



Queens Community Board 13
 219-41 Jamaica Avenue
 Queens Village, NY 11428
 718.464.9700
 qcb13.org



Donovan Richards
 Borough President

Michael Carlier
 Director of Community Boards

Bryan J. Block
 Chair

Mark McMillan
 District Manager

GENERAL BOARD MEETING MINUTES
September 29, 2025
NEXT CITY CHURCH
240-55 HILLSIDE AVENUE, BELLEROSE

Attendance

Present:

Genevieve Appolon; Maximus Barton; Corey Bearak; Bryan Block; John Boyd; Ella Caynes; Latanya Collins; Sylvia Cothia; Delroy Dawkins; Bess DeBetham; James Delaney; Noreen Eltabakh; Charles Farruggia; ; Lorraine Gittens-Bridges; Robert Glover; Richard Hellenbrecht; Fay Hill; Leonard Hookum; Shakrian Hossain; Bonnie Huie; Mohamood Ishmael; Rhonda Kontner; Michael Mallia; Sophia Mighty; Laura Morand; Curlene Nelson; Loleta Nicholson; Marcia O'Brien; Michael O'Keefe; David Pecoraro; Latchman Persaud; Sandra Persaud; Nagassar Ramgarib; Anup Ramnauth; Ronald Summers; Osban Thompson; Lourdes Villanueva-Hartrick; Jackie Wilson

Absent:

Angela Augugliaro; Sheila Beverly-Skinner; Barbara Clements (E); Bobbie Cole; Marissa Cronin; Derrick DeFlorimonte (E); Sequoyah Douglas; Brian Ellis-Gibbs; Vernal Holder; Cinnamon Paltoo; Lenroy Pascall; Steven Taylor

The meeting was called to order at 7:30 pm by Chair Bryan Block.

Pledge of Allegiance led by Chair Block.

- The Chair asks for a moment of silence for Frank and Maureen Olton, an older couple in Bellerose who were murdered on September 8, 2025.
- The Chair asks for a moment of silence for Sanjay Samuel, a 13-year-old who was shot and killed at a Dunkin Donuts in Cambria Heights on September 26, 2025.

Assembly Member Clyde Vanel:

- He thanks the community for coming out to the two vigils for the murder victims just given a moment of silence by Chair Block.

- He states there are people who have mental health issues.
 - Our communities need to work together to try and address these problems.
- He thanks the 105 Precinct for the 24 hours they stayed on the corner where Sanjay Samuels was killed to keep the peace.
- Programs for the community:
 - He is looking to establish an online resource center that gives information on "your organization."
 - This will be powered by AI.
 - His office can help civic associations with websites and other technical needs.
- "Tragedies do not define us."

Captain Douglas Moodie, Commanding Officer, 105 Precinct:

- He speaks about the murder of Sanjay Samuel and his conversations with young people in that area after the murder.
 - With young people, it takes a village.
 - In present times, the youth have no fear of elders.
- He thought it was necessary to have the 24-hour presence at the location (corner of Springfield and Linden Boulevards) where Sanjay Samuels was killed to eliminate any potential violent activity in response.
- He comments on the tragedy of the Frank and Maureen Olton being randomly killed by a stranger walking on their block while trying do something nice.
- He gives crime stats for the precinct over the last 30 days.
- Quality of Life Teams (Q-Teams) are now in effect; we still have NCOs.
- There are police "details" that assist in getting kids to school.

Chair's Report

- Lists meetings and events attended since last General Board Meeting.
- Motion to accept by BM Anup Ramnauth, seconded by BM Bess DeBetham.
 - Unanimous approval.

District Manager's Report (written)

- Motion to accept by BM David Pecoraro, seconded by John Boyd.
 - Unanimous approval.

June General Board Meeting Minutes

- BM David Pecoraro submits written amendment. District Manager states Minutes are a summary, not a transcript.
- Motion to approve by BM Charlie Farruggia, Second by BM Bess DeBetham.
- Vote: 37 Yes. 1 No. Minutes are approved.

Roll Call: 40 members present, 11 absent, 3 excused.

Queens District Attorney Melinda Katz:

- She has been the Queens DA for 6 years.
 - On her first day in office, the NYS bail laws changed.
 - Three months in, the world changed (COVID 19).
- DA Katz believes in accountability.
- Her office has extensive community outreach –
 - This is the best way to keep young people out of the courtroom.
- She comments on the Olton couple murder – it is devastating because it was so random.
- She speaks about Sanjay Samuels shooting -
 - The defendant is 16 years old, and they are charging him with a crime that requires “intent” to prove.
 - We need to get guns out of the hands of our kids.
 - Create programs for them.
 - Get rid of the supply of guns (none of which are manufactured in NYC or NYS).
 - An undercover officer was brought in to do the “bust.”
- Squatters –
 - She gives an example of someone not only squatting but renting rooms!
 - She charged this defendant with trespass and grand theft larceny.
 - If they are there illegally, they do not have a right to stay.
- A gang bust took 33 gang members off the streets.
 - This vacuum allowed a new gang to take over this territory.
 - A new gang was then busted.
 - There is a direct correlation to getting gangs and guns off the streets to have safe streets.
- Scams – Do not give anyone you don't know your money!
- Deed theft:
 - Go to <https://www.nyc.gov/site/finance/property/deed-fraud.page>
 - It will tell you when anyone messes with your deed.
 - Queens DAs Office gives training on this.
 - Go to ACRIS:
<https://www.nyc.gov/site/finance/property/acris.page>
 - Will come early to a General Board meeting to train members/the public upon request.
- **Queens District Attorney Melinda Katz Swears in the Queens Community Board 13 Executive Board Members:**
 - **Chair Bryan Block**
 - **First Vice Chair Richard Hellenbrecht**
 - **Second Vice Chair Marcia O'Brien**
 - **Executive Secretary Rhonda Kontner**
 - **Treasurer Mohamood Ismael.**

Voting items:

BSA 2025-26-BZ, 160-23 Rockaway Boulevard, Springfield Gardens

- Applicant's attorney Elyse Foladare explains this application for a "Special Permit."
- Land Use Chair Michael Mallia introduces this item and explains the BSA process.
- Board members Curlene Nelson and Fay Hill state they are uninformed about this matter, which is in the area where they live.
 - Over concern the community is not informed, this item is laid over until the October General Board Meeting.

BSA 339-02-BZ, 146-65 Springfield Boulevard, Springfield Gardens

- Land Use Chair Michael Mallia introduces this item.
- Applicant's attorney Elyse Foladare speaks about the plantings that will surround the planned new security fence – they will grow up to 10' high to hide it.
- The District Manager reads a letter from the Eastern Queens Alliance, the local civic association, that requests the color of the fencing blend into the vegetation, and that it not be silver or metallic in color.
- The Land Use Committee voted to support this application.
- Motion to support application made by BM David Pecoraro, seconded by BM Leonard Hookum.
 - Vote: 29 Yes; 3 No. Motion passes.

Report to Queens Community Board 13 on SNAP Senior Center Project

- Board Member and SNAP Board Chair Corey Bearak reports:
 - The City failed to fund QCB13 FY 26 #1 Priority.
 - SNAP advocates hard for funding and does not understand its lack of city funding given its services and importance to seniors in the area.
 - He provided an overview of SNAP's services and its various locations.

Elected Officials

Justin Conner – **Congressman Thomas Suozzi's Office**

Kevin Morris – **Mayor Eric Adams' Office**

Norris Johns – **Public Advocate Jumaane Williams' Office**

Georgia Katsalis – **Queens Borough President Donovan Richard's Office**

Ajani Pridgeon – **State Senator James Sanders Jr.'s Office**

John Fadugbagbe – **Assembly Member Clyde Vanel's Office**

Kayla Christie – **Assembly Member Alicia Hyndman's Office**

Alisha Ali – **Assembly Member Kahlil Anderson's Office**

Daniel Sparrow – **Council Member Linda Lee's Office**

Renee Taylor – **Council Member Selvena Brooks-Powers' Office**

Chair Bryan Block acknowledged Bob Friedrich for the donation to the 105 Precinct of its new podium.

Committee Reports

Public Safety Committee – Committee Chair Michael O’Keeffe:

- Lists liquor license applicants and findings.

Land Use Committee – Committee Chair Michael Mallia:

- The two voting items that were presented tonight.
- Sub-committee on Creedmoor:
 - Fewer units approved in final draft.
 - Our local elected officials – **State Senator Toby Stavisky, Assembly Member Ed Braunstein** and **Council Member Linda Lee** worked hard to make this happen.

Parks & Environment Committee – Committee Vice Chair Max Barton:

- Parks design reviews:
 - MPAA at Gunn Playground.
 - Idlewild Park Nature Trail & Boardwalk.
- A PowerPoint on “Disc Golf.”
- Dog Run update –
 - Queens Borough President Donovan Richards has made the financial commitment.
 - It will be somewhere in Brookville Park.

Seniors Committee – Committee Chair Loleta Nicholson:

- Announces a “Healthy Aging Partnership Series” with Jamaica Hospital Center.
- Left flyers of upcoming Seniors Committee meetings at the table.

Health & Hospitals Committee – Committee Co-Chair Marcia O’Brien

- This committee will look to collaborate with the Seniors committee on some topics.

Youth, Education, Libraries & Special Needs Committee – Committee Vice Chair Lorraine Gittens-Bridges:

- Tarik Johnson, Parent Coordinator, spoke about the cell phone ban in schools.
 - This has not been a problem for the students.

- Shadaya Curry-Davis, District 75 Representative for CEC for District 29, spoke about her story with a special needs son.
 - Her son did a TV commercial.

Economic Development Committee – Committee Chair Sophia Mighty:

- The Guest Speaker, Dr. Melva Miller, discussed the topic of "Affordability" and how it will affect our communities in various ways. There will be future meetings on this topic with specialized speakers.

Transportation Committee – Committee Chair Moh Ishmael

- Hillside Avenue Bus Lane – when it is painted, it is in effect for traffic violations.

Public Speaking

- BM David Pecoraro speaks about his religious observance and feelings about the community board.
- Jax Dolly:
 - Con Edison has made rate hikes.
 - The average household has rates that go up sometimes \$2K per year.
 - She has put together a toolkit on ways to lobby the Public Service Commission.
 - Her website: jdolly2009@gmail.com.

Meeting adjourned at 10:00 pm.

Respectfully submitted,

Mark McMillan
District Manager
Queens Community Board 13