

COMMUNITY BOARD #14

CITY OF NEW YORK - BOROUGH OF QUEENS

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Community Board #14Q
May Board Meeting
May 12, 2026, at 7:00pm

Bayswater Jewish Center
23-55 Healy Avenue
Far Rockaway, NY 11691

BOARD MEMBERS:

Present: Jeritza Acevedo, Ebony Beaty, Arlene Cauley, Kimberly Comes, Lisa Cooper-Johnson, John Cori, Keisha Cunningham, Rose Marie E. Duggan-Gulston, Iona Folkes, Menashe Friedman, Yitzchok Goldstone, Jacqueline Gutierrez, Candido Hernandez-Limon, Samuel Jaroslawicz, Amanda Johnson, Betty Leon, Sharon Lewis-Williams, Nancy Martinez, Renee McWilliams, Aretha Miller, Sabrina Mohan, Helen Montero-Hernandez, Ebube Nwaeme, Dolores Orr, Dr. Harold Paez, Alexa Roberts, Vernell Robinson, David Rood-Ojalvo, David Shelborne, Karen Sloan-Payne, Monice Small, Christopher Tedesco, William Tietjen

Absent: Natasha Carter, Beverly Childs, Jack Epter, Avionne Gumbs, Jasmine Hardy, Patrick Kelly, Paul King, Richard Knott, Damara Lee, Edward Lynch, Zina Moratti, Josmary Ochoa-Cruz, Aramiam Sacnite, Israel Tavera, Christina Torres, Marissa Ann Williams

ELECTED OFFICIALS/ REPRESENTATIVES:

Elected Officials:

Representatives: Congressman – Jose Reina, Senator Sanders – Carl Brown, Councilmember Brooks-Powers – Renee Taylor, Queens Borough President – Oluwanisola “Sola” Olosunde, District Attorney Katz – Dan Brown

NYPD/ TRANSIT/ FDNY:

NYPD Transit District 23 – Lieutenant Hughes, NYPD 100th Precinct – CO, Captain Sachi Singh, NYPD 101st Precinct – XO, Captain Philip Wu

GUESTS:

NYC Parks – Elizabeth Walsack, NY Bird Alliance – Zack Kalestech

The Chair called the meeting to order at 7:07pm and announced that we are officially Livestreaming on YouTube. Quorum **was** present.

Meeting began with the Pledge of Allegiance.

John Cori made the motion to accept April 14th, 2026, minutes as written. David Shelborne 2nd the motion. Vote was taken. Approve - 21, Oppose - 0, Abstain - 5. Motion carries.

UPDATES FROM NYPD/ ELECTED OFFICIALS:

NYPD Transit District 23 - Lieutenant Hughes: Provided a safety and enforcement update for the past 28-day period. The command reported zero officer exposures; a notable improvement compared to



the same period last year. **Arrest activity** has increased significantly, with a **233% rise** over the past 28 days. Riders may observe police waking individuals who are sleeping on trains. This practice is part of a crime-prevention strategy, as the department has seen numerous grand larcenies involving riders who fall asleep, often after work and wake to find their phones or belongings stolen. Overall, conditions were described as stable, and Lieutenant Hughes thanked attendees.

NYPD 100th Precinct – CO-Captain Sachi Singh: Crime in the precinct dropped sharply during the 28-day period from April through early May, with major index categories showing significant reductions compared to the same period last year. **Robberies** fell from six incidents to zero, marking a **100% decrease**. **Felony assaults** were cut in half, dropping from twelve to six, while burglaries declined from seven to three, a more than **50% reduction**. **Grand larcenies** also decreased, from ten incidents last year to eight this year, representing a **20% drop**. **Grand larceny AUTO** showed the strongest improvement, falling from one incident to zero, another **100% decrease**. Altogether, these reductions amount to an overall **52% decrease in crime**, with **18 fewer total incidents** than the same period last year, placing the precinct in a strong position. **Car break-ins are rising overnight**, driven largely by valuables left visible inside parked vehicles. Offenders are walking down residential streets, looking through car windows for items such as iPads, cell phones, wallets, and credit cards. Because police efforts have made quick, opportunistic theft more difficult, offenders are now breaking car windows to reach items they can see. The officer urged residents to remove all valuables from their vehicles, especially electronics and wallets to help prevent these incidents. While the precinct is actively working to reduce break-ins, community cooperation is essential. Captain Singh concluded by reiterating that removing visible items from cars is the most effective way residents can help reduce these overnight thefts.

NYPD 101st Precinct – XO-Captain Philip Wu: Greeted the room and explaining that although he had attended the meeting last month as the newly assigned Executive Officer of the 100th Precinct, he has since been reassigned and is now serving as the **new Executive Officer of the 101st Precinct**. He provided a brief overview of current conditions, the **101st Precinct is down 8% in crime year-to-date**, reflecting an overall improvement. He then announced that the precinct will be receiving additional officers for the upcoming **beach patrol: one lieutenant, three sergeants/ 10 officers** all will be scheduled to work **every Friday, Saturday, and Sunday**, ensuring increased coverage during peak beach activity periods. Captain Wu emphasized that although resources are limited, the precinct is committed to strengthening its presence and thanked the community for their support while reiterating that the extra officers are confirmed and on the way.

Office of Congressman Gregory Meeks – Jose Reina: On **April 30th, 2026**, Congress passed a bipartisan bill to fund key components of the **Department of Homeland Security** for the remainder of the federal fiscal year. This funding ensures that **TSA agents will continue to be paid on time**, reducing the likelihood of service disruptions during TSA screenings at JFK Airport. Their office has recently received an increasing number of calls regarding immigration casework, particularly involving **DACA-related delays**. According to information confirmed by DHS, these delays stem from newly implemented security background checks. A DHS representative informed the office that one of their service centers currently has 7,700 cases pending, with **40% of them related to DACA**, and that due to this high volume, processing times have increased from three months to six months. As a result, DACA recipients are strongly encouraged to file their **renewals earlier than usual** to avoid any lapse in status. **U.S. Department of Education** and the **Department of the Treasury** have entered into a new agreement that changes how federal student loans in default are managed. Under this agreement, the Department of Education will continue overseeing the **Federal Student Aid program**, but it will no longer be responsible for collecting defaulted loans or for efforts to return borrowers to repayment status. The latest congressional newsletter is available containing updated guidance from the **American Passport Agency**, which helps residents determine which passport application they need

based on their circumstances. He concluded by inviting anyone with follow-up questions to contact Congressman Meeks' office.

Office of Senator James Sanders Jr. – Carl Brown: Provided several updates, The ongoing delay in the passage of the **New York State budget** is connected to the impact of the **Trump tax bill**, which he said is affecting a significant amount of **healthcare funding** for New Yorkers. He then announced that the Senator's office will be hosting a **Veterans Affair EVENT** this Friday for veterans seeking employment opportunities. Flyers are available in the back Additional upcoming events: **Father's First Celebration** on June 21st at Rockaway Beach 17th, held in partnership with Ray Promo,

Office of Council Member Selvena Brooks-Powers – Renee Taylor: Announced that the Councilwoman will be hosting a **Youth Town Hall** on Wednesday, May 20th, in Springfield Gardens. The event will be youth-led and will focus on issues directly affecting young people, including school safety, social issues, technology, mental health, and overall, well-being. She strongly encouraged families with children in middle school or high school to have them participate, emphasizing that young people are facing many challenges and need both guidance and a safe space to speak openly and trained professionals will be present to help guide the conversations, but the intention is for the youth to lead the dialogue. The goal is to support them while still providing adult guidance. Councilwoman is funding **free legal services for tenants facing housing court issues**. These services will be provided by a partner organization stationed at the **Far Rockaway Central Library** on a recurring schedule: **every first Thursday of the month from 2:00 PM to 5:30 PM**, and **every third Thursday of the month from 4:00 PM to 7:00 PM**, The legal services are free, but residents must live within the 31st Council District to qualify. Flyer available at the back of room.,

Office of the District Attorney Melinda Katz – Dan Brown: Announced that flyers were available, including the **main newsletter**, which highlights **cases of interest** and various initiatives the DA is involved in throughout the borough. The office will be hosting a **gun buyback event this Saturday**, with a flyer placed on the table for anyone interested. The DA will be holding a **Memorial Day** observance ceremony on Thursday, May 21st, at 11:00 AM, taking place at the **Vietnam Veterans Memorial** in Elmhurst Park. He then read a prepared statement explaining that District Attorney Melinda Katz recently **secured \$2.5 million in restitution** for **13 victims** who were defrauded through a **fraudulent investment scheme**. The victims had been befriended online by an individual who gradually gained their trust and convinced them to invest in fake investment opportunities through fraudulent websites. Once the victims attempted to access their accounts, they discovered they had lost access, and their funds had been routed through multiple companies controlled by a 37-year-old defendant. The defendant pleaded guilty in March to grand larceny in the third degree and was sentenced to 120 days in jail for what is known as a "pig butchering" scheme a scam in which perpetrators contact individuals online, by phone, or in person while pretending to be someone else, often posing as an investment advisor, romantic interest, or trusted acquaintance. They build a relationship over time and eventually persuade the victim to send money. One of the most effective ways to avoid becoming a victim of this type of fraud is to **never share financial information** with **people known only online** and to **never give money, banking information, Social Security numbers, or similar sensitive data** to anyone you do not know in real life. He stressed that although these precautions may sound simple, the scammers involved in these schemes are highly skilled and extremely convincing, often leading victims to believe they are someone trustworthy. He urged everyone to remain cautious and vigilant. He concluded by providing his contact number, **718-286-6593**, for anyone who may need assistance or additional information.

Office of the Queens Borough President Donovan Richards – Oluwanisola "Sola" Olosunde: The office has **several initiatives taking place this month: Youth Resource and Preparedness Fair on Saturday, May 16th from 1:00 to 5:00 PM**, at Health Arts Robotics and Technology High School, located at 207-11

116th Avenue in Cambria Heights. There will be service providers, after-school programs, and nonprofit organizations offering educational and enrichment opportunities for young people of all ages; **Monday, May 10th 12pm -Annual Jewish American Heritage Celebration** at Queens Borough Hall; also on **May 10th at 6pm - Haitian Flag Day Celebration** at Borough Hal; **Wednesday, May 20th, Memorial Day Observance Ceremony at 12:00 PM,** at Queens Borough Hall; **Thursday, May 28th 6pm, Asian American Pacific Islander Heritage Celebration** at Queens Mall. Looking ahead to June: **June 3rd 1pm Pride Month Flag Raising** on the steps of Borough Hall; **June 24th 6PM , I Pride Celebration at Borough Hall** - Community members may **RSVP to any of these events at QueensBP.nyc.gov**, and anyone with questions or concerns may contact the office directly at **718-286-3000**.

Chairperson's Report – Dolores Orr: During the recent **swearing-in ceremony** for new board members, Borough Hall emphasized that attendance was mandatory for newly appointed members and optional for those being reappointed. Because the evening included not only the oath but also extensive introductory training on key topics relevant to board service, Borough Hall expects any new members who were absent to watch the full recording. They stressed that the session covered foundational information that will make the next two years significantly easier for members who understand these issues from the outset. Members were encouraged to reach out with questions to staff, who will either provide immediate clarification or follow up as needed. An update was also provided on the **JFK Redevelopment CACI**, which recently held a three-hour meeting, covering detailed reports from all airport terminals. While much of the information was highly technical, one notable takeaway was the firm assurance that the Van Wyck Expressway project is expected to be fully completed by September of this year.

The report then shifted to CB14Q summer operations. Historically, there was one combined summer meeting involving Parks, NYPD, community groups, and other partners, but this year the process expanded into three separate meetings, all held within the past two weeks. The first meeting included local Parks staff and representatives from **New York State's endangered species program**, who provided updates on the piping plover and oyster catcher populations. They reported a significantly lower number of hatchlings last year due to a combination of factors, including predation, extreme heat, and both intentional and unintentional human disturbance, particularly during times when beaches were open for walking but not staffed by lifeguards. Despite these challenges, staff remain committed to protecting the species and preparing beaches as quickly as possible, though some areas will remain restricted longer than usual.

A second meeting with **Parks addressed operational concerns** such as lighting, parking, and anticipated beach closures, with agencies providing updates and responding to community questions. The third meeting, originally scheduled for one hour but lasting two, brought together an unusually large coalition of agencies, including the 100th and 101st Precincts, the Assistant Chief, FDNY, the National Park Service, DOT, NYPD Aviation, the NYPD Harbor Unit, Traffic, and the Parks Administrators. This meeting focused heavily on summer safety and enforcement. The 100th Precinct announced it will deploy four bike officers to patrol key boardwalk locations, including Beach 59th Street, Beach 116th Street, and Beach 73rd Street, as well as the Marine Parkway Bridge area. Officers will also be posted at Beach 98th Street and Beach 116th Street subway stations due to the large number of young people traveling through those stations. Agencies are working with the **MTA** to provide real-time announcements about beach openings and closures. Additional coordination is underway with **NYC Ferry**, which brings up to 8,000 visitors to Rockaway per day during peak season; three ferries per hour, each carrying roughly 300 passage for a total of 1,000 passengers per hour. Agencies hope to secure ferry-based announcements and safety messaging, particularly around drowning prevention, as most drownings occur after lifeguard hours. They are exploring a clear, consistent slogan such as **"No Lifeguard, No Swimming,"** though they acknowledged the challenges of ensuring compliance. Overall, the series of meetings highlighted the extensive interagency effort

required to prepare for the summer season, address environmental and safety concerns, and manage the significant influx of visitors to the Rockaways.

District Manager's Report - Felicia Johnson: Several important updates: Following our last board meeting, the **correspondence** items that were approved have now been issued. The letter to DOT requesting initiation of a traffic study to convert Beach Channel Drive to a one-way configuration has been sent, as has the request for DOT to conduct a traffic study for Beach Channel Drive, Beach 84th Street, and Java Place. In addition, the resolution supporting the **QueensLink** project has been circulated. I drafted the resolution using the template provided by QueensLink, and it has been shared with all Queens district managers. One community board has already signed on in support, and we are awaiting responses from the remaining boards.

Agency updates, DOT notified us that Beach 39th Street is scheduled to be converted to northbound traffic from Rockaway Beach Blvd to Beach Channel Drive. This work was originally planned for May 7th. **Parks**, we received notice that the Neighborhood Tree Planting Program for our district is scheduled in 2027 to begin on January 27th and conclude on June 29th. The current funding covers plantings in zip codes 11691 and 11692. We have a full list of locations, and residents may contact our office if they wish to know whether their block is included. Parks also confirmed that the **Rockaway Beach Boardwalk Light Poles & Benches Reconstruction Project** along Shore Front Parkway from Beach 32nd to Beach 116th Street will include the removal of 56 light poles and 40 benches. The project is funded, though we have not yet been given a start date.

Youth Services and Education, Rockaway Park High School for Environmental Sustainability will merge with Rockaway Collegiate High School for the 2026–2027 school year. Although we attempted to schedule a committee meeting, the Superintendent was unavailable due to spring break. I did, however, speak with her by phone and she reported that DOE held three engagement sessions with staff and students, and that support for the merger outweighed opposition. The combined school will retain the name "Rockaway Collegiate" initially, and once the merger is complete, the school community may consider renaming. The merger is driven by low enrollment; each school currently has fewer than 300 students. DOE anticipates that consolidating the schools will allow for expanded programming, including HVAC training, a bilingual teaching program, a business and social services track, and the continuation of the Brothers Keeper and Sisters Keeper programs. No teaching staff will be excessed as a result of the merger. A vote was held on May 6th, and based on the Zoom attendance, it appeared to have strong support, though we are awaiting DOE's official confirmation.

DEP-upcoming Sludge Dock Improvement Program at the Rockaway Water Resource Recovery Facility. DEP has responded to several questions - According to their update, construction was scheduled to begin this month. The project will not impact ferry service, nor will it interfere with recreational or commercial water traffic. They do not anticipate environmental issues such as sulfur odors. Most construction materials will arrive by boat. DEP will be presenting at an upcoming meeting, and additional questions were submitted. We are receiving daily briefings from the **MTA** regarding the potential **LIRR** strike. They provided informational materials to help prepare the public. All relevant information will be shared through our social media platforms and email blasts.

Finally, Three **committee meetings** are being scheduled. The Health and Social Services Committee, The Environmental Committee and The Youth Services and Education Committee These meetings must take place before the June board meeting so that committee reports can be included. June will be our final monthly Board meeting before the summer recess in July & August.

PUBLIC SPEAKING: The Chairperson opened the floor for public speaking. **8 individuals** signed up to speak. They were recognized and heard. Public speaking was closed. 3 minutes per speaker.

PRESENTATIONS:

NYC Parks – Elizabeth Walsack; Public Art Fund – Robin Carol & Larry Giannechini:

The **Public Art Fund** presented its upcoming summer exhibition, ***Between the Tides***, a free public art installation coming to Beach 67th Street. The organization, founded in 1977 and dedicated to bringing free public art to New York City, has commissioned emerging and mid-career artists to create artist-designed ping pong tables that invite community participation and playful interaction. Ping pong was chosen for its long evolution from an elite Victorian pastime to an accessible global activity that bridges class, race, age, and gender, and for its strong presence in New York's public spaces. The exhibition builds on a tradition of artists reimagining ping pong tables and brings this concept to the beach for the first time. Public Art Fund developed the project through 2024 workshops with Mobile Print Power and local youth, gathering community reflections on Rockaway Beach, and partnered with RISE for programming and fabrication support. All artworks have been engineered specifically for sand installation and will receive weekly maintenance.

The exhibition features several unique artist tables. **Moko Suyama's, *Beautiful Soul*** transforms a salvaged boat from Marina 59 into a ping pong table overtaken by Kraken-like tentacles, making play intentionally challenging. **Alana Harris's, *For Tara's Lectures*** embeds ceramic objects, books, bottles, sunglasses into the table surface, disrupting gameplay and equalizing difficulty. **Lakwena's** table incorporates **musical elements**, including xylophone bars, allowing players to create melodies as they play. **Carlos Matos** draws inspiration from the **ancient Mesoamerican ball game Ulama**, crafting a table from volcanic stone and cast aluminum that echoes the sport's historic courts. **Amalia Pica's, *Fair Play*** uses maritime signal flags across eight modular table units that spell out the phrase and allow multiple simultaneous games; the flags will be produced with RISE. The final work, ***Fish Ping Pong* by Dunbar** artists, is carved from pink Cantera stone and doubles as a potential marine habitat, with openings that could support algae or plankton if submerged. In addition to the artist tables, a standard ping pong table will be available, along with a kiosk lending free paddles and balls on Fridays, Saturdays, and Sundays, though visitors may bring their own equipment at any time. The **exhibition opens June 27th** with a public celebration and runs through September 13th, with a free tournament, the **Phantom Paddle Classic** on August 22nd. All signage will be bilingual; beach wheelchairs are available through NYC Parks. Beach 67th Street status is a surfing beach which means minimal swimming activity. Installation will occur overnight from June 22nd – 26th to avoid disrupting beachgoers, with deinstallation following the same schedule in September. All work has been approved by a New York State engineer and the Department of Transportation, and a robust maintenance plan is in place.

During the **Q&A**, Public Art Fund explained that artists were selected directly by the exhibition's curator, consistent with the organization's nonprofit model of working closely with artists.

Vernam Barbados Park Update - Desiree Annas, Wetland Restoration Specialist & Kevin Wyman,

Deputy Director of Ecological Design: The presentation introduces the design phase of the **Vernam Barbados Habitat Restoration and Public Access Project**, led by the NYC Parks Department. Desiree Annas, a Wetland Restoration Specialist, and Kevin Wyman, Deputy Director of Ecological Design, explain that the project has received funding from the New York State Department of State's Local Waterfront Revitalization Program to develop 80% design plans, though no construction funding exists yet. Because of this, the project cannot enter the formal capital review or procurement process, but Parks is using this stage to share progress, gather community input, and build awareness. Vernam Barbados is a 24-acre site in the Arverne. Despite its natural significance, the park has been closed to the public since its transfer to NYC Parks in 1996 due to a long history of industrial dumping. A DEC consent order restricts most of the site to perpetual conservation use but allows a small portion near Amstel Boulevard to be used for compatible public recreation. The project's goals are to restore coastal habitat and create safe, formalized public waterfront access for the first time.

Parks conducted a **social assessment** that included documenting signs of informal human use, hosting one-on-one interviews during **City of Water Day**, and interviewing five **community groups**: Community Boathouse, JBRPC, RISE, SAIL Rockaway, and the Heart of Rockaway Civic. Based on community input and grant requirements, the design scope includes creating a formal entrance at Amstel Boulevard to improve visibility and safety; restoring salt marsh habitat by removing historic fill,

regrading tidal elevations, and planting marsh vegetation; and restoring upland habitat in the central area, which has long been impacted by illegal dumping from an adjacent industrial property. Although much of the debris has recently been removed under a DEC consent order, the area remains disturbed and will be restored to maritime forest and grassland to match surrounding natural areas, including a rare grove of state-endangered willow oak. The project also proposes establishing a trail system to guide visitors to scenic viewpoints, conducting shoreline debris removal especially along the heavily impacted northeastern shoreline and incorporating water-based recreation such as kayaking, which the community strongly supports. Once funded and built, the park is envisioned as a **multi-use natural destination for hiking, birdwatching, paddling, and enjoying the unique coastal landscape.**

During the **Q&A**, Parks confirms that only design funding exists and that construction costs will be estimated once design studies are complete. They commit to engaging the **Community Board's Environmental and Parks Committees** as requested. A board member raises concerns about the adjacent industrial property, historically used for dumping by **AAA&G and leased by Call-A-Head**; Parks explains that DEC has already required cleanup, much debris has been removed, and only scattered remnants remain. Another board member notes that although the land is mapped as parkland, that peninsula is still zoned for manufacturing; Parks clarifies that zoning is less relevant for parkland use but acknowledges the complexity. Questions also arise about a cleared area near the basin and Amstel Boulevard, which Parks confirms is private property and not part of the project. The **Community Boathouse** announces that, despite the site being closed, they will continue offering public kayaking this summer in coordination with Parks. The meeting concludes with appreciation for the presentation and enthusiasm for the project's future.

NY Bird Alliance – Zack Kalesteh, Senior Associate, Advocacy & Outreach: An independent chapter of the **National Audubon Society**, presented an overview of its mission, citywide conservation work, and expanding initiatives in the Rockaways. The organization focuses on protecting wild birds, their habitats, and urban biodiversity through scientific research, community engagement, and policy advocacy. Their conservation efforts span the entire city from the Bronx River headwaters to the Rockaways and Jamaica Bay where scientists study bird populations, migration patterns, and environmental impacts. This research directly informs their policy work with elected officials, nonprofits, and community groups to advance legislation that benefits both birds and people. The Alliance emphasized that “**what’s good for birds, is good for people,**” noting that birds rely on clean air, clean water, healthy green spaces, and safe built environmental conditions that also improve human well-being. Birds also provide essential ecological services such as pollination, seed dispersal, and pest control, and serve as early indicators of environmental decline. **Personal and community benefits of birding**, describing how it fosters connection, outdoor activity, and new perspectives on local green spaces.

New York City's unique importance as part of the **Atlantic Flyway**, one of North America's four major migratory routes. Approximately **25 million birds** representing about **350 species**, or more than one-third of all U.S. bird species pass through the city annually, making NYC one of the most accessible and globally significant birding destinations. The Alliance then detailed its **Rockaways-based programs**, including **NYCHA in Nature**, which engages public-housing residents in nature programming using on-site green spaces. They have worked with **Redfern Houses** and other NYCHA campuses to bring birding and environmental education directly to residents. The organization also leads **horseshoe crab monitoring**, noting that although horseshoe crabs are not birds, their eggs are a critical food source for migratory shorebirds; last year, over **300 volunteers** helped measure, tag, and collect data on these ancient species. Additional Rockaway activities include public bird-watching programs, festival participation, and bird banding conducted by Alliance scientists. The **community members and board members** are invited to partner on outings, festivals, presentations, and other collaborations, leaving business cards and encouraging participation in upcoming free public programs, seven scheduled in the next few months. He also promoted the **Horseshoe Crab Festival** on Sunday, May 17th from 1–5 PM at American Ballfields, accessible via a U-turn after crossing

the Cross Bay Bridge. Governor Hochul recently signed the **Horseshoe Crab Protection Act**, which will phase out commercial harvesting over the next three years to address population declines. During the **Q&A**, a board member asked about the Alliance's stance on piping plover protections. The response is that while he was unsure of a formal policy, the organization believes conservation is most effective when balancing the needs of both people and birds, and that the **Endangered Species Act** ultimately governs beach management decisions. He emphasized the Alliance's commitment to working with the community to find solutions that support both recreation and wildlife protection. The presentation concluded with thanks and an invitation for further questions and collaboration.

COMMITTEE REPORTS:

Housing & Land Use – John Cori-Chair: The meeting held on Wednesday, April 4th opened with the Pledge of Allegiance and focused on discussions between the committee and local stakeholders regarding potential development projects and the possible community benefits they might generate. Three major projects were reviewed as early-stage concepts that may come before the community in the future. The first involved a potential rezoning and new development at **228 Beach 87th Street**, with related consideration of **2279 Mott Avenue**, and a larger at **Surfside Development**, described as a mega-project comparable in scale to the former Peninsula Hospital redevelopment, consisting of approximately five to seven buildings.

Discussion began with the proposed development at **228 Beach 87th Street**, which included a planned unit development, a zoning amendment from R4-1 to R7A, and a zoning text amendment intended to facilitate construction of two 10-story residential towers with 58 DU, including 46,000 sf of residential space and 3,800 sf of open space. The chair raised concerns about the width of the street (only 21 ft wide) and the possibility of the street being closed, increased density, and the need for meaningful community benefits funded by the developer.

The second project, **2279 Mott Avenue**, proposed a seven-story building with approximately **35 residential units and a 5,701 sf community facility on the ground floor**. Concerns centered on the continued density problem currently challenging Far Rockaway, parking and open space. A potential community benefit was discussed in the event the developer were to seek CB14's approval. Specifically, the Board raised the idea of establishing a community benefit fund, financed by the developer, to support projects within the surrounding neighborhoods.

The final and most significant item was the mega-development proposed for **106-10 Rockaway Beach Boulevard**, a large-scale planned development by a private applicant involving nearly the entire block. The proposal includes a zoning map change from R4-1 to **R6A/R6** and **C2-2 commercial overlays**, a zoning text amendment, and a large-scale general development special permit to construct **four new buildings up to 24 stories**, totaling roughly **1,000 residential units, 2.1 million sf of residential space, 30,000 sf of commercial space**, and a community facility. Concerns were raised about the project being built on an already active residential property that historically helped address the housing crisis of the 1960s and 1970s. Additional issues included whether existing buildings would remain, the potential strain on city services such as schools, and the impact on current tenants, especially given that mortgage rates and maintenance costs could rise significantly compared to the lower rates enjoyed by long-term residents. Members also noted that the long construction timeline could negatively affect existing businesses. The committee emphasized the need for a structured approach to community benefits, recommending the creation of a list of priorities, strategies, and expectations for any developer-funded benefit package. Ultimately, the meeting concluded with acknowledgment that CB14Q will not approve any upzoning due to an existing **moratorium on new rezonings**, and the session was adjourned.

It was noted that these meetings are held as needed when new development information emerges, and that many projects appearing in the community do not require board approval. At the most recent district cabinet meeting, city planning confirmed that **Alma**, the developer associated with Surfside Development, had **not yet submitted an official application**, which was viewed positively by the committee.

Transportation Committee – Chris Tedesco-Chair: The committee met to review three requests for letters of support, beginning with two proposed **school safety improvement projects**. The first project focuses on **Beach Channel High School and Scholars Academy** along Beach Channel Drive, and the second targets **Waterside School** at Rockaway Beach Boulevard and Beach 110th Street. Representatives presented a **comprehensive plan** addressing outdated and deteriorated pedestrian infrastructure, including missing crosswalks, insufficient signage, and worn medians that force students to walk directly in the roadway. Proposed improvements include extending curb cuts, shortening crossing distances, eliminating unsafe slip lanes, and enhancing sight lines particularly near Beach 109th Street, where a student injury recently occurred. Although the committee lacked quorum and could only make recommendations, members expressed support for both letters. Several non-committee board members attended, including Kimberly Combs and Ozzie, whose participation was noted positively. A motion was made and seconded to support the Beach Channel High School/Scholars Academy project, followed by discussion and a vote, which passed with one abstention and no opposition.

Chris Tedesco made a motion for the board to issue a letter of support for DOT to move forward with the School Safety Project at Beach Channel Campus & Scholar's Academy on Beach Channel Drive. **Betty Leon** 2nd the motion. Vote was taken. Approve - 33, Oppose - 0, Abstain - 1. **Motion carries.**

Chris Tedesco made a motion for the board to issue a letter of support for DOT to move forward with the School Safety Project at Waterside School on Rockaway Beach Boulevard. **Paul King** 2nd the motion. Vote was taken. Approve - 34, Oppose - 0, Abstain - 0. **Motion carries.**

The third request involved a **street clock installation on Beach 116th Street**, proposed by the Rockaway Civic Association (RCA) and presented president of (RCA) Harold Paez- **not** presenting as a CB14 member. The civic has partnered with local businesses to fund the clock, which would be placed on the Beach 116th median near Pickles & Pies and Rogers, pending DOT approval and Public Design Commission review. The committee report included a link to the civics' preliminary design materials. During discussion, questions were raised about impacts on businesses, residents, parking, and installation timing. A representative from the civic explained that merchants fully support the project, that no parking spaces would be lost, and that installation would occur in winter to avoid disrupting pedestrian and commercial activity. The civic and merchant association would jointly maintain the clock, consistent with their long-standing maintenance of the landscaped medians on Rockaway Beach Boulevard.

Chris Tedesco made a motion for the board to issue a letter of support to the Rockaway Civic Association for the installation of the Rockaway Park clock on Beach 116th Street. **Paul King** 2nd the motion. Vote was taken. Approve - 33, Oppose - 0, Abstain - 1. **Motion carries.**

OLD BUSINESS/ NEW BUSINESS:

None stated.

The meeting was adjourned at **9:02pm** in compliance with By-Laws in order to allow for an Executive Session.

Submitted by:
Jeanette Garramone