid impacts from all the higher density development, asked if they could speak to any internal HDP analysis or study regarding the electrical grid outside of the environmental impact statement that's planned?

Ms. Torres responded that the answer to that specific question is no.

The Chairperson asked if there were any other Board Members who wished to speak.

A Board member asked how they solved the illegal dumping, illegal parking and squatter issues.

Ms. Platkin stated that they haven't solved those issues yet. She went on to say the root cause of those issues is the lack of infrastructure and until they see redevelopment of the sites, they are not going to see those issues fully eradicated.

The Chairperson asked if there were any other Board Members who wished to speak.

A Board member commented about the historical lack of drainage, and how allowing higher density will exacerbate current flooding.

The First Vice-Chairperson asked if there were any other Board Members who wished to speak.

A Board member asked how many residents live in Queens in the actual below-grade Jewel Streets area known as the hole. Ms. Platkin's answer was nonspecific. The Chairperson followed up by asking Ms. Platkin to identify the specific census blocks in Queens in the Jewel Streets area north of Linden Blvd. and said census information would provide some guidance as to actual population of that area. Ms. Platkin said they would follow up on that.

The Chairperson asked if there were any other Board Members who wished to speak.

A Board member asked about the blue belts that they propose building on the north side of Jewel Streets and if they owned any of the land that they need to build that area.

Ms. Platkin responded that they don't own the land yet.

The Board member also asked if they would seek to implement eminent domain if they cannot acquire any needed land through negotiation.

Ms. Platkin stated that the drainage plan has three major components. In the North Jewel Streets, we have drainage and retention ponds. In the south Jewel Streets, we have new raised streets and sewers and that all connects to the city owned site where everything is getting pumped out into Spring Creek. In the north Jewel Streets, we need retention ponds or else we are not going to be able to successfully manage the water, so we do need to acquire land.

The Board member again asked if they would be seeking eminent domain.

Ms. Platkin stated that they're committed and they are going to do whatever it takes.

The Board member continued by asking about the voluntary buyback and if there is a particular goal HPD has in acquiring land through a voluntary buyback.

Ms. Platkin stated that the goal of the voluntary acquisitions is not a goal for acquiring land. The voluntary acquisitions are to give residents in Jewel Streets the option to sell their homes to the city if they want to move to a neighborhood that does not experience flooding. She continued that they are building infrastructure that will lead to a long term resilient future in this neighborhood and they are building to the highest standard the city has in collecting 2.7 inches of rain per hour with the new infrastructure but it is going to take a long time for that infrastructure to come and that some residents may not want to wait if they have the option to sell their property to the city and use that to move to another higher land area sooner.

The Board member asked if other than the blue belt land, would there be eminent domain used to acquire any other portion of Jewel Streets.

Ms. Platkin stated that is not their intention. They city does not need to acquire any of the land for their infrastructure plan. They are going to be moving forward with easements. Where they are building new streets, they do need easements on the private property but that is not acquisition.

The Chairperson asked if there were any other Board Members who wished to speak.

A Board member asked if the land use process changes involved in the ballot proposals approved by the voters earlier this week are going to speed up this plan's zoning changes. Ms. Platkin's answer was not definitive as she said they are confirming now since it is new territory as to how expedited land use items will proceed.

The Chairperson asked if there were any other Board Members who wished to speak.

A Board member asked if there were agreements with DEP regarding pumping wastewater and who would be responsible for maintaining the system.

Ms. Torres responded that HPD is leading the Neighborhood Plan, but their key partner is DEP. They are the ones that designed the whole drainage plan, so their engineers have been working on this and we have been working on community engagement. DEP is involved in the process. The Board member stated they need to make sure that they agree to this. Ms. Platkin stated that DEP is leading the design of the infrastructure, and they will be the ones who are establishing the pump station.

The Chairperson asked if there were any other Board Members who wished to speak.

The Land Use Chairperson recommended that with the designing of the pumping of the system and the water to remember to look at what happened last week when there was 6 inches of rain in 1 hour so looking at this now, at the 2.5 design for that area and the timeline that this is going to come down to needing to re-look and project a higher number for the future since we are having more rain events, and high tide events.

He continued that the second point is that on the map on page 20 and 21 areas you want to upzone are shown. He commented that there are actions underway by private landowners who are going for variances and city planning map changes and zoning map changes for their particular properties right now. He also commented about the shortened review process that will result from the approved ballot proposals.

Teal Delys introduced herself as the Eastern Queens Team Leader for the Queens Office of City Planning and confirmed that they are working very closely together and that DCP are very aware of the different land use applications and those kinds of actions happening in the area. She stated that in the Jewel Streets plan, the zoning does align with 78-08 Linden Blvd and one of the maps did show that it had the R7D and the R6A on the interior of the block. Currently the other application at 135-27 Sapphire Street is not in alignment, but they are working through that with both the applicant and HPD. They are in the process right now and they have not entered certification or ULURP yet. Ms. Platkin stated they are not planning to rezone 78-08 Linden Blvd. and that they are working closely with Brooklyn City Planning and there are not currently any active land use applications.

The Chairperson asked if there were any other Board Members who wished to speak.

Jessica Genna rep. for CM Ariola asked if anything related to an energy facility was planned in the north Jewel Streets as their office had been contacted by someone. Ms. Delys responded yes, and they had been contacted as well. She said it involves a company interested in creating a battery backup storage facility. They are making the rounds and talking to various stakeholders to get input and feedback at this stage. The Chairperson added that we are not one of the stakeholders that they have spoken to and asked if the location was in Brooklyn or Queens. M. Delys commented that the people who spoke to DCP indicated it as in Brooklyn.

The Chairperson asked if there were any other Board Members who wished to speak. Hearing none.

The Chairperson thanked HPD for their attendance and thanked the Board members for their questions and HPD for providing answers. She continued that although this Jewel Streets Neighborhood Plan presented by HPD does not require any vote from the Board tonight, however, given the zoning and ULURP issues discussed tonight and at last week's Land Use Committee meeting, she will ask for a consensus opinion from the Board members about what we heard tonight. She explained that it seemed the plan developed by HPD and presented tonight may be more about zoning actions and future development before finally getting sewer infrastructure to a small area in our board district.

She further explained that the Board and our community do not know how the ULURP process is going to function in the future, the actual geographic Jewels Streets area where there is existing development is only a small part of HPD's study area, and it straddles the Queens/Brooklyn border. The two boroughs have different development patterns. Any zoning actions resulting from what was presented tonight should not be lumped together. Any ULURPS involving land in the Queens segment of the Jewel Streets area should be separate from any involving land in Brooklyn.

The Chairperson then asked for a show of hands indicating the Board's agreement or disagreement. By a show of hands, all indicated agreement. The Chairperson then strongly urged that HPD not proceed with any rezoning actions not separate or specific to whichever Borough the land is in. She thanked HPD again for their presentation and added that we have concerns.

The Chairperson then continued with the regular order of business with the City Planning report and reiterated to City Planning that we don't want to see ULURPS across the county line.

CITY PLANNING: Mia Albert introduced herself and stated that she can be reached about any questions or concerns at: malbert@planning.nyc.gov. She continued that DCP is working very closely with HPD throughout this process. The Chairperson commented that in the HPD presentation the parts about Linden Blvd. did not seem to indicate anything specifically about it beyond 79 St. to where it merges with South Conduit that is a longstanding concern in our Board. Ms. Delis responded that they encourage folks to come to the info session where we will provide more feedback. Ms. Albert said that 78-08 Linden Blvd. is going to have the CPC public hearing on November 19th and that can be attended virtually as well as in person. If you want any more information on that she can be reached at: malbert@planning.nyc.gov.

DISTRICT MANAGER'S REPORT: The District Manager stated that we have been notified by Queens Forestry that during the October 12th, 13th and 14th storm, Queens Community Board 10 had 7 downed trees at the following locations: 107-30 79 Street, 107-10 Sutter Avenue, 130-26 129 Street, 123-14 135 Street, 131-11 107 Avenue, 114-15 133 Street, 102-18 159 Avenue. We have also been notified that following the October 30, 2025 storm, the NYC Housing Recovery Operations activated the Report Damage Portal, this portal is for New Yorkers who have experienced property damage from a disaster event of an emergency. If you have been impacted, please complete the form in the Report Damage Portal. This form will ask for some questions about the damaged property and its condition. Your report will assist the City in providing accurate data on the impact of this event to State and Federal agencies. This information also allows the City to identify and where available, provide eligible New Yorkers with disaster recovery assistance. Based on the information you submit, the City may also refer you to additional safety benefits or programs for which you will be eligible.

CHAIRPERSON'S REPORT: The Chairperson reported information that was provided in the members' folder material.

The District Manager distributed the FY 2027 Capital and Expense Budget Priorities to the Board Members. The Chairperson then reported that we are getting ready to submit our annual District Needs Statement. Part of what is included in it are our priorities. The document also includes narratives on many different topics related to budget requests.

The District Manager explained the new format change in the program for the FY 2027 Capital and Expense Budget Priorities affects the way things are numbered, but that the items listed on what was distributed reflect our top 10 priority Capital Budget requests and our top 10 priority Expense Budget requests. All our other budget requests are listed in the document as well.

The meeting continued with committee reports.

COMMITTEE REPORTS:

BUDGET COMMITTEE: The Budget Committee Chairperson, N. Santiago, made a motion to approve the Community Board Fiscal Year 2027 Capital and Expense Budget Priorities as presented. R. Martinez seconded the motion.

The Board Chairperson asked if there was any discussion on the motion.

The Chairperson asked for a vote on the motion to approve the FY2027 budget priorities as presented. The vote was: All in favor, 0 opposed, 0 abstaining. The motion carries.

LAND USE: The Land Use Committee Chairperson wished everyone a good evening. He stated that we have 135-27 Sapphire Street rezoning in the pipeline. It is the piece of the property south of the property we acted on last month at 78-08 Linden Blvd. It is filed now at City Planning and the application is getting looked at and will eventually be certified. They are looking for a zoning map amendment change and a zoning text amendment change going from the existing R4 to an R6A and mandatory inclusion housing. It probably will not come before us for action until somewhere in the early part of next year. He continued that on Tuesday, there were 6 ballot questions that people voted on. Four of them were passed and two of them didn't pass. He explained that we will now have to move a lot faster on land use items. He explained that the timeline for ULURP items will be shortened and explained how. He explained what some of the other impacts will be on how land use items are reviewed.

He also explained that question #2, which got over 58% of the vote, is going to result in fast-tracking publicly financed affordable housing. The Sapphire site mentioned is private, not publicly financed, but we still don't know how the new administration is going to put the ballot proposals that passed into use.

He commented that all get ready for us moving a little faster than we have done in the past and wished everyone a great holiday and a Happy Thanksgiving.

PARKS: The Committee Chair said that he agreed with the Chairperson 100% on wanting to keep our Park Commissioner.

PUBLIC SAFETY: The Committee Chair reported that the crime stats are in the folder material, and he wished everyone a Happy Thanksgiving.

AQUEDUCT/RESORTS WORLD: The Committee Chair said that the report is in the folders and to stay tuned to what is going on. He said that next month we will be celebrating all the holidays, and we are hoping we will be celebrating the license for Resorts World. He wished everyone a Happy Thanksgiving.

TRANSPORTATION: The Committee Chair wished everyone a good evening and thanked the Chairperson for inviting him to attend a press conference last month, and he got to attend that with her, the District Manager and the Queens Borough President who announced an allocation of a \$1 million dollar check to the MTA so they can start upgrading and improving 16 bus stops, 17 sidewalk extensions, 12 shortened crossings, 38 medians while adding 7 new crossings, 3 raised crosswalks and over 75 new street trees in the project area along Woodhaven/Cross Bay Blvd. Most of that will benefit Community Board 9 but we also get some of that benefit as well as the area from 103 Avenue – 107 Avenue is in CB10. In addition, Cross Bay Blvd. was backed up at night last month due to the street milling, so he advised everyone to be aware of that. He continued that the MTA's answers turned a little vaguer about finishing the elevator on Cross Bay and Rockaway Blvd. in September. Now they are saying Quarter 4 of this year, so we can expect finish on that soon. He wished everyone a Happy Thanksgiving and a Happy Veterans Day.

The Chairperson asked for any Veterans in attendance to please stand and she and she thanked them for their service to our country.

CONSUMER AFFAIRS: The Committee Chair said the report was in the folder material.

PERSONNEL: The Committee Chair stated that he hopes for the New Year that we can get additional personnel. He wished everyone a Happy Thanksgiving.

SANITATION: The Committee Chair announced that on Tuesday, November 11th there will not be any collection of Sanitation trash or recycling, and he advised not to put it out if that is your day to be picked up.

SEWERS: The Chairperson thanked the Committee Chair for the work that he has done on the Jewel Street issue. The Committee Chair thanked the Chairperson, the District Manager and the Land Use Chairperson with all the internal follow up with HPD on the pre-press release meetings that they were having and chasing them down for that. He announced that his report is in the folder material and stated that the Board Members will see his views and concerns on the matter. He also mentioned that there was an issue in the local paper about pumping equipment in Hamilton Beach and the lack of response time. He wished everyone a Happy Veterans Day and a Happy Thanksgiving.

SUMMER YOUTH/OTHER EMPLOYMENT: The Committee Chair announced that DCAS has an upcoming Civil Service 101 event on 11/13 where they will go over everything on how to look for city jobs. Tickets are available on Eventbrite, and she stated that she is also going to post this event on social media.

The Chairperson continued the meeting by introducing representatives of elected officials to speak.

The Chairperson introduced Anna Sargeant from Sen. Addabbo's office and invited her to speak. Ms. Sargeant stated that it is great to be here tonight on behalf of Carl Moore. She announced that in November, due to the shutdown, the Senator recently signed on to a letter with other members of the legislature urging the governor to tap into additional funding streams to ensure New Yorkers continue to receive their benefits uninterrupted. The senator is also running four simultaneous Food Drives in various parts of his district. She announced that all their food drives and upcoming events are listed on a flyer up front. She announced that November 11th is Veterans Day and that the Senator always says that every day is Veterans Day. This year they are proud to announce the passage of Legislation 1183 passed to establish a full real property tax exemption for Veterans with a 100% service-connected disability. This bill was first introduced in 2019, and AM Pheffer-Amato was the co-sponsor in the Assembly. This is a great piece of legislation that helps a vulnerable population. She announced Sen. Addabbo is holding a job fair on 11/14 at Aqueduct and they will have a mobile office in Richmond Hill on 11/20 from 5:30 to 7 pm at the Richmond Hill library on Hillside Avenue. She wished everyone a Happy Thanksgiving and a Happy Veterans Day.

The Chairperson introduced Jose Reina from Congressman Meeks office and invited him to speak. Mr. Reina announced that the key federally funded programs and agencies that have experienced service delays and funding interruptions that included SNAP, TSA and the IRS and the IRS is one where they have temporarily lost access to constituent services and that has resulted in a growing backlog of casework. Also, due to limited staffing at the major US airports and there has been a 10% decrease in flights to manage air traffic concerns. Additionally, their office is actively monitoring the latest updates regarding SNAP during the Federal Government shutdown. He encouraged everyone to stay connected and to go to Congressman Meeks website by going to Meeks.house.gov where you can sign up for their daily newsletter and they can reach out to their office for any updates as they become available. He continued that right now they are still able to reach out to certain federal agencies concerning certain constituent issues dealing with social security, US postal services and Medicare. He announced that the Medicare open enrollment period began on October 15th and the deadline is December 7th so during this time beneficiaries will be able to review and make changes to their health and drug prescription plans for the next year. If anyone needs to reach out to him, he can be reached at 718-725-6000. The Congressman's office will remain open.

The Chairperson introduced Alisha Alli from AM Anderson's office and invited her to speak. Ms. Alli announced that on 11/21 they are holding a Thanksgiving giveaway in partnership with Ikna River Fund and the 149 Civic where they will give away 100 Halal chickens at a food pantry pop-up at their office at 131-15 Rockaway Blvd. and to call their office for more information at 718-322-4955. They are also partnering with the Legal Aid Society and on 11/18 from 10am to 1pm they will be in a mobile van in front of their office at 1931 Mott Avenue in Far Rockaway and to call 718-327-1845 to make a reservation. She also announced they are collecting supplies for the hurricane victims in Jamaica and donations of supplies can be dropped off at different elected officials office sites in S/E Queens and that their office at 131-15 Rockaway Blvd. is one of the drop off sites that will be accepting donations. For any other inquiries call their office at 718-322-4678.

The Chairperson introduced Tyler Logan from Council Speaker Adams' office and invited him to speak. She also asked Mr. Logan to congratulate Ty Hankerson who was elected to the Council this week. Mr. Logan announced they will be holding a virtual meeting on 11/17 at 6 pm to discuss preterm birth disparities and they will be holding a job resource fair on 11/22 at MS 226 at 2 pm. He continued that they have been holding the monthly coalition meetings and if anyone is interested in joining to call him. He explained that these meetings are to bring the city agencies together to discuss community concerns. He wished everyone a Happy Thanksgiving and a Happy Veterans Day.

The Chairperson introduced Jessica Genna from CM Ariola's office and invited her to speak.

Ms. Genna read a message from the Councilmember thanking voters in District 32 who came out on Tuesday to vote and for their continued support. She also announced CM Ariola will be supplying a delivery of free fresh produce to all military personnel and civilian personnel at Fort Hamilton during the shutdown. She will also be hosting a turkey and produce giveaway the week before Thanksgiving, and they will be posting that information on their social media accounts. She added that regarding the question about the pumps in Hamilton Beach to rest assure they will get those pumps stationed at the firehouse in Hamilton Beach for when it's needed most. She wished everyone a Happy Veterans Day and a Happy Thanksgiving.

The Chairperson stated that Simone Zito from the Mayor's office and Carl Brown from Sen. Sanders' office were in attendance earlier.

The Chairperson asked if there were any other representatives of elected officials or city agencies present that would like to speak. Hearing none.

OLD BUSINESS: Hearing none.

NEW BUSINESS: Hearing none.

PUBLIC FORUM:

The Chair asked if there was anyone from the public who wished to speak.

Frances Scarantino introduced herself and stated she is a resident of Howard Beach and that 31 years ago she came to a Community Board meeting wanting to start a youth center, and next year in 2026, they will be celebrating the 30th Anniversary of STARS. They are a 501C-3 Non-Profit that started off as a community youth center and now is a community center because they offer activities for adults and seniors as well as youth. She continued that over the years they had different challenges such as hurricanes and storms where they were flooded, a fire next door to the center that affected them, and a lot of trials and tribulations and COVID as well, but 30 years later they are still going strong, and they will continue to host programs for youth and adults. They will be hosting several celebrations in the community, and she hopes everyone comes out to support them. Their first celebration will be an art gallery that they will open up to neighborhood artists that would like to see their work in our gallery and that will be for youth artists as well as adult artists. We will be hosting them at their center and that announcement will be coming out in January. They are also bringing Creator Camp from Shark Tank to the neighborhood this summer and they will be coming to host camps at our location. She stated that she is standing here 30 years later and that hopefully she will be here for another 30 years.

The Chairperson wished her well.

The Chairperson asked if there was anyone else from the public who wished to speak.

The Chairperson stated that there were three people who mistakenly signed up to speak on Jewel Streets and invited Ms. Khan Uddin, Ms. Ulino, and Ms. Mangra to speak. They were not present.

Michael Jarbandian introduced himself and stated that he is speaking on behalf of a Queens resident in Richmond Hill and how we are hearing about the City planting new trees in the neighborhood but we are not hearing of them taking care of the old trees and one of the big problems is acorns that are falling off the trees and causing thousands of dollars

in damages to peoples vehicles that are in their driveways. He continued that he has a friend that has been having this problem for 2 years and brand-new vehicles are totaled. There are pings all over his brand-new Explorer, his other cars, his wife's car and all he does is go to work and come home and he sees acorn pings all over his car and just the other day a large branch also fell and broke his windshield. He called 311 and was told to go through insurance but when you put in a claim with your insurance your insurance goes up and you can't prune these trees because it's the city's trees, so we need the city to pick up on the responsibility of these trees before they start planting new ones. It is costing people out of pocket, and they shouldn't have to do that. He also commented on the Jewel Street project and said that he feels that they should look into these retention ponds that they are putting there on the Brooklyn side to see what will happen if the pumps fail and what happens with this water with our weather getting bad and more rain - where will the water go if it overflows? He questioned if it would come over to the Queens side and also who is going to be liable for that. He asked if it would be thousands of gallons of water or millions of gallons and what would happen then. Will people's home insurance go up because of that?

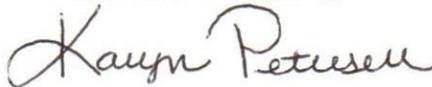
The Chairperson stated that we don't have the answer for that question, but it makes the point that there are unanswered questions and thanked him for his comments.

The Chairperson asked if there was anyone else that wished to speak. Hearing none.

The Chairperson wished everyone a Happy Thanksgiving and a Happy Veterans Day.

The meeting was adjourned at 9:30 pm.

Respectfully Submitted by,

A handwritten signature in cursive script that reads "Karyn Petersen".

Karyn Petersen
Draft - Subject to Approval