

On Tuesday Sept 16,2025, A Community Board 14-Queens-Housing and Land Use meeting was held at 6pm-7pm at the YMCA, at 207 Beach 73rd St in Arverne NY.

Present for this meeting were: Community Board 14 Chair, Dolores Orr, Committee Chair John Cori, Committee members, RoseMarie Duggan-Gulston, Maria Forman, Avionne Gumbs and William Tietjen.

Absent for this meeting were: Menashe Friedman, Josephine Gonzalez, Richard Knott and Vernell Robinson.

On the Agenda for this meeting was a Uniform Land Use Review Procedure (ULURP) for the property of 14-10 Beach Channel Drive in Far Rockaway NY. The ULURP for this property includes a Request to build a 7 Multi story multi-family building with 118 residential units. This is a request to amend the Zoning from R5 to R6 and R6a/C2-4 zoning district and a text amendment to establish a MIH area and 4,440 sq foot community facility and a 4881 sq commercial space on the ground floor.

The meeting was opened at 6:10 pm. The developer for the 14-10 Beach Channel Drive ULURP - "Queens Realty Housing of New York", was given to floor to give a detailed explanation and its vision for the proposed ULURP in question, they explain, in detail, their plans for this building.

The developer presented many graphs, diagrams, photos and maps of the building and surrounding areas.

The graphs included the 2025 NYC Area median income charts and the NYC area affordable monthly rent charts. The Photos of the current Buildings on property and surrounding areas. The photos also included photos enhanced renderings of what the neighborhood would look like with the building in place. The maps and diagrams were of the building interior and layout as to how it would fit into the property and surrounding areas.

The Developer gave a very thorough detailed description of their plans.

The meeting then transitioned to questions by the Committee.

Many questions varied from environmental issues, such as concerns about ongoing dust conditions at nearby gravel/concrete plant.

Far Rockaway being a transit and food Desert and lack of quality food options. Other questions related to overcrowding in the area from other recent large-scale developments and large scale NYCHA development of Red Fern Houses. Limited social services coupled with continued high crime rates.

Concerns regarding school options were also raised, as the schools in the area continue to rank poorly in Math and reading.

Concerns about including an overabundance of one-bedroom apartments were brought forth and the developer suggested some changes can be made.

Questions were raised on the usage of the planned "Community space" which was expected that that will immediately be operated by the church which currently occupies the property.

The number one issue that was discussed with the developers is the ongoing current moratorium on all up-zoning requests to zone R6-R10, as on June 1st, 2022, a resolution by CB14.

After discussions on the request for the zoning change and to establish a MIH, a motion was made by Avionne Gumbs to deny the request for the zoning changes and MIH for 14-10 Beach Channel Far Rockaway. The motion was seconded by RoseMarie Duggan-Gulston.

After discussion, a vote was taken. With 5 members of the committee being present with votes of 4-0 in favor of the Motion with one abstention, the motion carried and the request for the zoning changes and MIH was denied.

Respectfully submitted,

John Cori, Chair Housing & Land Use