



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



Donovan Richards
 Borough President

Bryan J. Block
 Chair

Michael Carlier
 Director of Community Boards

Mark McMillan
 District Manager

GENERAL BOARD MEETING MINUTES
October 27, 2025
NEXT CITY CHURCH
240-55 HILLSIDE AVENUE, BELLEROSE

Attendance

Present:

Genevieve Appolon; Corey Bearak; Bryan Block; John Boyd; Ella Caynes; Barbara Clements; Bobbie Cole; Latanya Collins; Sylvia Cothia; Marissa Cronin; Bess DeBetham; James Delaney; Sequoyah Douglas; Charles Farruggia; ; Robert Glover; Richard Hellenbrecht; Fay Hill; Leonard Hookum; Shakrian Hossain; Bonnie Huie; Rhonda Kontner; Michael Mallia; Sophia Mighty; Curlene Nelson; Marcia O'Brien; David Pecoraro; Sandra Persaud; Nagassar Ramgarib; Ronald Summers; Steven Taylor; Lourdes Villanueva-Hartrick; Jackie Wilson

Absent:

Angela Augugliaro; Maximus Barton; Sheila Beverly-Skinner; Delroy Dawkins; Derrick DeFlorimonte (E); Brian Ellis-Gibbs; Noreen Eltabakh; Lorraine Gittens-Bridges; Vernal Holder; Mohamood Ishmael; Laura Morand; Loleta Nicholson; Michael O'Keeffe; Cinnamon Paltoo; Lenroy Pascall; Latchman Persaud; Anup Ramnauth; Osban Thompson

The meeting was called to order at 7:28 pm by Chair Bryan Block.

Pledge of Allegiance led by Chair Block.

Deputy Inspector Sony Beauvoir, Commanding Officer, 116 Precinct:

- Crime statistics for the precinct are down.
 - What does this mean?
 - The split with the 105 Precinct has worked to keep crime down
 - The increased presence in the community has decreased crime
 - They have an excellent working relationship with the Das Office

- Quality of Life Issues (non-emergency calls) response times have decreased dramatically.
 - He thanks his officers for their hard work. This is why this precinct was built.
- Tires and rims are still a problem.
 - Acura's, Hondas and Toyotas are the main targets.
 - These cars are also the ones most stolen.
 - Air bags in these cars are easily stolen; usage of the "club" is a major deterrent.
 - The perpetrators are not local; rather, from the Bronx as these items are put on online stores.
- Q-Teams help with quality-of-life calls.
- There is an immediate response to any emergency calls regarding parties.
- He congratulates his officers who have received medals of distinction.

Captain Douglas Moodie, Commanding Officer, 105 Precinct:

- Gives crime statistics.
- Speaks about the issue with Facebook Marketplace meetups.
- Response times are 5:55. Q-Teams are working very well in the precinct.
- He is aware of concerns with a smoke shop on Hempstead Avenue possibly selling cannabis illegally.
 - There is another location on Linden Boulevard he is observing.

Chair's Statement: Public speaking is for the public, not for the airing of board member grievances.

Chair's Report

- Lists meetings and events attended since last General Board Meeting.
- First Vice Chair Richard Hellenbrecht reports on the October Borough Board meeting he attended on the Chair's behalf: "Capital Projects in NYC Schools."
- Motion to accept by BM Charles Farruggia, seconded by BM Michael Mallia.
 - Vote: 30 Yes. 1 No. Report is approved.

District Manager's Report (written)

- Motion to accept by BM Bess DeBetham, seconded by BM Corey Bearak.
 - Vote: 30 Yes. 1 No. Report is approved.

September 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 Corey Bearak, Second by BM Bess DeBetham.
- Vote: 30 Yes. 1 No. Minutes are approved.

Voting item:

BSA Cal. No. 2025-26-BZ, 160-23 Rockaway Boulevard, Springfield Gardens – Seeking a Special Permit to a zoning district to allow the building and operation of an automotive service station with attached Tim Horton's food service...

- William MacDonald, President of Spring Gar Civic, stated that Spring Gar Civic Association did not have a meeting with the applicant.
 - The District Manager responded that the proposed application is not within the confines of the Spring Gar Civic; and that Gateway JFK Executive Director met with and supports this application.
- A motion to support made by BM Richard Hellenbrecht, seconded by Chair Bryn Block.
- Vote: 27 Yes, 2 No, 2 Abstentions. Motion passes.

Roll Call: (Taken in conjunction with BSA vote) 31 members present, 18 absent.

Assembly Member Khaleel Anderson:

- Announces community events.
- He and other local elected officials met with the Office of Cannabis Management (OCM) regarding the "over-saturation" of cannabis dispensaries in the Rosedale and Springfield Garden areas – presently there are 7 sites.
 - Another meeting with OCM is scheduled in two weeks.
 - They are waiting to hear about the "equity money" and how it is being disbursed by OCM to local communities.
- Tomorrow, (because of the federal government shutdown), food relief for federal workers at the Jamaica Chamber of Commerce Building on Rockaway Boulevard in conjunction with City Harvest.
 - He is also looking into account protection with utility companies.
- There will be no SNAP or WIC in November.
 - Governor Hochel has released \$41M in emergency relief funds for pantries.
- Look for State issued "Inflation Reduction Checks" for those who filed taxes in 2023.
 - **Scam alert:** The State **will not text** taxpayers about this check.
- State Budget Victory: The maximum unemployment benefit is increased by \$300.00 per week.

Voting item:

BSA Calendar No. 2025-12-BZ, 220-28 Jamaica Avenue, Queens Village – Seeking a variance to permit the construction of a 12-story building...

- Land Use Chair Michael Mallia stated that the Land Use Committee voted unanimously to reject this application.

- The District Manager stated that the applicant decided not to attend and present to the full board given the overwhelming negative reaction from board and community members at the two Land Use Committee meetings and the Queens Village Special meeting.
- Pre-school owner and Director Michae Budhoo, A to Z Center Too, Inc., Preschool Program, speaks about the school's presence and importance in the community and how having to leave this location without another site would harm so many local residents.
- "If an oversize building can be built in Queens Village, it can be built in any of our neighborhoods."

Motion to approve application by Richard Hellenbrecht, seconded by Michael Mallia:

Yes, 0; No 30; 0 abstentions. Motion does not pass. This application is not supported by Queens Community Board 13.

District Priorities

The District Manager presents Capital and Expense priorities and Continued Support (written handout) to the board membership. Some were moved in priority based on board member input. He then could submit them to City Planning via the online form.

Elected Officials

Somo Zia – **Mayor Eric Adams' Office**

James Mongoluzo – **Comptroller Brad Lander's Office**

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

Anthony Harrison – **State Senator Leroy Comrie'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 Khaleel Anderson's Office**

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

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

Guest Speakers

- In conjunction with a federal grant, State Senator James Sanders, Jr. has commissioned students from Hunter College to conduct a survey of residents on their vision for "Snake Road," the part of Brookville Boulevard that transverses the wetlands between 149 Ave and Rockaway Boulevard. Some students speak on this task.

Committee Reports

Land Use Committee – Committee Chair Michael Mallia:

- The City Council gave a presentation on the 5 questions in the ballot for the November election.
 - Their recommendation was a “No” vote on questions # 2, 3, and 4.
- A discussion of the Board of Standards and Appeals (BSA) calendar.
- Planner Paul Graziano updates:
 - “City of Yes” lawsuit.
 - Intro 1107 (Airbnb supported legislation)
 - Intro 948
 - BM Richard Hellenbrecht would like a Resolution to oppose any legislation that promotes Airbnb-type housing.
- The two voting items that were presented tonight.

Public Safety Committee – Committee Chair Michael O’Keeffe:

- Lists liquor license applicants and findings.

Parks & Environment Committee – Committee Chair Fay Hill:

- Passes on report due to lateness of the hour.

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

- PowerPoint by Debbie Garriques, Mental Health Nurse Practitioner, who presented on: “Mindful Holidays: Preparing Your Mental Health for the Season.”

Public Speaking

- Ngozeka Onwualu, Rosedale Lions Club, invites to the community to participate in the “Super 7 Symposium Series” on Diabetes.
 - Thursday, November 12, 2025, 7:00 pm, 247-11 Francis Lewis Boulevard.

Meeting adjourned at 9:45 pm.

Respectfully submitted,

Mark McMillan
District Manager
Queens Community Board 13