

# COMMUNITY BOARD #14

## CITY OF NEW YORK - BOROUGH OF QUEENS

1931 MOTT AVE., ROOM 311  
FAR ROCKAWAY, NY 11691



718-471-7300  
QN14@CB.NYC.GOV

**Community Board #14Q**  
**October Board Meeting**  
**October 14, 2025, at 7:00pm**

**Knights of Columbus**  
**333 Beach 90<sup>th</sup> Street**  
**Rockaway Beach, NY 11693**

### **BOARD MEMBERS:**

**Present:** Ebony Beaty, Beverly Childs, Kimberly Comes, John Cori, Rose Marie Duggan-Gulston, Jack Epter, Iona Folkes, Amanda Johnson, Lisa Johnson-Cooper, Patrick Kelly, Richard Knott, Damara Lee, Betty Leon, Sharon Lewis-Williams, Nancy Martinez, Helen Montero-Hernandez, Zina Moratti, Josmary Ochoa-Cruz, Dolores Orr, Dr. Harold Paez, Shannel Parker, Alexa Roberts, Vernell Robinson, Aramiam Sacnite, David Shelborne, Karen Sloan-Payne, Monice Small, Israel Tavera, Christopher Tedesco, William Tietjen, Christina Torres

**Absent:** Brittny Chong, Amber Clinkscales, Dr. Gerald David, Maria Foreman, Menashe Friedman, Yitzchok Goldstone, Josephine Gonzalez, Jacqueline Guitierrez, Avionne Gumbs, Samuel Jaroslawicz, Paul King, Annette Lord-Cohen, Eric Rasmussen, David Rood-Ojalvo, Jose Santana, Jose Velez

### **ELECTED OFFICIALS/ REPRESENTATIVES:**

**Representatives:** Congressman Meeks – Jose Reina, Senator Sanders – Lisa George, Hidelkis Nunez, Assemblywoman Pheffer Amato – Danielle Cinigillo, Assemblyman Anderson – Jeannine Agard, Mayor Adams – Kevin Morris, Queens Borough President Richards – Oluwanisaola "Sola" Olosunde, Queens District Attorney Melinda Katz – Dan Brown, Councilwoman Brooks-Powers – Rodney Reid

### **GUESTS:**

100th Precinct - Lieutenant Powel, 101st Precinct –Lieutenant O'Shea, Transit D23 – Lieutenant Hughes  
Queens Realty Housing of New York, 14-10 Beach Channel Drive LLC, Sheldon Lobel PC – Richard Lobel, Amanda Ianotti, Frank Watella (Project Architect), Kevin Williams (GA Environmental)

The Chair called the meeting to order at 7:08 pm. Quorum was present.  
The Chair announced that we are officially Livestreaming our meeting on YouTube.

Pledge of Allegiance

Betty Leon made the motion to accept the September 9<sup>th</sup> minutes as written, Rose Marie Duggan-Gulston 2<sup>nd</sup> the motion. Vote was taken. Approve 29, No 0, Abstaining, 2. **Motion carries.**

### **UPDATES FROM NYPD/ ELECTED OFFICIALS:**

#### **100<sup>th</sup> Precinct – Deputy Inspector Hamilton**

**Q-Team (Quality of Life):** Two shifts: from 10AM – 6:35PM and from 5:30PM - 2:05AM. They handle mostly 311 calls during their shifts, focusing on improving neighborhood quality of life. Q-Adam covers



B59th to B90th, Rockaway Beach Blvd, Beach Channel Drive. Focuses on towing abandoned vehicles—30 vehicles towed so far, mostly without plates. Works with sanitation for derelict vehicles.

**Retail Theft & Shoplifting Initiatives:** Targeting high-theft locations like Walgreens (106-40 Rockaway Beach Blvd), CVS (B90<sup>th</sup> St) and Stop & Shop (BCD & B115 St). They are using the Merchants Trespass Program; shoplifters served affidavits banning them from stores; repeat offenders are arrested. Retail theft is down year-to-date, showing progress from both the Q Team and patrol officers. 28-day report shows retail theft is down.

### **101<sup>st</sup> Precinct – Sergeant Desson**

Sergeant Desson is the new Q-Team Sergeant, previously with FSU and patrol. Team operates 10AM – 6PM; Sgt. Luckmann leads the later shift, 6 PM to 2AM. Officers Kelly and Liddy handle traffic summonses and road conditions. Officers Monahan and Parisi focus on quality-of-life issues.

**Enforcement:** 343 derelict vehicles towed this year (up from 98 last year — 250% increase).

19,150 parking summonses issued year-to-date (82% increase from last year). Response times for 311 calls improved: to 58 minutes (down from 1 hour 15 minutes). Noise complaints

response time: 56 minutes. Public urination enforcement: 14 incidents addressed (up from 3 last year). Crime down 1.5% over the past 28 days. Arrests are up 47% in the same period. 23 self-

initiated operations conducted this year. **Retail Theft & Trespass Enforcement:** CVS (B20) and

Dollar General are major shoplifting hotspots. Two officers assigned to CVS Wednesday - Sunday.

Trespass affidavit program in effect to ban repeat offenders. **Youth Crime & School Dismissals:**

Increased youth-related incidents around Mott Ave. McDonald's after school. One sergeant and

eight officers now assigned to school dismissal patrols. Q-Team also supports these efforts during peak

youth activity hours. Sergeant Desson encourages residents to reach out with concerns and assures

continued focus on improving quality of life in the precinct.

### **Transit Police – Lieutenant Hughes D23**

Arrests have significantly increased since June. **School Team:** Engages with students in the mornings.

**Public Safety Team:** Handles crime prevention later in the day. **Overnight Patrols:** Officers wake

sleeping passengers to prevent grand larcenies. **Youth Outreach:** Focused efforts to discourage

subway surfing, a growing safety concern. Lt. Hughes emphasized ongoing efforts to reduce risky

behavior and encouraged community members to reach out with questions.

### **Office Of Congressman Gregory Meeks – Jose Reina** [Contact the office at (718) 725-6000]

**Federal Government Shutdown – Community Update:** Day 14 of the federal government shutdown.

Federal agencies like TSA, SSA, and IRS are operating with limited staff and reduced services, causing

potential delays across the district. Despite the shutdown, Congressman Meeks' office remains open

and is actively assisting constituents and able to reach federal agencies directly regarding:

Emergency passports, Postal service issues and U.S. embassy concerns worldwide

### **Office of Senator James Sanders – Lisa George** [Contact the office at (718) 327-7017]

**Legislative Update:** Senator Sanders successfully advocated for improvements to state-level

unemployment insurance this month. Unemployment Insurance Benefit, \$504 to \$869.

**Free Monthly Legal Clinics:** Including clinics for seniors. Partnership with NYLAG to provide free legal consultations for homeowners and others in need. December will be open to all constituents, free of

charge. **8th Annual Trina Mitchell Far Rockaway Cancer & Domestic Violence Walk:** Sunday, October 17<sup>th</sup> at 8AM, registration begins at 6AM.

**Office of State Assemblymember Stacey Pheffer Amato – Danielle Ciniglio**

**Inflation Rebate Check – Important Notice:** Eligible residents will receive inflation rebate checks by mail between now and mid-December. This initiative is part of a partnership between Assemblywoman Stacey Pheffer Amato and Governor Kathy Hochul to help ease financial burdens. No registration is required — the checks are sent automatically. Beware of scams: Ignore any emails or texts asking you to register or provide personal information. These are fraudulent. Keep an eye on your mailbox and don't accidentally discard your rebate check.

**Office of State Assemblymember Khaleel Anderson - Jeannine Agard** [Office (718) 327-1845]

**Transit Outreach:** Planning a community conversation on the MTA OMNY program in November or December to address public questions and concerns in the Rockaways. **Older Adult Appreciation**

**Month Events:** Hosting "Sipping with Khaleel" at Seagirt Adult Daycare Center on October 23<sup>rd</sup> from 10 AM – 12 PM. Seniors interested in attending can RSVP by calling the office.

**Office of the Mayor, Eric Adams - Kevin Morris**

**New E-Bike Speed Limit:** Starting October 24, a 15-mph speed limit will be enforced for: E-bikes, E-scooters, Pedal-assist bicycles. More details will be shared with the Community Board as they become available. **Illegal Firearms Removal:** Over 4,000 illegal firearms removed from NYC streets in 2025 alone. Total now exceeds 23,000 firearms removed since the start of the current administration. Thanks, extended to NYPD officers for their dedication to public safety. **Leadership Transition:** Kevin Morris announced his new role as Director of Shooting Response for NYC. This was his final Community Board 14 meeting and expressed deep gratitude and affection for the Rockaways community, calling it his hometown.

**Office of the Borough President Donovan Richards – Oluwanisola "Sola" Olosunde (718) 286-3000**

**Events:** Filipino American History Month Celebration – Sat., Oct 18, at 10:30 AM – 12 PM. Southeast Queens Job Fair – Thurs. Oct. 23<sup>rd</sup> at 2PM – 5PM at the Ozone Park Library, 92-24 Rockaway Blvd.

**Office of City Councilmember Selvena Brooks-Powers – Rodney Reid**

**Legislative Initiatives:** Intro 1297: A bill to amend the Gender-Motivated Violence Act will expand protections for survivors, hold institutions accountable, extend the look-back period for justice. Intro 142: Addresses the digital divide in NYC public schools, requires the DOE to report on student access to technology and internet, aims to target resources to areas with the greatest need. **Trash Bin Reimbursement Program:** NYC residents can apply for up to \$50 reimbursement for purchasing official sanitation bins, supports cleaner streets and reduced rodent activity. Apply via 311 or QR code flyers available through the council office. **Community Events:** Fall Festival – Nov. 1<sup>st</sup> from 12PM – 4PM at O'Donohue Park (Beach 17th & Seagirt Blvd). **Senior Appreciation Day:** Oct. 29<sup>th</sup>, 11AM – 2PM at the YMCA, 207 Beach 73rd St., Arverne. The council member sends her greetings and remains committed to equity, justice, and community well-being.

**Office of Queens District Attorney Melinda Katz – Dan Brown** [Contact at (718) 286-6593]

**Major Investigations & Press Conferences - Gang-related shootings:** 12 alleged gang members arrested for a year-long shooting spree in Southeast Queens. Two defendants (ages 18–26) charged in a 33-count indictment including attempted murder and conspiracy. Violence believed to be

retaliation following a September 2024 gang-related killing in Springfield Gardens. **Gun trafficking case:** Two men (from Queens and Georgia) indicted on 194 counts. Seizure of 70+ firearms, including 12 assault weapons, and fentanyl pills. Guns were trafficked via the "Iron Pipeline" from southern states with looser gun laws into NYC. DA Melinda Katz emphasized commitment to prosecuting gun traffickers exploiting interstate loopholes. **Events:** Missing Persons Day, Fri., Oct 24<sup>th</sup> from 10AM to 2PM at the Queens District Attorney's Office, 126-06 Queens Blvd, Training Room. Appointments encouraged. 212-323-1201. The DA's office remains active in tackling violent crime and supporting affected families throughout Queens.

### **Chairperson's Report – Dolores Orr**

**Parks Department:** District Manager and I met with Parks to propose additions to the fiscal budget and review of parks across the peninsula. Some park projects are facing delays due to DEP and DDC involvement. A summary of park updates will be shared with board members soon. **Land Use & Zoning Training. Ballot Proposals & Voter Awareness:** This year's ballot will be double-sided, with six proposals on the back. Proposals 2, 3, and 4 are flagged as potentially harmful to: Community voice in land use decisions, Council members' authority over residential development. Community boards gained land use input in 1978, and there's concern these proposals could reverse that progress. Residents are urged to vote NO on proposals 2, 3, and 4. **Voter registration deadline:** October 25<sup>th</sup>. Registration cards are available on-site or register online.

### **District Manager's Report - Felicia Johnson**

**Correspondence:** DOT feasibility study for B35th Street, NYCERTA free car service, circuit. They are requested a letter of support to proceed with the application and continue this free service, and it was provided. **DOT** request speedbumps at B66th Street & Thursby. Intros for maintaining city sidewalks and greenscapes expanding city sidewalks, at the public hearing. John Cori testified in person, written testimonies submitted by DM Johnson, Dr. Paez, Damara Lee and Mr. Yarde. **Agency Updates:** **FDNY** – Engine 268 Ladder Co. 137 on B116th EOM shovels in the ground. **Neponsit Adult Day Health Care Center:** has been closed by the NYS Department of Health. This was the only medical model in Queens. **DOT**, speed reducer, feasibility study, did not meet the criteria at this time. **Agency Budget Requests:** **NYPD** requested 2, 15-passanger vans, 1 for each precinct. **FDNY** request for a MERV. **Parks** requested Beach 9<sup>th</sup> St - playground upgrades and improvements, Beach 17<sup>th</sup> St.- full fund restroom renovation, Beach 82<sup>nd</sup> St.: Playground upgrades and improvements, Beach 86<sup>th</sup> St. - Restroom renovation. **CERT:** Training 10/28 6:30pm YMCA. Register. Emergency Evacuation Plan for the Rockaways. It is imperative that every development has a couple of people trained.

**PUBLIC SPEAKING:** The Chairperson opened the floor for public speaking. 10 individuals signed up to speak. They were recognized and heard. Public speaking was closed. 2 minutes per speaker.

### **PRESENTATIONS:**

**Bayswater Point State Park** - at their request presentation was postponed and rescheduled for November.

### **Capital & Expense Budget Requests FY2027:**

#### **Public Hearing on the Budget (1 minute):**

The Chairperson opened the floor for public Hearing. 3 individuals signed up to speak. They were recognized and heard. Public speaking was closed. 1 minute per speaker.

The board reviewed budget items last month and Chair invited additional suggestions at this meeting – none were presented. District Manager recapped the meeting with the Parks Department, noting time constraints and ongoing discussions. **Parks Department Expense**

**Requests:** 1) Scissor platform machine – for safe flagpole maintenance, reducing reliance on the fire department. 2) Three Gators – utility vehicles for beach operations. 3) Two Dingo Machines – used to move and store beach mats for seasonal setup and removal. **Additional Budget Discussion:**

Thursby Basin Park (62nd St.) Funded through Sandy recovery money but currently on hold due to DEP/DDC issues. Remains on the budget list under continued support until construction begins. **New Capital Additions for Parks:** Playground upgrades: Beach 9 St, Beach 30 St, Beach 82 St; Restroom renovation B17 St, B86 St, B97 St. Hamels Park: Already included for playground improvements. **FDNY Requests:** Addition of a MERV (major emergency response vehicle to the capital budget). **NYPD Requests:** Marked and unmarked vehicles. Two 15-passenger vans (one per precinct).

John Cori made the motion to approve the FY 2027 Capital & Expense Budget, Betty Leon 2<sup>nd</sup> the motion. Vote was taken. Approve 30, No 0, Abstaining, 1. Motion carries.

### **Grant Opportunities & Community Funding**

Board Member, Alexa Roberts, shared that she works with the Office of Waterfront Revitalization and Planning & Development. She advised that there are grants available to our community. \$15M grant for community center development (closed August 25). These grants must be submitted by municipalities or agencies like Parks. Encouraged the board to partner with elected officials and city agencies to pursue future funding. Community Board 14 is not an eligible agency to apply for grants directly. Longstanding Budget Items - Cross Bay Blvd. viaduct reconstruction has been on the budget since 1990. May qualify for smart design infrastructure grants aimed at climate resilience. Board will explore how to coordinate with agencies and elected officials to apply for these grants. Ebony Betty stated for Ocean Bay CDC raised concerns about reimbursable funding opportunities, noting that some agencies struggle to apply due to limited budgets. Suggested exploring collaborative projects between CBO's (community-based organizations).

### **COMMITTEE REPORTS:**

#### **Housing & Land Use Committee – Chair, John Cori:**

ULURP # C 240079 ZMQ, N 240080 ZRQ Up Zone from R5 to R6 and R6A/C2-4  
14-10 Beach Channel Drive, Far Rockaway

Developer: Queens Realty Housing of New York. Proposal: Construct a 7-story building with: 118 residential units, 4,440 sq ft community facility, 4,881 sq ft commercial space. Includes a text amendment to establish a Mandatory Inclusionary Housing

**Presentation Highlights:** Diagrams, maps, and renderings of the proposed building and neighborhood impact, NYC Area Median Income (AMI) and affordable rent charts, visuals of current site conditions and future projections.

**Committee Concerns & Questions:** 1) Environmental issues: Dust from nearby gravel plant. 2) Transit & food access: Area described as a transit and food desert. 3) Overcrowding: Due to recent large-scale developments and nearby NYCHA housing. 4) Crime & social services: Ongoing high crime rates and limited support services. 5) Education: Poor performance in local schools, especially in

math and reading. 6) Housing mix: Concern over too many one-bedroom units; developer open to adjustments. 7) Community space: Expected to be operated by the church currently on-site  
**Zoning Moratorium:** In 2022 Community Board resolution placed a moratorium on zoning changes to R6-R10. The proposed zoning change conflicts with this moratorium.

**Committee Motion:** Avionne Gumbs made a motion to deny the request for zoning change and MH for 14-10 Beach Channel Drive and 2<sup>nd</sup> by Rose Marie Duggan-Gulston. The motion was carried, effectively rejecting the proposed zoning changes for 14-10 Beach Channel Drive.

## **PRESENTATION:**

**Developer's Presentation to the full board on Proposed Development:** 14-10 Beach Channel Drive Proposed Building for the site. 6 story building is not out of context. Zoning map, R5 district. Been there since 1961. 25% of units will be fully affordable. Beach Channel Drive is a commercial street, used car lot is Grandfathered use. BCD fronts transit, LIRR, Subway, enough transportation due to transit hub. Downtown Far Rockaway rezoning now has 9 to 10 stories. R6A, 7-story. **Frank, architect, proposed design features:** 110 units. Roof terrace. Parking at the cellar. Fresh fruit supermarket. Environmental aspects-Fully electric, roofs to be green. Solar panels potential. Affordability, 25-30% units will be fully affordable (40% AMI). 1 bedroom, 40% AMI \$1200/ month. Studios, 1 bed, 2 beds. Permanently affordable. Renovation of the church space.

## **Questions:**

**Q1** - What is the shade on current 1 & 2 family homes. Shadows would run across BCD to the west ~30 mins. End of day, onto the NYCHA housing. ~ 1 hour within no residential buildings.

**Q2** – IMT in Nassau, causes effect to NYCHA Redfern. If they are releasing toxins, in the air. There needs to be action taken for Air quality. This can be a stipulation. Discernment open air, waterfront. Conduct air dispersion modeling, help enforce air quality permits, support resolution efforts with Nassau County officials.

**Q3** – Are you giving jobs to our community? A request can be a stipulation for employment of residents. Developer cited they plan to meet the borough president's target of 25% local hiring.

**Q4** – What your offering vs. what the other projects have offered? 81 parking spaces (68% ratio to units), with a mix of underground and surface-level self-parking. Plans to renovate the church space to 5,000 sq ft for expanded programming. Include a fresh food store to improve grocery access. CB14Q was encouraged to counter with demands/ limitations. The Developer stated that the project is still in early ULURP hearings, and they are open to community feedback and conditions. CB14Q was encouraged to counter with demands/ limitations.

**Q5** – Concerning all of the dust and issues with Air Quality due to IMT... why are you considering this area. Air quality monitoring via their environmental firm, Air Logics, including pulling permits and reporting violations to Nassau County. Referenced a study by Hester Street meant to assess infrastructure and sustainability on the peninsula: the study was intended to guide future development and emergency planning. After 2-years of follow-up, the study was never completed, and the organization has since disbanded.

**Q6** – I would love to see another committee meeting where we bring these ideas to the table. DM Johnson advised ULURP process- Plan was certified in the summer. Response was due on 10/6th. We

were given an additional week. Response has to be put in tomorrow. So, another meeting can take place, but after the vote.

**Q7** – Who is the target audience. Mixed income? Developer clarified the project is mixed income, with 60-80% market rate units and no supportive housing planned. Adjust the unit mix to include more family-sized apartments if requested. CB14Q was encouraged to counter with demands/ limitations.

**Q8** – What are you willing to contribute to the community. Community space? Funding? Can there be a stipulation to employment of residents? Developer advised QBP 25% hiring of local employees. Reiterate plans to: renovate the church space to 5,000 sq ft for expanded programming, include a fresh food store to improve grocery access. CB14Q was encouraged to counter with demands/ limitations.

**Q9** – Redfern Housing, flooding BCD becomes a raging river. There are long-term plans... will you make the new buildings no storm runoff? There are plans and recommendations to mitigate flooding.

John Cori, the Housing & Land Use Committee Chair again presented the Committee Motion: Avionne Gumbs made a motion to deny the request for zoning change and MIH for 14-10 Beach Channel Drive and 2<sup>nd</sup> by Rose Marie Duggan-Gulston. The motion was carried, effectively rejecting the proposed zoning changes for 14-10 Beach Channel Drive. Vote was taken. Approve 26, No 2, Abstaining, 3. **Motion carries.**

Zina Moratti made a motion to continue discussions with the developer to ensure community has what it needs hold them accountable, John Cori 2<sup>nd</sup> the motion. Approve 8, No 17, Abstaining, 6. **Motion denied.**

### **Heath & Social Services Committee Summary – October 6 – NO QUORUM**

**Presentation:** My Med Pharmacy Ilios Guma, Co-owner

**Proposal:** My Med Pharmacy requested a letter of support from the Community Board to become the designated pharmacy for the new healthcare center in Far Rockaway Village. They stated: A community petition is underway. No additional space is needed for their operation. No pharmacy is currently planned for the site. They have had no communication yet with NYC Health + Hospitals.

**Committee Discussion:** Because only three members attended, the committee could not make a formal motion—only a recommendation. **Recommendation:** Provide a letter of support and initiate contact with Health + Hospitals to assess feasibility. **Board Response:** Some members expressed concern that My Med had not yet contacted Health + Hospitals, questioning the timing and purpose of the support letter. Due to lack of quorum and clarity, the Board Chair recommended tabling the item until the next meeting. Frustration was voiced over low committee attendance, especially given the committee's size and the advance notice provided.

### **Environmental Committee – Chair David Shelborne**

I would like to suggest we hold another meeting as we also did not have a quorum.

Chair Orr provided information about the microgrids.

Questions: 1) Can these meetings be virtual? Chair Orr advised not permitted under NYS Open Meeting Law.

2) Can we receive a Calendar invite and the Committee? Chair communication directly with the members.

Technical issues with Presenter on ZOOM. Need for more context about the presenter and project. The project aims to designate a microgrid initiative as a city resiliency project, similar to Red Hook's model. A roundtable with Columbia, NYU, and CUNY professors is planned, and committee chairs were asked to submit 1–2 questions for mayoral candidates.

A motion was made to table the microgrid resiliency project discussion until next month due to lack of quorum (only 3 members present) motion cannot be voted on and members present agreed to schedule a meeting for next month.

#### **Old Business/ New Business:**

- 1) Jack Epter – request for a letter to DSNY regarding sanitation rules and parking rule at, 45-19 Rockaway Beach Blvd. They are putting Garbage in the street and block parking spaces.
- 2) John Cori – DOT get down here in person.
- 3) Beverly Childs – Since I started in April. Still waiting for a second committee assignment.

#### **Committee Attendance & Meeting Coordination:**

**Attendance Accountability:** Committee members are required to belong to two committees and attend meetings. Attendance reports will be submitted to the Queens Borough President. Concerns were raised about low participation, despite meeting dates being selected by committee chairs and communicated in advance. **Scheduling Challenges & Suggestions:** Frustration over inconsistent meeting times and locations, Reminder that New York State Open Meeting Law requires a physical quorum for meetings to be valid. **Suggestions included:** Sending out calendar invites with RSVP options. Sharing an updated list of committee assignments and meeting schedules. Allowing members to proactively coordinate with chairs to adjust meeting times. A suggestion was made to resend the committee list with assigned meeting dates (e.g., "third Thursday") to help members stay organized. Frustration was expressed over members claiming they didn't receive emails despite being on the distribution list. One member noted they hadn't received confirmation of their committee assignments since April and requested clarification.

Health and Social Services Committee had met, but some members were unaware or missed the meeting unintentionally. □ The meeting concluded with reminders about committee responsibilities and a call for improved communication and accountability.

Betty Leon made a motion to adjourn the meeting. Helen Montero 2<sup>nd</sup> the motion. The meeting was adjourned at **9:55pm**.

Submitted by:  
Jeanette Garramone