

# COMMUNITY BOARD #14

## CITY OF NEW YORK - BOROUGH OF QUEENS



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**Community Board #14Q**  
**December Board Meeting**  
**December 9, 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, Maria Foreman, Lisa Johnson-Cooper, Patrick Kelly, Paul King, Richard Knott, Damara Lee, Betty Leon, Nancy Martinez, Helen Montero-Hernandez, Zina Moratti, Dolores Orr, Josmary Ochoa-Cruz, Dr. Harold Paez, Vernell Robinson, Aramiam Sacnite, Jose Santana, David Shelborne, Karen Sloan-Payne, Christopher Tedesco, William Tietjen

**Absent:** Brittny Chong, Amber Clinkscales, Menashe Friedman, Yitzchok Goldstone, Josephine Gonzalez, Jacqueline Gutierrez, Avionne Gumbs, Samuel Jaroslawicz, Amanda Johnson, Sharon Lewis-Williams, Annette Lord-Cohen, Shannel Parker, Eric Rasmussen, Alexa Roberts, David Rood-Ojalvo, Monice Small, Israel Tavera, Christina Torres, Jose Velez

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

**Elected Officials:** Councilwoman Brooks-Powers

**Representatives:** Senator Sanders – Lisa George, Assemblymember Anderson – Janine Agard, Assemblymember Stacey Pheffer Amato – Jason Greenberg, Queens Borough President Richards – Oluwanisaola "Sola" Olosunde, Councilmember Ariola – Stacy Spataro, Councilmember Brooks-Powers – Renee' Taylor, Queens District Attorney Katz – Dan Brown

### **NYPD/ TRANSIT/ FDNY:**

NYPD 100<sup>th</sup> Precinct – XO Captain Singh, 101<sup>st</sup> Precinct – Sergeant Luckman, Transit D23 – Sergeant Patel

### **GUESTS:**

NYS Parks, Recreation & Historic Preservation – Leslie Wright; Department of Buildings – LuQuan Loyd, St. John's Residence for Boys - Jennifer Wesley

The Chair called the meeting to order at 7:01 pm and announced that we are officially Livestreaming on YouTube. Quorum was present.

Meeting began with the Pledge of Allegiance

Betty Leon made the motion to accept the November 5<sup>th</sup> minutes as written, Jose Santana 2<sup>nd</sup> the motion. Vote was taken. Approve - 24, No - 0, Abstaining - 0. Motion carries.

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

**NYPD 100<sup>th</sup> Precinct – XO Captain Singh:** Captain Singh is currently the Executive Officer at the 101 Precinct and recently became **Acting Commanding Officer of the 100 Precinct. 28-Day Crime**



**Statistics:** Murders: 0, Rapes: 0, Robberies: Up 50% (3 incidents, all with arrests), Felony assaults: Up 200% (6 incidents; 3 arrests, 1 perpetrator identified, 2 under investigation). Grand larcenies: Down 33%, Grand larceny auto: Down 60%. Overall crime: Down 36%. Shootings: None reported. **Missing Person Case** on Nov 28 at 6:00 AM, a 15-year-old boy Jafet Elijah Jemmott went missing. Case is assigned to Missing Persons Unit. Information and photo were posted on X (Twitter); flyers are available for the community. Police and family are actively searching. Captain Singh reported strong overall crime reductions, highlighted one active missing child case.

**NYPD 101<sup>st</sup> Precinct Sergeant Luckman:** Sergeant Luckman spoke on behalf of Captain Ng, who was unavailable. **Crime Statistics Major index crimes:** Overall down. Shootings: Down 30%. Burglaries: Down 6%. Robberies: Down 27%. Thefts from vehicles: Slight increase; residents advised to remove valuables and lock cars. **Q Team Operations** focus on 311 complaints, especially: parking issues and abandoned vehicles. Planned operations to clear abandoned cars and free up parking in Far Rockaway. The precinct will receive an award for **2024 recognizing zero traffic fatalities**. The 101 Precinct is ending the year with major crime reductions, a focus on preventing vehicle thefts, ongoing work to address parking and abandoned cars, and recognition for safe traffic outcomes.

**NYPD Transit – Sergeant Patel D23:** Sergeant Patel introduced himself, noting that he was formerly part of the team transitioned from NCOs to the Quality Team (Q Team). Coverage focuses on the shuttle line and the A-train stations in the 100 Precinct area. **Current Issues:** Stations are generally in good condition. Most incidents involve after-school activity: Subway surfing and Kids smoking in stations. Team is monitoring to ensure riders have a safe, quality experience. Encouraged community members to reach out with questions.

**City Councilmember Selvena Brooks-Power:** Thanked the community for strong support in the recent election, noting she ran unopposed, which reflects unity and collaboration over the past five years.

**Trauma Hospital Update:** Ongoing discussions with the mayor-elect, who is supportive and plans a deep dive with his team. Application process for the land transfer has begun; expected to take 12-15 months due to environmental and HUD approvals. \$300,000 allocated in June budget is funding this process. **Flood Mitigation & Infrastructure:** Reminder about the Brookville flood mitigation study workshop. Emphasized importance for Rockaway-adjacent communities who rely on Snake Road.

**DOT Update:** Beach 79<sup>th</sup> Street approved for one-way northbound between Rockaway Beach Blvd and Beach Channel Drive, improving safety around PS 183. **Community Events:** Holiday Lighting in Arverne by the Sea: December 15, 6:00 PM at Rockaway Beach Blvd. & Beach 69<sup>th</sup> St. **December 18<sup>th</sup>**, is the final stated City Council meeting of the term followed by swearing-in for the next term on January 8. **Legislative Updates:** Digital Divide Bill – Requires DOE to study student connectivity and access to technology; vote expected next week. **Gender-Motivated Violence Act Amendment** (Intro 1297) – Passed unanimously; expands survivors' ability to pursue institutions as well as perpetrators.

Airbnb Bill Amendment – Adjusts rules to allow families of up to four, clarifies safety measures like locking doors, while maintaining registration requirements. **COPA Bill** – Gives nonprofits first right of refusal in property sales to support community ownership; community feedback encouraged.

**Office of Senator James Sanders – Lisa George: Office Announcements:** Two job openings: Constituent Services position (location TBD, possibly Rockaways). Legal Counsel in Albany (must work 6 months in Albany, then flexible to work downstate in summer). **Legislative Updates: Cash Payment Law** – New law signed preventing businesses from refusing cash payments, ensuring fairness for consumers who don't use cards. **Student Loan Transparency Law** – Exempt student loan servicers must now comply with reporting requirements under Article 9 of the Financial Services Law, promoting greater transparency. End-of-year mailer will summarize all recently signed state laws. **Community &**

**Safety Initiatives:** October stakeholders meeting addressed drowning prevention before summer season. Pool at Far Rockaway Educational Campus will be closed for 3–5 years for refurbishment. Senator Sanders committed funding for a temporary pool if given a cost estimate. A school on the eastern end of the peninsula agreed to host the temporary pool. The challenge is School Construction Authority (SCA) has delayed approval, cited bureaucratic hurdles and requiring proof of funding. Senator issued an open letter to the mayor and community urging SCA to inspect the site and approve by Christmas deadline, or funds may be lost. Commitment remains to provide a temporary pool to save lives, pending SCA's cooperation. Chair Orr stated **Community Board will also send a letter to SCA.**

**Office of Assemblymember Stacey Pheffer Amato - Jason Greenberg:** Deputy Chief of Staff Jason Greenberg provided a brief statement; Assemblywoman will not seek reelection in 2026. Important clarification, she is not resigning or retiring; she will continue serving through her current term. Her office remains open and available to assist the community through 2026.

**Office of Assemblymember Khaleel Anderson – Janine Agard:** District Director, Janine Agard provided updates. **Office Update: HEAP appointments** have resumed after being paused due to the federal shutdown. Provides utility heating assistance during the winter season. Call the office at 718-327-1845 to schedule an appointment. Appointments will be on Fridays only. Flyers are available for community members to share. Program runs until April, unless federal guidance changes.

**Office of the Borough President Donavan Richards – Oluwanisola "Sola" Olosunde: Jamaica Hurricane Relief:** Partnering with the Jamaican Consulate to support communities affected by Hurricane Melissa. Borough Hall is a donation drop-off site through January 5, 2026. Items accepted: medical supplies, hygiene products, baby supplies, tarps, bedding. Not accepted: Food or clothing. **Holiday Events:** Toy Drive – Collecting toys and board games. Tree Lighting – December 15, 6:00 PM at Borough Hall. Menorah Lighting – December 17, 4:30 PM at Queens Borough Hall. RSVP at [queensbp.nyc.gov](http://queensbp.nyc.gov). **Community Board Applications** – Applications open January 5, 2026, deadline is February 13, 2026. Formal announcements to follow. Call for questions at 718-286-3000.

**Office of City Councilmember Joann Ariola – Stacy Spataro: Holiday & Community Events:** Beach 116<sup>th</sup> Street Tree Lighting Ceremony. Christmas celebration at Belle Harbor (Beach 129<sup>th</sup> Street). Hanukkah celebration on December 16<sup>th</sup> at 5:00 PM on Beach 116<sup>th</sup> Street. **Community & Infrastructure Updates:** Met with the Parks Department to address issues with Mobi-Mat crossovers along the beach; solutions being developed for next season. **U.S. Army Corps of Engineers** monthly meetings will resume regarding the June beach project.

**District Attorney Katz, Dan Brown: Missing Persons Day:** The District Attorney's office hosted its first-ever Missing Persons Day, a free event for families of missing loved ones. Services provided: DNA sample submissions, filing and updating reports, access to support resources. Over a dozen individuals representing 9 families attended, others scheduled appointments separately. Event co-sponsored by the NYC Office of the Chief Medical Examiner (OCME) and U.S. Rep. Grace Meng. Rep. Meng secured \$500,000 for the DA's Cold Case Unit, funding advanced DNA testing to help solve long-unsolved murders. **Resources for Families:** Families with loved ones missing 60+ days can contact OCME at 212-323-1201 and the DA's office at 718-286-6593.

**Chairperson's Report – Dolores Orr:** Asked community to remember Firefighter Pat Brady, a lifelong Rockaway resident who died battling a fire in Brooklyn. **Civic Engagement & Training:** Attended a Civic Engagement Commission (CEC) Zoom training on social media and website improvement; found it very useful. **Broad Channel Volunteer Firehouse:** Attended the groundbreaking ceremony for

the new Broad Channel Volunteer Firehouse. Current firehouse is a small wooden garage; construction of the new facility will take about two years. Highlighted the BC Volunteer Firefighters contributions at ground zero during 9/11. **Hospital & Health Updates:** Attended a legislative brunch at EHS/St. John's hospital where community leaders received a detailed report on hospital performance. **Arts & Culture Committee:** Attended a city meeting requiring community boards to send arts & culture chairs. CB14Q currently lacks such a committee; plans to form one and add it to bylaws, along with a library committee. Goal: expand access to grants, programs, and summer cultural events. **Department of Sanitation Updates:** Winter schedule in effect, extra crews on duty at midnight. When no snow, crews collect recycling overnight, residents should put recyclables out the night before. PlowNYC map: activated when snowfall reaches 2 inches; allows residents to track plowing in real time. Snow melting machines exist citywide (9 total); Rockaway snow is moved to Edgemere landfill for melting. **Streets & Environment:** Rockaway has one "Open Street" program in summer on Saturdays. Concern raised about the environmental study near 14-10 Beach Channel Drive: Developer's Environmental Report failed to mention IMT or the concrete plant, raising questions about its thoroughness.

**District Manager's Report - Felicia Johnson: Correspondence & Letters:** Nov 6 – Letter to NYC HHC and Gotham Health requesting support for My Meds Pharmacy to partner with the new Far Rockaway Village healthcare center. Nov 18 – Letter sent to MTA regarding Q22 bus service issues: overcrowding during school hours, skipped stops, and difficulty for seniors accessing the Social Security office under the Queens bus redesign. MTA acknowledged receipt and may consider adjustments. Nov 20 – Letter sent to NYSOM following their presentation, outlining numerous unanswered community questions. The presentation is now posted on the board's website. Nov 20 – Letter sent to Sanitation Q14 garage about improper garbage placement on Rockaway Beach Blvd. (4419–4519), which blocks parking spaces. Photos included; awaiting response. **Transportation & Infrastructure: DOT approved** – Traffic signal at Rockaway Beach Blvd. & Beach 120<sup>th</sup> St. (pending survey, design, permitting, construction). Multi-way stop controls at Deerfield Rd. & Briar Place. Dec 10 – Public information session on Brookville Blvd. flood mitigation study at Collaborative Arts Middle School (Q355). Registration required; Community Board 13 coordinating. **Sanitation:** Winter collection began Dec 1. Night crews now handle recycling pickup; residents asked to place items out before midnight. **Construction Projects: Department of Design & Construction** – Sewer lining interceptor project has begun; weekly bulletins posted. Scope includes Beach 35–37, 42–43, 47–48, 50–51, 65–67, 92–94, and 104–106. Tree protection confirmed for previously omitted areas. **Edgemere Commons Development:** Building B1 completed; construction on building A2 began in April 2026. Developer Tishman Speyer hired 5 local workers (holdovers from B1) plus one additional hire. Urban Upbound is coordinating local hiring. Site clearing underway near Beach 35<sup>th</sup> St. **Development Projects:** Arverne East Project (Building D) – Includes 230 affordable rentals and 90 affordable homeownership units. Site clearing began Nov 13 between Beach 35th–38th; fencing started Nov 17. Major construction expected late 2025–early 2026. **Historic Preservation:** NY State Parks proposed nominating the Richard Mott House (1272 Norton Drive, Far Rockaway) to the National and State Registers of Historic Places. **Parks & Recreation:** Broad Channel Skate Park – \$6M funded by Councilmember Ariola; 3-year completion timeline. Neponsit Playground/Park – Still in early stages; land not yet transferred to Parks. **Health & Hospitals:** Trauma center land transfer process underway (HUD Section 18 application). Councilmember Brooks-Powers requested written commitment from administration to support the project. HS Legislative Breakfast: Highlighted hospital progress, improved care, and recognition. Community is urged to use the hospital to ensure continued funding and sustainability. **Community & Civic Engagement:** Attended multiple civic association meetings (Broad Channel, Rockaway Beach, Deerfield, Bayswater upcoming). REMA issued guidance for businesses on rights during enforcement encounters. Queens Community Justice hosting workshop on landlord/tenant rights during police or federal agency encounters. ICE Activity – ICE presence reported in Far Rockaway schools and stores; some removals occurred in Queens. **Community Board Actions** Board

opposed the 14-10 Beach Channel Drive project; written testimony submissions accepted until Dec 11 at 11:59 PM. Several board members already submitted comments.

**PUBLIC SPEAKING:** The Chairperson opened the floor for public speaking. 3 individuals signed up to speak. They were recognized and heard. Public speaking was closed. 3 minutes per speaker.

**PRESENTATIONS:**

**NYS Parks, Recreation & Historic Preservation – Leslie Wright**

**Bayswater Point State Park Living Shoreline Restoration Project:** Located at the end of Mott Avenue, Far Rockaway. 14 acres of serene parkland, formerly operated by the Audubon Society as a bird sanctuary. Severe shoreline erosion from waves and tides, threatening the property's survival. Past Efforts, DIY stabilization projects (logs, grasses) failed within months. \$15 million secured through grants. Install engineered rock breakwaters to dissipate wave energy. Rebuild shoreline with native plantings. Remove invasive species (especially phragmites) through mechanical and chemical methods. Add a fishing pier and elevated walkways to improve access and protect habitats. Timeline is 3-year project beginning spring 2026. Park access will remain open during construction, with signage and safety measures in place. Community Value: Fishing, picnicking, birdwatching, photography, enjoying views of JFK airport nearby. Critical stopover for migratory birds; treasured oasis for residents and visitors.

**Questions & Discussions:**

**Flood Mitigation:** The park itself acts as a natural flood buffer, absorbing tidal surges and high water. No direct work planned for surrounding streets; those fall under NYC DOT jurisdiction. Suggestion made to share plans with DOT so road improvements can align with the park project.

**Funding:** Total project cost: \$15 million. ~\$10M from National Fish and Wildlife Foundation (NOAA funds). ~\$3.2M from Germanic Languages mitigation fund (NYS DEC). ~\$2M from various state funds. Fishing Pier & Maintenance: Pier design details still being finalized; one section noted at ~31 feet. Concerns raised about fishing-related litter. NY State Parks staff will maintain cleanliness, as they do across all state parks. Park is currently kept clean and well-maintained.

**Access & Staffing:** Only Street parking available; no parking inside the park. Park closes at sunset & staff usher visitors out. Community is aware of the project through multiple civic presentations. Concerns raised about nesting swans/doves. Assurance given that construction will follow rules protecting nesting birds. No dredging planned; invasive plants will be removed and replaced with native species. Shoreline stabilization will rely on breakwaters and plant restoration, not bulkheads or dredging. Suggestion for NYS Parks to seek funding support from JFK Airport, which has been amenable to community projects.

**Department of Buildings – LuQuan Lloyd** CB14 representative for the NYC DOB. Works in Intergovernmental Affairs, liaising with community boards and civics to address complaints. Attended to introduce himself and seeking to understand outstanding issues in Rockaway. DOB handles building structures, vacant lots, and improper land use. Community can report issues, and DOB issues violations and monetary penalties.

**Concerns Raised by Board Members:** Illegal scaffold lot at Beach 62nd St. & 3rd Ave. and an impound lot across the street. Community frustration: Despite violations, illegal operations continue for years, disrupting residents' lives. Residents feel enforcement is inconsistent, small infractions (like illegal decks) get heavy fines, while larger businesses seem to persist. Frustration at perceived unfairness and lack of accountability. Concerns that businesses may have "connections" allowing them to avoid consequences. Request for proof and stronger enforcement to protect community quality of life.

**Enforcement Challenges:** DOB issues violations and fines but cannot directly shut businesses down. Special Operations Unit handles illegal commercial activity in residential areas. Some businesses treat fines as a "cost of doing business," making enforcement less effective. LuQuan emphasized: continue reporting exact addresses; DOB will follow up.

**DOB in Your Block / Office Program:** Residents can meet face-to-face with DOB staff to resolve building-related issues. Requires registration with at least 10 confirmed participants. Past sessions have been effective: One resident had thousands of dollars in fines eradicated. The Beach 92<sup>nd</sup> Family Enrichment Center (run by Ocean Bay CDC) was temporarily closed due to Certificate of Occupancy issues. Need for DOB and elected officials to follow up on enforcement. Another DOB in Your Office session will be scheduled in 2026 at CB14.

### **Saint John's Residents for Boys – Jennifer Wesley (Jessica could not attend)**

Jennifer Wesley, Director of St. John's Residence for Boys came to reintroduce the organization to the community and strengthen connections. St. John's Residence for Boys is a residential child welfare and juvenile justice program serving adolescent males in their care, while continuing to provide holistic services that prepare them for family reunification and personal growth.

The local site is on Beach 110th Street, Services **Provided:** Family-style residential environment. Youth attend school and participate in structured after-school recreation. On-site clinical and medical services. Focus on reunification with families or transition to alternative supportive placements.

**Current Project:** After Hurricane Sandy, one building was destroyed; the site now has a broken basketball court. New initiative is to build a basketball court, outdoor sitting area, library/learning space, garden, and workout areas. Designed with input from the youth to ensure relevance and investment in the space. The goal is to provide age-appropriate, pro-social recreational and educational opportunities. **Community Partnerships:** Seeking volunteers and partners to enrich youth programming. Past collaborations included teaching chess, cooking, and music. Open to businesses or individuals offering skills, programs, or mentorship.

### **Questions & Discussions:**

- The Close to Home program is still operating in the building and noted no problems reported. Close to Home was created under Mayor de Blasio to keep adjudicated youth closer to families rather than sending them upstate. Focuses on short-term adjudications for less serious offenses. Families can visit and actively participate in treatment. Uses the Missouri Model, emphasizing healthy choices and reducing recidivism. Consultant from Missouri visits twice a month to ensure fidelity. Includes clinical, medical, career readiness, and educational services.
- How many boys are currently in the facility? Rockaway Close to Home program: 18 youth capacity. Child welfare residential treatment center: 32 youth capacity. Combined maximum: 50 youth, though not always full. Age range of participants typically 12–18/19 years old. With ACS approval, youth can remain up to age 21. Each child has curfew, most obey.

### **COMMITTEE REPORTS:**

**Parks/ Public Safety/ DOT – Chair, Jack Epter & Chris Tedesco:** The October report has been held over; it will be formally presented when the committee submits its report, with January flagged as the likely time.

### **Nomination Committee Report:**

**Executive Board Election Process:** Elections for all Executive Board positions occur every two years. The ad hoc committee presents a slate of officers for the 6 Executive Board positions and then accepts additional nominations from the floor. **Eligibility requirements for nomination to any of the positions on the Executive Board.** Must be a Community Board member for at least one year. Must have attended at least 75% of board meetings. (As stated in Section 5 of the By-Laws.) Absences (excused or unexcused) count equally under Section 5 of the By-Laws. Excused absences only matter for borough president reappointment, not for eligibility to serve on the executive board. If multiple nominations are made for any position, a ballot vote will be held for that position at the January 2026 meeting.

### **The ADHOC Election Committee presented their slate of Nominations:**

**Chairperson:** Dolores Orr

**First Vice Chair:** Betty Leon

**Second Vice Chair:** no nomination by the Committee

**Third Vice Chair:** Nancy Martinez

**Fourth Vice Chair:** David Shelborne

**Secretary:** Helen Montero-Hernandez

**Committee accepted nominations from the Floor:**

Nominations for **Chairperson** - no nominations from the floor

Nominations for **1<sup>st</sup> Vice-Chair**- no nominations from the floor

Nominations for **2<sup>nd</sup> Vice- Chair** -John Cori nominated Zina Moriarty (who did not meet requirements in Section 5 of the by-laws.) Nancy Martinez nominated **Rose Marie Dugan Gulston**. Helen Montero-Hernandez nominated **Damara Lee**.

Nominations for **3<sup>rd</sup> Vice-Chair**- no nominations from the floor

Nominations for **4<sup>th</sup> Vice-Chair**- no nominations from the floor

Nominations for **Secretary** - no nominations from the floor

There being no further nominations. Nominations were closed. At January 2026 meeting three members of the Ad Hoc Election Committee will: 1) distribute a paper ballot for voting for 2<sup>nd</sup> Vice Chair: Candidates are: Rose Marie Dugan Gulston and Damara Lee. Members will mark ballots for their candidate and sign ballot. 2) Collect marked ballots; 3) tally votes;4) announce voting results 5) place ballots in a sealed envelope with all three members signing over the seal and give envelope to Board Secretary.

**Old Business/ New Business:**

**Written Testimony:** discussion regarding the value of submitting written testimony after the board has already voted on a project (e.g., 1410 Beach Dr.). Response: Board vote is submitted in the land use portal within a 30-day window. The borough president then has 30 days to review and can override the board's position. Written testimony from individuals can strengthen the board's position by showing broader opposition or support. Testimony provides personal perspectives (e.g., residents directly affected) that may be more compelling than the board's formal submission. Testimony is considered by the committee alongside the board vote. It can highlight nuances not captured in the official submission. Both supporting and opposing testimony are accepted and weighed. Board votes are not always unanimous; written testimony allows members and the public to express their stance more fully.

**Term Limits:** Raised concerns about Community Board term limits mandated by the City Charter. Asked if the borough board discussed amending or overriding the charter to prevent mass turnover. Term limits are law under the City Charter and cannot change without another amendment Charter changes are made by the voting public, so it's only the voters who can change provisions in the charter. Worried that experienced members with decades of service will all be forced out within two years, leaving the board without institutional knowledge. Suggested creating an ad hoc mentoring program to train newer members before senior members leave. This creates some continuity, but uncertainty remains. Chairs at the borough board meeting admitted they don't have answers on how to fix the issue since they didn't create the rule. Acknowledged the importance of planning for turnover and considering mentoring younger members to preserve board stability but noted there's no immediate solution.

**14-10 Beach Channel Drive:** Asked why the project was discussed under zoning/land use instead of the Economic Development Committee.? The project is about upzoning (changing zoning rules to allow a larger building). If the developer were building "as of right" (within existing zoning), they would not need Community Board approval. Because they requested upzoning, the matter falls under the Land Use Committee, not Economic Development. Developers present first to the Land Use Committee, which makes recommendations, then to the full board for discussion and vote. Written testimony is allowed because board votes are not always unanimous, and personal perspectives

strengthen or clarify the board's position. Confusion arises because presentations often highlight the building itself, but the core issue is zoning.

**Snow Melter:** Point of information was shared about DSNY regarding why snow melters are not located in the Rockaways. Snow melters aren't placed in the Rockaways because the area lacks storm drains with sufficient capacity; instead, snow is transported to College Point for melting.

**Arverne By The Sea:** Requested updates from Jerry Romansky the decades-long unresolved plan to hand off parking underneath the train and the status of the Tides development area, which has seen multiple changes (originally 8 buildings, only 2 built, later projects like "Aurora" and now "Lighthouse" advertised but not realized). Parking under the elevated train area was de-mapped; cars parked there created garbage and problems. A meeting was held with multiple agencies (EDC, DEP, DOT) led by Senator Sanders. Property ownership is complicated—belongs to multiple agencies, requiring all to agree. Jerry appears reluctant to pursue it further due to the bureaucratic hassle.

**Tides Development:** After issues with the second apartment building, developers shifted to building condos instead of more rental towers. A sales trailer has been set up for information. Project density likely reduced compared to the original plan of six additional apartment buildings, reflecting market changes. Felicia will reach out to Jerry for an official statement but noted from personal observation that progress is slower and less ambitious than originally planned. Suggested that if parking under the L is abandoned, the freeway section should be reopened.

**Bylaws:** Suggested that, given ongoing discussions about term limits, the Community Board bylaws should be reviewed and amended as needed. Modernize the bylaws to better serve the next generation of board members. Confirmed that the Bylaws Committee will review the full document. All board members can provide input if they attend committee meetings. Only committee members can vote on what gets presented to the full board. Encouraged participation and input from members even if they are not on the committee.

**DSNY Major Cleanup:** Concerns were raised about garbage in the de-mapped zone under the freeway, and it was clarified that Sanitation is responsible. Noted that a major cleanup was already done near Ocean Village, including towing cars and clearing trash. Some planned paving work was not completed. Agreed to reach out again to Sanitation for further cleanup to be requested once exact locations are provided. Requested that the board be contacted with specific street details so the issue can be reported accurately.

**Rockaway Commons:** Raised safety concerns about poor lighting at Rockaway Commons shopping center (Beach 86th–90th St). Noted it is very dark early in the morning, creating risks of robbery or mugging. Requested more lighting within the shopping center itself. Confirmed the issue has been noted before; monthly walkthroughs were conducted with the property owner and agencies. NYPD has installed temporary floodlights, but permanent lighting remains inadequate. Violations were issued previously, but fixes were not completed despite repeated promises. DOB shared lighting enforcement is difficult unless fixtures are damaged or not maintained; may require involvement of the electrical unit. Suggested Rosemary email details so the board can follow up. Council Member Joanne Ariola's office may be asked to resume the monthly multi-agency task force for Rockaway Commons.

**Q22 MTA Bus:** Reported ongoing crowding on the Q22 bus due to a 10% cut in service between 7 AM–7 PM on weekdays. Noted back in February had warned the Community Board back in February and published the issue in *The Wave*. Stressed that the only solution is to restore Q22 service levels to what they were before. Cuts were linked to the extension of Route Q1 to Bayswater, which only adds one bus in the morning and one in the afternoon. This gave the impression of added service, but in reality, it reduced overall Q22 service.

Betty Leon made a motion to adjourn the meeting. Helen Montero 2<sup>nd</sup> the motion. The meeting was adjourned at 9:41pm.

Submitted by:  
Jeanette Garramone