



ELIZABETH BRATON
Chairperson

COMMUNITY BOARD 10

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KARYN PETERSEN
District Manager

REGULAR BOARD MEETING AND PUBLIC HEARING MINUTES

May 5, 2026

BOARD MEMBERS PRESENT: B. Braton, K. Aley, L. Amorim, S. Bacchus, J. Calcagnile, J. Caruso, M. Cherenfant, A. Cosentino, I. Dimoh, E. Fraylon, R. Gendron, P. Granickas, F. Gulluscio, G. Hewitt, A. Hill, M. Jarbandhan, A. Khan, S. Mohammed, P. Nostromo, S. Pace, I. Papadopoulos, S. Patterson, J. Quijano, A. Rajnauth, K. Roan, M. Rosa, M. Sanchez, A. Sancler, N. Santiago, S. Shew, G. Singh, V. Singh, J. Stahl, D. Wesby

BOARD MEMBERS NOT PRESENT: N. Bissoon, B. Ciaramella, R. Ciulla-Frisone, F. Dardani, A. Gellineau, R. Hitlall, P. Kishun, K. Lopez, R. Martinez, F. Mohamed, R. Narine, A. Nocerino, G. Russo, P. Tejada, J. Villegas, L. Walker

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

OTHERS PRESENT: J. Reina, rep., Hon. G. Meeks; C. Moore, rep., Hon. J. Addabbo; T. Strong, rep., Hon. R. Persaud; C. Brown, rep., Hon. J. Sanders; P. Sooklair rep., Hon. J. Rajkumar; T. Logan, rep., Hon. T. Hankerson; J. Genna, rep., Hon. J. Ariola; D. Brown, rep., Hon. M. Katz; S. Olosunde, QBPO; A. Wasserman, QDCP; Capt. M. Deras, CO 106 Pct.; Lt. M. Gherardi, 106 Pct.; P.O. S. Kaur, 106 Pct. Community Affairs; A. Pecot, HSNY; D. Tanis, rep., Resorts World; P. Ananthanathan, Boys and Girls Club of Metro Queens; R. Tuttle, ESD; K. Wolfe, ESD; D. Burns, ESD; S. Rosen, ESD; A. Sood, ESD; C. Duncan, ESD

The Chairperson opened the meeting at 7pm, with the Pledge of Allegiance to the flag and welcomed all to the May meeting of CB 10. The Chairperson informed all that the presenter for the Informational Public Hearing listed next on the agenda had not yet arrived, therefore the meeting would proceed with the regular order of business, and the Public Hearing will be conducted later during the meeting when the presenter arrives.

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

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

- Letter from NYC Transit stating the MTA will activate automatic enforcement on the Q80 & Q10 bus route on 5/11. It will start with a 60-day warning period as per NYS law.
- Letter from DOT notifying that a truck loading zone in the vicinity of 126-20 Rkwy. Blvd. will be installed on the west curb on 127 Street.

S. Pace arrived 7:09 pm.

- DOT notification to the Community Board of its plan to reduce school zone speed limits in select areas to below 20 mph.
- Notification from the Comptroller's Office of the FY 2026 Financial Statement and Single Audit.

- Letter from AM Anderson that he will be holding a “Pic and Vibe summer kickoff family picnic day” on 6/6 at P.O. Byrnes Park.
- Copy of letter sent to the Mayor by CM Ariola regarding NYPD manpower levels and personnel assignments.
- Letter from AM Colton regarding a piece of legislation.
- Notice from Queens Public Library that all Queens library locations will be closed on 5/15.
- Renewal notifications for the Flor de Fred and Vaporize legal retail cannabis dispensaries, and related information about the OCM renewal process.
- OMB Notification relating to the Department of Parks.
- Notice to vacate, 135-07 107 Avenue.
- Notice to repair or vacate, 106-05 79 Street.
- Copy of a Community notification regarding construction work.
- Partial Demolition Notice, 149-42 116 Street.
- Partial Demolition Notice, 133-38 130 Street.
- Notice of Certification from City Planning that 135-27 Sapphire Street zoning action is now in Public Review.

Board Members who would like a copy of anything listed in the directed mail may contact the office.

TREASURER’S REPORT: The Treasurer read the treasury report for March.

BOROUGH PRESIDENT’S LIASION REPORT: Sola Olosunde introduced himself and announced various upcoming Borough President’s events: 5/9 at 2:30 pm an AI literacy workshop at the Queens Adult Learning Center in LIC; 5/19 from 10 am to 2 pm a Youth Resource and Preparedness Fair at the Health Arts, Robotics and Technology High School at 207-01 116 Avenue Cambria Heights; 5/18 at noon the annual Jewish American Heritage Celebration at Queens Borough Hall; 5/19 at 6 pm Haitian Flag Day Celebration at Queens Borough Hall. To rsvp for any of the events may go to queensbp.nyc.gov. Mr. Olosunde provided the information that Borough Hall may be contacted if anyone has any questions at 718-286-3000.

DISTRICT MANAGER’S REPORT: The District Manager reported that the Board has been notified by DDC that corner and roadway restoration work will continue at 103rd Avenue & 127 Street from May 4 to May 8. The work hours will be Monday to Friday from 9 am to 4 pm and from 9 am to 2 pm on school days. She also reported that in the coming weeks National Grid has planned construction work to install a new gas main at 135 Street between 115 Avenue & 116 Avenue and read the details included in the notification received. The DM further reported National Grid has notified the Board that their construction crews have finished the JBE natural gas infrastructure project and are starting final road and sidewalk restoration. The project is located along South Conduit Avenue at the corner of Old South Road and 130 Street. Crews are remobilizing to the site for final restoration and paving. The site restoration work has begun on 129 Street just south of South Conduit Avenue. Road restoration is a two-step process. Contractors will first mill the street surface before applying and rolling out the new asphalt. Roads will not be closed during paving operations. Notifications will be placed on parked vehicles 72 hours prior to paving operations for each segment of road. Construction crews will work during permitted work hours. Their spring 2026 work hours are when schools are closed: 8 am-3 pm Monday to Friday, and when schools are in session: 9 am-2 pm, 3 pm-6 pm Monday to Friday. Milling and paving crews will work during the following work hours: 10 pm-5 am Monday to Friday on South Conduit Avenue between 128 & 130 Street, 10 pm-5 am Monday to Friday on 130 Street between 150 Avenue & South Conduit Avenue and 7 am-6 pm Monday to Friday on 130 Street between 150 Avenue & Old South Road. Please note, schedules and work hours are subject to change due to weather or other factors. For your safety, please do not enter work zones during and after construction and be mindful of traffic cones and signs.

DEPARTMENT OF CITY PLANNING REPORT: Andrew Wasserman introduced himself and stated that the application for 135-27 Sapphire Street is in public review with the Community Board until 7/6; if anyone has any questions, they can reach out to him directly.

CHAIRPERSON’S REPORT: The Chairperson reviewed various material provided to Board members in the files sent to them earlier this week that included: copies of presentations made at the training session conducted at Borough Hall for CB members; copies of presentations made at the April meeting of the Borough Board, copy of the Borough President’s Youth and Young Adult Services Directory; the NYS ESD Aqueduct Redevelopment “frequently asked

questions" information; along with information from the MTA regarding OMNY cards; and the written reports of the Consumer Affairs, Jamaica Bay/Gateway, Aqueduct/Resorts World, and Public Safety committees.

The Chairperson then reported on the recent DOT Conduit Corridor Plan meetings and explained that she had made a statement to DOT at its in-person meeting at PS63 that DOT not advance any proposal involving any portion of the Conduit Corridor Study area related to the medians, sidewalk area, curb lane and bus routes since we don't know what the development of Aqueduct will be as we do not have sufficient information yet as to what the ESD Aqueduct Plan will result in.

The Chairperson reported that earlier this week at the May Borough Board, Resorts World had presented information. She will send a copy of the presentation to the Board members.

The next item on the agenda involves the redevelopment at the racetrack. The Chairperson then thanked the people from Empire State Development for being here to speak to the Board this evening and for the outreach they are currently engaged in. She explained that the process ESD is now doing is supposed to identify local priorities and set a framework for developing a master plan.

The Chairperson then explained that the Aqueduct Racetrack site the state owns is fully located within Community Board 10 and is not a joint interest area. She expressed that the people who live within CB10 all live in homes that surround it. It is they in the Board's view who will be impacted directly by whatever development is to come. It is they who are "the Aqueduct Community" as all of the land involved in the development our speakers from ESD are here to talk about is fully within the boundaries of CB10 and any master plan developed by ESD must be guided by the people who live in CB10's district.

She continued that CB10 has 50-year history dealing with concerns relating to the total 200+ acres of land that sits pretty much in the center of us and is now occupied in part by Resorts World, NYRA, and the PANYNJ. The 100-acre NYRA portion that ESD will be speaking to us about tonight is very much a part of that history. The Chairperson said that we will listen to what ESD has to say tonight and will consider whatever comes out of the process. The Board will take a position on the Master Plan when it is presented to us.

The Aqueduct/Resorts World Committee Chair then spoke about the Resorts World opening last week of the first downstate table games as it continues its expansion as a full casino. He reported that people are concerned with the redevelopment at the racetrack and whatever happens defining the future for our Board area. The Chairperson added that our concern for many decades always has been related to the land use issues predicated on what might occur should it cease to be a horse-racing facility and the potential impacts changes in use would or could bring. For the last 15 years that has guided our work with Resorts World to develop a community partnership that has prevented or mitigated negative impacts on the surrounding area.

The comments of both the Chairperson and the Committee Chairperson were aimed to provide from the Board the context for the Board's expectation that the State's process now will fully recognize the importance that whatever will come out of this process will impact first and foremost the lives of all living here now and in the future.

The Chairperson then introduced the guest speakers present from Empire State Development and invited them to speak. Destiny Burns, Senior Advisor for Community Development at ESD introduced herself and said the material they distributed were the project FAQ's so residents can be informed and can identify the site being redeveloped. She continued that ESD is not involved with the casino expansion. They are looking at the site that NYRA will be vacating when the racing moves to Belmont. She added that her colleagues from the Project Team are here tonight as well. She thanked CB 10 for having them here and providing good advice moving forward. She also thanked the Civics and the local elected officials for talking with them and giving them guidance. She announced that they are inviting everyone for their kickoff workshop for the redevelopment of Aqueduct Racetrack on 5/12 at 6 pm at John Adams High School and they will also be holding a virtual meeting on 5/14. She asked those who would like to attend to go to their website to register: AqueductRedevelopment@esd.ny.gov/aqueduct. She continued that at the first kickoff workshop people will have an opportunity to tell them about what they love about the community, what they feel is needed, and what they would like to be incorporated at the site. She said there will be 4 sets of workshops, and each

workshop will build on what they learned at the previous workshop. Following the workshops ESD will develop a community master plan.

The next set of workshops will be in June. ESD will attend neighborhood community pop up events over the summer, and they will also have a survey for people who could not attend these events but want to have their voice heard. The third set of workshops will take place in the fall then they will have another set in the winter. ESD is looking to present the community driven master plan it will develop in the first quarter of 2027. Once this plan is complete, she said it will undergo a rigorous environmental review and the state approval process. That is expected to be completed in 2028. After the state approval process, ESD can issue an RFP seeking a developer and can choose a developer that proposes the most feasible plan that most closely adheres to the community master plan developed. That will be a 24-month process and construction is expected in 2031.

To provide context for the Board members the Chairperson and the Aqueduct/Resorts World Committee Chairperson then spoke about how the processes used by NYS when it sought to select a company to develop a racino at Aqueduct Racetrack led to the development of Resorts World that has been functioning for 15 years in our community. They also spoke of the NYS process that resulted in Resorts World now being licensed by the State to become a full casino and to expand and how those processes are related to this current process described by Ms. Burns.

They spoke about the closure of the racetrack now as part of a decades long continuum and that fragmented development may not be what should be, especially now when there is the opportunity to develop the NYRA portion of the total property in a way that complements Resorts World as an economic engine located literally next door to another economic engine, JFK, one of the world's major airports. They urged that ESD not present a patchwork of disconnected uses in its master plan that does not maximize the potential it has to plan for what could result in a mega economic engine that will benefit all for generations of people yet to come in our borough, city, state, and region.

The Chairperson then asked if there were Board Members who would like to ask questions.

The Land Use Committee Chair commented about workforce housing that was spoken about during the casino licensing process as a future phase of development and commented about the current process timeframe and asked ESD could provide some information regarding housing types to be considered.

A Board Member asked for the titles of each of the representatives from Empire State Development present.

Ms. Burns responded she was Senior Advisor Community Development for ESD and said that in attendance with her was Kristen Wolfe, Director Community Relations ESD; Stephanie Rosen, AVP for Real Estate Development Planning; Arshaya Sood, Project Manager Real Estate Development & Planning; Bob Tuttle, Vice President Economic State Development; and Curtis Duncan.

The Board Member commented that we have senior members of the organization here to take back messages from the community and that is very important. He continued that he read State Executive Order 30, and it looks like they are focusing on affordable housing. He asked if the framework and the vision for the project is primarily affordable housing, and if when ESD does these community workshops will it be a clean slate or do they have something more in mind.

Mr. Tuttle, Vice President of Real Estate at ESD introduced himself and addressed the question regarding the Resorts World plan and stated that they haven't worked with Resorts World and that a state entity (FOB) operates 3 racetracks and that while Resorts World had a plan, they don't own the site. He explained the process first involves community engagement, then public review, the approval process, then the RFP opens and there is a competitive process. He stated that he has heard that they have been good neighbors and that they came in at a point where it made sense for Economic Development to work with the state.

He stated that the framework will be when they go into workshops. Executive Order 30 requires all state agencies, when there is underutilized land, to look at that site for potential housing. It requires ESD to have a conversation about housing on the site along with complementary uses such as retail, and public space.

A Board Member asked how many families the housing would hold and if there are places for schools since our schools are overcrowded. Mr. Tuttle responded that they don't know those answers yet. They want to work with everyone on that.

The Chairperson asked if there was any other Board Member that would like to ask a question.

A Board Member said there will be an increased strain on the NYPD, EMS, FDNY and DSNY and asked what kind of support will be in place when this development comes. The Chairperson followed up the Board member's question with a comment about the unaddressed need for services now and the importance of all needed services to be in place before any development occurs.

A Board Member asked besides affordable housing and the casino experience, what else is being proposed for the site. Mr. Tuttle responded that he should come to the workshops. The Board Member then commented that sometimes a multiple choice helps shape views. The Chairperson commented that the one thing we are asking is that anyone going to the workshops not to wing it without fleshing out ideas with thought behind them as to what would be needed to go along with whatever is desired to make it work. Ms., Burns responded that they can help people to register.

A Board Member asked about affordable housing and if everyone wants single residential housing - that would be a disconnect and he inquired how they would rectify that. Mr. Tuttle responded they will hear all the voices but will have to have a mix of housing. The Board Member asked how they are taking back our feedback with that particular scenario. Mr. Tuttle responded that the workshops are for getting voices from the public in an organized way to ask deeper questions about how to use the site that is more beneficial to you.

A Board Member announced a parade unrelated to the site said and that the representatives from the ESD are welcome to attend.

The Land Use Chairperson stated that we can talk about every building type, but the biggest issue is the infrastructure and if the state will offer support and asked if there have been any discussions about that yet.

Mr. Tuttle responded there have been no discussions yet since it is too early.

The Chairperson asked if there was any other Board Members that would like to ask a question. Hearing none.

The meeting continued with committee reports.

COMMITTEE REPORTS:

LAND USE: The Committee Chair reported that 135-27 Sapphire Street is a rezoning action before City Planning Commission that is now certified. We have 60 days to act on it. The applicant is requesting a zoning map amendment and a zoning text amendment. They have about a 58,000 sq. ft. of site area there and what this will lead to is a rezoning from the current R4 to an R6-A zoning district. The zoning text amendment will also modify for inclusionary housing designated area with a mandatory inclusionary MIH area for our Community Board. We are acting on that alone and not acting on a building being developed there. They have plans, diagrams and site plans and everything they need to facilitate a new 6 story plus cellar residential building with 247,000 gross sq. feet. It is about a 3.38 FAR so when they go from an R4 to an R6-A can bring their FAR up. This would include about 268 units of dwelling units. 25% which is about 67 units which would be permanent income restricted at the average of 60% of the AMA for our area. There will be below grade parking of about 118 units of vehicles and they will be accessing the site from 79 Street & Sapphire Street and the entry to the development would be off 79 Street. The design also includes an outdoor courtyard use for the residents. Tying this in, we have already acted on the Linden Blvd. rezoning which was passed by us about 3 months ago and that was a 2-part process where we approved a zoning and a map a change text amendment. He explained what that project involved and continued that the project now before us abuts that project. The Land Use Committee Meeting will meet with the applicant to review the project before the June full Board meeting where the Board will vote on whatever recommendation the committee formulates. He added that we have until July 6 but will act at our June meeting as we will not meet again until September which will be after our 60-day window to look at

this before it moves to the Borough President. He thanked everyone and stated that he hopes to see everyone at the meeting.

AQUEDUCT/RESORTS WORLD: The Committee Chair said the report was in the folder material.

TRANSPORTATION: The Committee Chair wished all the mothers a happy Mother's Day and a happy Memorial Day.

PUBLIC SAFETY: The Committee's crime stats report was in the folder material.

The Chair next introduced Captain Deras and invited him to speak. Capt. Deras reported on and thanked the Board, the elected officials, and the civics for reaching out regarding the explosion that occurred during a domestic violence incident where an individual threw gasoline which caused an explosion. As a result, 7 officers on the scene went airborne, were injured and are now out on sick leave. Capt. Deras also reported the types of cars being targeted and warned owners of those models to take precautions and commented on a recent takedown in which 16 arrests were made. He also informed all about action being taken on ghost cars and initiatives related to mopeds, etc. He announced that Captain Fenton had been transferred to the 103 Precinct and concluded by wishing all a Happy Mother's Day. The Chairperson asked Captain Deras to extend to the officers who were hurt that we thank them for their service to our community at what could have been an even more horrendous situation for all in proximity.

PARKS: The Committee Chair was not present. In his absence, the Board Chair informed all of an upcoming visioning session with the Parks Dept. for a park project soon to be in design that was in the folder material.

BUDGET: The Committee Chair read information about the Mayor's budget to all.

The Chairperson announced that the Budget Committee will be meeting to review the Board's internal budget for the upcoming Fiscal Year.

AIR POLLUTION: The Committee Chair commented about pollen and wished all the mothers a happy Mother's Day.

LIBRARIES: The Committee Chair wished everyone a good evening and stated that the report is in the folder. She wished all the mothers a happy Mother's Day.

GATEWAY: The committee Chair stated that the report was in the folder.

SANITATION: The Chairperson informed all that the Committee Chair had to leave the meeting early because of a care-giving need for his wife who recently broke her hip.

OLD BUSINESS: Hearing none.

NEW BUSINESS: Hearing none.

The following representatives of elected officials then spoke:

Carl Moore from Sen. Addabbo's office stated that he had their event flyer available up front and if anyone has any questions to call their office. He stated that the Senator is finalizing the budget and hopefully it will be done in a few days. He added that if anyone has any legislation, they would like to propose to call the Senator and let him know.

Dan Brown from the Queens District Attorney's Office stated that he has their newsletter available up front. He announced they will be holding a Memorial Day Ceremony on 5/21 and that he also has their mobile office flyer available up front as well. He continued that DA's office is continuing to remove illegal and unregistered scooters from our neighborhoods. They are working in conjunction with the 106, 114, 110 precincts, Patrol Borough Queens North and Patrol Borough Queens South and the New York State Police. They recently confiscated 59 scooters. If anyone has any questions, they can reach out to him at 718-286-6593.

Jose Reina from Congressman Meeks stated that he has their newsletter up front along with a flyer about passport applications to help people know which passport they should apply for depending on their situation. He continued he will be attending a meeting with the Post Office on Tuesday and if anyone has any postal issues, to let them know so they can have them addressed at this meeting.

Carl Brown from Sen. Sanders' office wished all the mothers a happy Mother's Day. He announced that Father's Day is coming up, and Sen. Sanders will be having his annual Father's Fest event at Rockaway Beach with free food, free live performances and music performances, free giveaways and free health screenings. Also, on the Fourth of July he is celebrating the 250th Anniversary of America with a party in Roy Wilkins Park where there will be free food and prizes for everyone. He also stated that they are still working on the budget and what is holding it up is healthcare, climate change and insurance and hopefully Sen. Sanders along with the other Senators can get things done soon.

Jessica Genna from City Council Member Ariola's office stated that they have moved their office to 162-38 Cross Bay Blvd., Howard Beach Suite E and they will be open for business on Monday. She continued that the Councilmember met with the NYPD Commissioner and discussed staffing at the precincts. The Commissioner promised there would be an influx of police officers to the precincts as part of her 18-month training program that's being completed. She also has kept in touch with Chief MacIntosh at Patrol Borough Queens South to discuss the same issues. She is also working on legislation with the Police Commissioner's office regarding the illegal street takeovers, ATV confiscations and wearing masks during a crime and the CM hopes that other council members will see the need for this important legislation to be introduced. She stated that their office has been reporting potholes and if anyone has any locations with potholes to call them into 311 or call their office so they can be followed up with DOT. She also announced that starting June 1, DSNY will be issuing fines to homeowners who are not using the city regulation trash bin. The first fine is \$50, the second fine is \$100, and the third fine is \$200. She stated that these trash bins can be purchased at Home Depot and can be delivered by Door Dash. She announced they will be hosting a celebration for America's 250th birthday and Flag Day on 6/6 at Tudor Park from 2 pm to 4 pm and there will be treats and games to honor the country's 250th birthday.

Tyler Logan rep. for CM Hankerson invited those in attendance to join their coalition meeting so any concerns they have can be addressed. Anyone interested in joining can call him at 718-307-5759.

The Chairperson asked if there were any other elected official representatives or agency representatives present that would like to speak. Hearing none.

The Chairperson announced that we have been joined by the speaker for the Informational Public Hearing who was unavoidably delayed. The Chairperson then opened the Informational Public Hearing and introduced Priya Ananthanathan from the Boys and Girls Club of Metro Queens who was here to provide program information and invited her to speak.

Ms. Ananthanathan informed all that the Boys and Girls Club of Metro Queens is located at 110 Street & Atlantic Avenue and that they have been there for 70 years. She announced they will be undergoing a renovation project so they will be able to have more workforce development programs for the youth who are often struggling to find jobs and making sure they have the right skills and the right expertise and any support for that would be great. She added that they have also had conversations with the ESD about Aqueduct and the Club appreciated their support with making sure that our kids are involved in the process and may learn more about how complicated redevelopment is. She informed all the Boys and Girls Club of Metro Queens provides programming at some schools in CBs 9 & 10 and is trying to get programing in more schools as DYCD has just released an RFP. They run after school, early childcare, and SYP Work, Learn and Grow and they serve children from 2 years old up to age 20 so any opportunities with workforce development or if you are a non-profit that would like to engage with them, they are always here to partner with the community.

The Chairperson thanked Ms. Ananthanathan for the information provided and said she is always welcome to come back. The Chairperson asked if there were any questions or comments from the public. Hearing none. The Informational Public Hearing was closed. The Chairperson then asked if there were any questions from the Board Members regarding the presentation. Hearing none.

The Chairperson thanked Ms. Ananthanathan and indicated that she would be welcome to come back again.

PUBLIC FORUM:

The Chair asked if there was anyone from the public who wished to speak. Hearing none.

The meeting was adjourned at 8:57 pm.

Respectfully Submitted by,

A handwritten signature in dark ink, reading "Karyn Petersen". The signature is written in a cursive, flowing style. The first name "Karyn" is written with a large, looped 'K' and a trailing 'y'. The last name "Petersen" is written with a large, looped 'P' and a trailing 'n'.

Karyn Petersen
Draft - Subject to Approval