



# COMMUNITY BOARD 10

CITY OF NEW YORK ♦ BOROUGH OF QUEENS

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ELIZABETH BRATON  
Chairperson

KARYN PETERSEN  
District Manager

## REGULAR BOARD MEETING AND INFORMATIONAL PUBLIC HEARING MINUTES MAY 2, 2019

### BOARD MEMBERS PRESENT:

B. Braton, M. Salim, R. Martinez, I. Dimoh, M. Amin, R. Hitlall, B. Ramsundar, E. Fraylon, A. Gellineau, A. Antonino, I. VanPutten, G. Duldulao, J. Quijano, J. Ariola, N. Santiago, C. Malizia, F. Dardani, P. Granickas, L. Amorim, J. Caruso, P. Baumann, J. Fazio, N. Bissoon, P. Kishun, M. Vecchio, N. Nigro, A. Maharaj, P. Lynch, R. Graham, S. Pace, J. Calcagnile, D. Sookram-Singh, G. Russo, J. Stahl, R. Gendron, M. Cherenfant, J. Singh, R. Ciulla-Frisone

### BOARD MEMBERS NOT PRESENT:

A. Cosentino, A. Dhanpat, D. Mitchell, F. Mohamed, N. Shauyb, K. Randall, L. Walker

COMMUNITY BOARD 10 STAFF PRESENT: K. Petersen, D.M.; M. Turso

OTHERS PRESENT: Hon. S. Pheffer Amato; S. Chuprik, Rep., Hon. H. Jeffries; A. Guidice, Rep., Hon. J. Addabbo; I. Morris, Rep., Hon. J. Sanders; M. Matteo, Rep., Hon. S. Pheffer Amato; C. Torres, Rep., Hon. M. Miller; K. Morris, CAU; M. Pecorino, Rep., Hon. E. Ulrich; J. Kazi, Rep., Hon. A. Adams; H. Saleh, QDCP; D. Brown, QBPO; D. Morris, HPD; D.I. B. Bohannon, 106 Pct., Det. B. Reddick, 106 Pct., P.O. D. Levy, 106 Pct.; R. Day, Resorts World

The Chairperson began the meeting at 7:45 pm and asked everyone to stand for the Pledge of Allegiance. She acknowledged the presence of Assembly Member, Stacey Pheffer-Amato who spoke about her and Senator Addabbo's success in getting the toll eliminated at the Cross Bay Bridge. The bridge will be free to all Queens's residents starting in the spring of 2020.

(M. Salim arrived at 7:48 pm)

She also mentioned that a no-cost mammogram bus would be stationed outside 162-38 Cross Bay Blvd., in Howard Beach, on Saturday, June 8<sup>th</sup> from 9 am to 12 pm. You must call for an appointment at 718-945-9550 or 1-877-628-9090. All women from aged 40-79 are welcome. They must currently be living in NYC and have had no mammograms within the past 12 months. She also mentioned that she is having a rain barrel give-away with Senator Joseph Addabbo on June 2<sup>nd</sup> at the American Legion in Broad Channel.

(R. Hitlall arrived at 7:50 pm)

She advised that she along with Senator Addabbo, Chairperson Braton, Roger Gendron, and Dan Brown traveled to Stamford, Connecticut to be more informed about the floodgates there. They were very impressed. Stamford had minimal damage after Hurricane Sandy and prevented millions of dollars on flooding. They also had much flood and storm protection. The Assembly Member stated that now that it has been seen, it is something that needs to be seriously looked into for our area. The USACE needs to include our area or have to figure out a way to get protection like this. Bulkheads were also included in Stamford's storm resilience. She thanked everyone for their support and service on the Board.

The Chairperson, on behalf of the Board, thanked Assembly member Pheffer Amato and her office for arranging that trip to Stamford that made it possible for those who went to visualize what storm gates look like.

Before the Chairperson began the informational public hearing, she gave the Board some background on the fact that almost 7 years has passed since Hurricane Sandy and that tonight's hearing relates to one of the items that have been in the pipeline for years.

(R. Martinez arrived at 7:52 pm)

It relates to the properties in Board 10 that were acquired by the City because they had so much damage that they could not be rebuilt; a few in Hamilton Beach and a few in Ramblersville. This is a project that has been in development for quite some time. The chairperson recently had a meeting in Borough Hall with HPD regarding some of the specifics on the properties that would be coming before the Board as a ULURP item. She stressed that this evening's presentation is not the ULURP Public Hearing on that action. One of the issues that came up at the meeting at Borough Hall, as an issue for both Board 10 and Board 14 that also has properties that are being acquired by the City, is HPD's desire is to get this certified by City Planning by May 20<sup>th</sup>. That presents a great deal of concern for the Board because as the Board has 60 days to act on ULURP. If it is certified on May 20<sup>th</sup>, logistically for the Board to act on this at the June meeting, would not give the Board the 60 days to review something as serious as this, which means it would have to be dealt with during the summer months which is also problematic as it has been found, historically, when you have to act on an item in the summer, you don't always get a quorum, you don't have meeting places, etc. Therefore, it is an issue given that since almost 7 years has passed since Sandy and we're put in the position of having to rush on this if it is certified on May 20<sup>th</sup>. Waiting to certify it so that it may be acted on by the Board in Sept. makes more sense. The Board would be happy to deal with this in September, arrange for a Land Use Committee Meeting during the summer, however to have to act on this following a May 20<sup>th</sup> certification puts the Board in a very difficult situation.

The Chairperson then introduced the Informational Public Hearing for the evening, Deborah Morris, who is a representative for the New York City Housing Preservation and Development (HPD) who gave an informal presentation regarding the Build It Back Acquisitions and Buyout Program and the Resilient Housing and Open Space ULURP.

(N. Santiago arrived at 7:57 pm)

(J. Quijano arrived at 7:57 pm)

Ms. Morris introduced herself and gave some information on her background. She spoke about how the Build it Back Program has serviced 8 ½ thousand households citywide, most who were affected chose to rebuild, elevate or have repairs made to their homes. She stated that about 1 ½ percent who participated in the program were unable to rebuild or repair their houses because the conditions were so difficult and it wasn't possible due to the flood hazards, etc. These are the properties that were in discussion. Citywide, there are 141 properties in CB10, it is 31 properties. Properties are either buy-outs, which means they have to stay open-space forever, or they are called acquisitions for redevelopment, meaning the properties must be redeveloped as resilient housing, and resilient housing must be an elevated structure. All of those houses were acquired by Build it Back through the CDBR federally funded program. The requirements of buy outs and acquisitions for redevelopment come from HUD. All sites that are on the waterfront must stay as open space. Sites that are in wetlands also must remain open space. Sites that are not served by sewer infrastructure or with very high design flood elevations as well must remain open space. Also, properties that are adjacent to parks and other public facilities and whether the sites can be incorporated into that existing public amenity are a consideration. She stated that citywide there are 54 properties in Staten Island, 13 in southern Brooklyn and 74 in southern Queens and the Rockaways. In CB10, there are two sites that can be redeveloped as housing and 29 that are buyouts for open space. The two sites that could be residential are in Hamilton Beach and the remainder of the sites are old Howard Beach, Hamilton Beach and Ramblersville. One is in old Howard Beach, 5 are in Hamilton Beach and 23 are in Ramblersville. She explained the primary reason for the ULURP, being that HUD requires that the city recapture the funds that were sent to the property if the new owner does not comply with the requirement. In Howard Beach there is much property that is planned for public ownership. In CB10 they will be asking for acquisition authority for housing sites, acquisition authority for public open space sites and disposition authority for housing sites as well as site selections for parks and open space. She continued, stating that the outcome is one potential redeveloped semi-attached house and 29 properties as open space. She continued with the process, auction, etc. She stated that there are 16 lots proposed to be developed into a marsh restoration project in Ramblersville, there are 13 lots that are being acquired by DCAS where they can lease to adjacent owners to be used as open space. She asked for questions. The Chairperson asked if there was anyone from the public who wished to speak. There were no speakers. She closed the public portion of the meeting. The Chairperson then asked if there were any questions from the Board Members. R. Gendron asked a question related to the way properties in Broad Channel were being offered to adjacent owners and why that appeared not to be the case for properties in CB10. Discussion ensued as Ms. Morris attempted to explain.

(G. Duldulao arrived at 8:04 pm)

The Land Use Committee Chairperson posed some questions related to properties acquired that still have structures on them. Discussion ensued and Ms. Morris stated that the property would be delivered as vacant land. The Land Use Committee Chairperson asked if a new owner would be allowed to merge that piece with their own property and

get any FAR out of that if they expand their house. Ms. Morris said that would not be possible and explained that the buyout program requires that they remove all zoning rights. Discussion ensued. R. Gendron commented on the available lots in Hamilton Beach and if HPD would revisit the issue of sale to adjacent owners. The Chairperson commented that because of the unique situation in Hamilton Beach, there should be a presentation at the area's civic. The Chairperson explained many of the issues that were discussed at the Borough Hall meeting. Discussion ensued. The Chairperson advised that this action would be back before the Board for the formal ULURP process. She reiterated to both HPD and to DCP that this Board certainly urges that this not be certified for action on the 20<sup>th</sup> of May. It is understood that there are issues with the contract but it has been known for some time when that contract was going to end. If necessary, extend the contract. It is 7 years after the fact and this puts the community in a position that no one wants to be put in. Our community has seen very little out of the city as far as actual construction and resiliency and for the Board to have to rush through this now to get it done before our summer break to satisfy another agency's timetable is problematic for the community. Discussion ensued. Chairperson Braton thanked Ms. Morris for her presentation.  
(I Dimoh arrived at 8:15 pm)

The Chairperson asked if there were any additions or corrections to the April Minutes. There were none.

CORRESPONDENCE – The Chairperson reviewed incoming correspondence for the month of April 2019, which included:

- Notification received from Blue Lane Car Service for the renewal of their TLC license. No complaints. All is in order. Letter of No Objection has been sent.
- Notification received from 128 Blue Bird, dba Latch Car Service. No complaints. All is in order. Letter of No Objection has been sent.
- Copy of Letter dated April 10 received from DHS to Mayor de Blasio regarding the fact that the Department of Homeless Services has entered into a registered contract with Bronx Parent Housing Network to operate a Commercial Hotel Program. The hotel in our area has already been a homeless site for a while. The name of the hotel is the Gate JFK Airport Hotel/Sheraton JFK located at 132-26 S. Conduit Avenue.
- Communications from the DOT. All are requests for speed humps.
- Letter from Commissioner Polly Trottenberg, of the NYC Department of Transportation, explaining DOT's new policy regarding speed humps requests. The letter was in response to a letter to her from all District Managers in Queens.
- Received Notice that DCP Upcoming Proposal for Citywide Zoning Text Amendment Improves the City's Resiliency/Coastal Flood Resiliency has been released. They are preliminary proposals not a ULURP action at this point in time.
- Notice from OMB. Work at P.O. Edward Byrne Park is proceeding.

TREASURER'S REPORT –The Treasurer read the report of expenditures for the month of April 2019.

BOROUGH PRESIDENT'S LIAISON REPORT – Mr. Brown thanked all those who came out to Borough Hall for the training and swearing in ceremony for the new Board Members. The training helps to understand actions like ULURPS, etc. He stated that he had flyers for the Borough President's Annual Memorial Day Observance Ceremony that will take place at Borough Hall on the 22<sup>nd</sup> of May. It's a free event with food. He represented the Borough President at the New Hamilton Beach Civic Association meeting on resiliency and long-term flood protection. At that meeting the lack of resiliency projects and where the community stands was discussed. There are long-term projects that are slated for the community and the Borough President is working together with the community to get the USACE to rethink their strategy and come up with more projects, similar to what they saw in

Stamford, Conn. The Borough President wrote to the USACE to ask them to hold one of their public hearings in the Board 10 area so that everyone can come out and comment and have their questions answered. He mentioned the acquisitions that were discussed this evening and stated that this issue with regard to the Hurricane Task Force are discussed monthly at meetings at Borough Hall. He can help civic leaders set up meetings and get information. He stated that the Chairs from Board 10 and 14 attended the meeting and that Chairperson Braton aggressively spoke out on the issue. He also stated that, what is important to the Borough President, is a few groups that meet at Charles Park and Hamilton Beach Park and work on how to make improvements at the parks. The Borough President is allocating money to have camera systems put into both parks. They are meeting with groups on how to make that money happen as there needs to be a way for the city's money to be used for a project in a federal park. This will add to the protection of our residents. Mr. Brown stated that if anyone needs to contact him, he may be reached at 718-286-2853.

DEPARTMENT OF CITY PLANNING REPORT – H. Saleh – She spoke about their recommendations for the Zoning Text for Coastal Flood Resiliency and stated that information can be found on the DCP website. The basic idea is to expand and improve upon the current Flood Text, which is a temporary emergency text, which was done for Sandy. This will make it more permanent. She has flyers on the proposal and urged anyone interested to visit the website.

DISTRICT MANAGER'S REPORT – The District Manager advised that a scope meeting was held with the Parks Department for the renovation of the tennis and basketball courts at P.O. Byrne Park. \$2.65 Million Dollars was funded by the Mayor's office for this project, which will be a full reconstruction that includes providing new surfaces on the courts, new fencing and the addition of new backless sport benches inside the basketball court. The project is expected to be complete in approximately three years. We have received an update as to the progress of the HWQ411B project. Maps are included in the folders. 97% of the sewers have been installed. 94% of the water mains have been installed. 60% of the curb/ sidewalk work is done and 40% of the roadway paving is done. The Board office has been notified that the South Ozone Park Library will close on Friday, May 3<sup>rd</sup> at 2 pm for a roof replacement project. They expect to reopen in approximately 8 weeks. Mobile library service will be provided on Thursdays, from 10 am to 5 pm beginning May 9<sup>th</sup>. Also, the Metrocard Van will be in front of the Foch Post Office located at 126-16 Foch Blvd. on Tuesday, May 28<sup>th</sup> from 1:00 to 3:00 pm.

CHAIRPERSON'S REPORT – The Chairperson acknowledged the presence of Michael Matteo, representing Assembly Member Stacey Pheffer-Amato, Carmen Torres, representing Assembly Member Mike Miller, Matthew Pecorino, representing Council Member Eric Ulrich, Anthony Giudice, representing State Senator Joseph Addabbo, Sam Chuprik, representing Congressman Hakeem Jeffries and Jamie Kazi, representing Council Member Adrienne Adams, and I. Morris representing Senator James Sanders. Also, Deputy Inspector Brian Bohannon, Commanding Officer of the 106<sup>th</sup> Precinct, P.O. Dan Levy of the 106<sup>th</sup> Precinct and Detective Brenda Reddick, 106<sup>th</sup> Precinct Community Affairs, Ryan Day, representing Resorts World Casino and Kevin Morris, who is the Queens Borough Director for the Mayor's Community Affairs Unit. She asked Kevin Morris if he would like to speak. Mr. Morris stated that he is the liaison to this community for the mayor's office. If there are any concerns or issues which you feel requires the attention of the mayor's office, he asked that you get in touch with him and let him know what he should bring back to the mayor's office. He will try his best to see that resolution to problems can be made. If there is any assistance that is needed in terms of the DOT issues, please let him know as he is in touch with some of the directors who are working in other community boards. His number is 917-280-6060.

The Chairperson advised that as of April 22<sup>nd</sup>, the current number of persons sheltered in Board 10, are as follows; the BPHN Hotels at 111-26 Van Wyck, an adult family hotel and 62 rooms being used. The BPHN Hotel at 130-26 Van Wyck has 150 rooms used for adults. The Econo Lodge, at 113-18 Rockaway Blvd. has 68 rooms used for adults. Queens Family Hotel, 137-08 Redding St. is a family shelter hotel, as opposed to the adult hotels. Both hotels on Redding Street are used for families with children. The other Redding St. Hotel is at 137-30 Redding. One hotel has 38 rooms and one has 75 rooms. There also is an adult family hotel at 148-18 134<sup>th</sup> Street that has 60 rooms. The Skyway Shelter, 132-10 S. Conduit Avenue, has a capacity of 174 adult men. There are 6 hotel sites and a shelter in CB10. At the next School District Community Education Council meeting, someone from Homeless Services will be there to discuss shelter issues as this is an ongoing concern with a hotel in Board 9, which is close and there is some concern in the Rockaways as well. We would also indicate that we have concerns due to the proximity of P.S. 124 and JHS 202 to shelters in CB10. The Chairperson advised that the Borough President hosted a census job fair and last night the NYS Complete Count Commission held a public hearing at Borough Hall to get

input from the Queens residents in regard census 2020. The Chairperson had another meeting to attend and was unable to be in attendance. However, written testimony was submitted by CB10 to the public hearing. She mentioned that the Board folders contained information regarding the Fast Forward Queens Bus Network Redesign, which was a presentation that was made at the April Borough Board Meeting. MTA Bus will be holding public meetings. She urged everyone to attend a meeting. There aren't any scheduled in our area yet but there is one in Rockaway on Tuesday, May 7, from 7 to 9 pm at the Peninsula Library, 9225 Rockaway Beach Boulevard.

The Chairperson reported that information was received on the Rain Gardens Proposal, which is a DEP action. It is basically the area between 109<sup>th</sup> Avenue and Lefferts and 134<sup>th</sup> Street, between 109<sup>th</sup> and 116<sup>th</sup> Avenues. They will be installing Rain Gardens in a number of places in that area. DOT will be holding public meetings with regard to a proposed bike route along 165<sup>th</sup> Avenue and also on 84<sup>th</sup> Street in Howard Beach that was presented to the Transportation Committee.

The Chairperson advised updated information on the HWQ411B, which is getting toward the end stages, is in the folders. The Preliminary Staff Report of the Charter Revision Commission has been released is out which has the proposals that they are going to do further study on. One study relates to the timing of certifying ULURP actions.

The Chairperson Braton acknowledged Deputy Inspector Brian Bohannon and invited him to speak. He stated that YTD crime is down 7.1% in the 106 Pct. DI Bohannon reported on the numbers and types of crime currently occurring. He noted that within the last few weeks tires and rims, mostly from Honda Accords and Civics have been stolen and mailbox fishing has gone down. Three individuals have been arrested for removing mail from individual mailboxes at people's homes. He expects the noise complaints to start coming in as the weather gets warmer. Problematic locations have been visited and given notice. There was a shooting on 134<sup>th</sup> Street and 131<sup>st</sup> Avenue on April 16<sup>th</sup>. There was a makeshift memorial for someone murdered in Georgia. A small crowd gathered around 8:00 that night. There was no notice to the police of this gathering. Within minutes a fight ensued and one individual pulled out a gun, both believed to be from the Crip crew. One person was shot in the leg. There is a person of interest and it is hopeful that this shooting case will be closed shortly. A few weeks ago there were drag racing complaints at 124<sup>th</sup> Street and 103<sup>rd</sup> Avenue. He mentioned drag racing problems in the 102<sup>nd</sup> Precinct as well as motorcycle issues in the 106<sup>th</sup> Precinct. Enforcement is a priority. He asked that anyone who sees a large group of motorcycles to call 911. He stated that there was a police officer from the 101<sup>st</sup> Precinct that was killed in a car accident on his way to work. The officer's wife's family lives in the 106 Pct. and the Bergen Funeral Home was chosen for services that will be held on Saturday from 5 pm to 10 pm, when the wake will be held. It is open to the public. On Sunday, from 8 am to 10 am there will be the funeral. He asked all to be aware that there would be some traffic impacts on Rockaway Blvd. due to the wake and funeral.

The meeting continued with Committee reports.

TRANSPORTATION – The Committee Chairperson thanked the committee members for attending the Transportation meeting recently held. It was well attended. She stated that the report on that meeting was contained in the Board folder. It was an informational meeting and the Committee shared the concerns our residents have regarding bike lanes with DOT and urged DOT to meet with area residents at their civic assn. to get input from them regarding the proposal

CONSUMER AFFAIRS – The Committee Chairperson advised the report was contained in the Board folders.

BUDGET – No report, but Committee members were advised there will be a Budget meeting scheduled before the next meeting to review the Internal Budget for the next fiscal year. Notification of when the meeting will be held will be sent out.

AQUEDUCT – The Committee Chairperson advised the report was contained in the Board folders.

GATEWAY – The Committee Chairperson advised that there will be a Jamaica Task Force Meeting that he will be attending.

LAND USE – The Committee Chairperson posed a question regarding the timeline for the Text Amendment to H. Saleh of the DCP with regard to H. Saleh who responded there is presently no timeline. She stated that it would

be October/November for certification. He also reported the status of the Cohancy Street project. City Planning approved the rezoning of the property and presently they are moving through the BSA process so that they can get the gas station variance. He stated that it was good to see in the reports that we have been getting back, that the commissioner of the BSA enforced much of what the Board has put into this action, i.e. restrictive declaration, and also with the request that was made about moving the canopy back.

The other action that will be coming up is that a developer is interested in a property on 79<sup>th</sup> Street, south of Linden Blvd., in the Lindenwood area. It seems they have taken the recommendations and suggestions that the Board Chairperson and he made during 2 preliminary meetings with them. Originally they were going for a rezone of that piece of property to an R7A, which would have been an 8 to 10 story building. It now looks like they are only going to be seeking an R6 which is more conducive to the area as it would be 4 story with a setback. He believes it is approximately 200 rental units, with parking and possible community space. We will know more if and when any application is filed for action by the Board.

SUMMER YOUTH & OTHER EMPLOYMENT – The Committee Chairperson reported he Summer Youth Employment application deadline was April 26<sup>th</sup>. It is closed. The NYC Parks Department is looking for lifeguards. Go on their website for more information or contact 311. Also they have an internship coordinators position. You can contact them at 212-360-8212. There are other intern positions within the city agencies. You can get more information on the DCAS website, [www.nyc.gov/dcas](http://www.nyc.gov/dcas). DCAS is looking for exam monitors, website has more information. The work may be on weekends. The USTA has intern positions at [www.usta.com](http://www.usta.com). She mentioned that due to a problem with her computer, her report was not in on time to be put in folders. It will be emailed to the Board.

LIBRARIES – It was reported there is a notice in the Board folders that the South Ozone Park Library will be closed for 2 months because of the necessary work that is going on at that site. She also stated that the Lefferts Library would have a citizenship program for people can get assistance. This information was posted on the Community Board 10 Facebook page.

PUBLIC SAFETY – The Committee Chairperson reported on the time and dates of upcoming Neighborhood Coordinating Officers meetings and advised the crime stats report was in the folders.

OLD BUSINESS – None

NEW BUSINESS - None

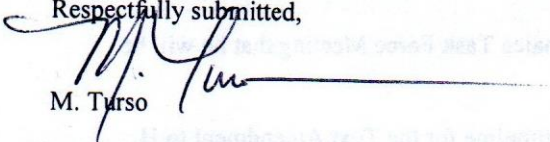
PUBLIC FORUM –

A concerned citizen, Brendan Birth, advised that there has been no functioning weather radio transmitter for the last 18 months in New York City. This transmitter alerts those with weather radio transmitters of weather safety. He is asking the Board and Legislators to push the powers that be to make this possible. It is a safety issue in his opinion.

Cathy Harrison asked if there has been any progress on the parking situation at Ride-Aid. The Chairperson responded that the BSA has not approved anything yet. The Land Use Chairperson responded that two violations were served on the gym by the Department of Buildings for operating without a C of O. They are still dealing with court hearings and the process with that situation. They are still open for business and BSA will eventually make a ruling.

The Chairperson adjourned the meeting at 9:30 P.M.

Respectfully submitted,

  
M. Tarso

Draft, subject to approval