

Resolution of Community Board 14Q

June 14, 2022

WHEREAS, that over 12,000 rental units of mid and high rise buildings has been approved/built and or will be built over the next 2-3 years in Community Board 14Q.

WHEREAS, the increase in district wide population as a result of these units will be a minimum of 30% and projected to be at least 30,000 new residents.

WHEREAS, Community Board 14Q is poorly served by Public transportation and the commute to any job center in Queens by Public transportation is one hour and exceeds one hour to Manhattan

WHEREAS, Community Board 14Q remains as having one of the highest unemployment rates in NYC and no significant local job base for projected new residents.

WHEREAS, despite an existing shortage of adequate schools seats and overcrowding in most local schools, No approved or funded plan to provide additional school seats for the thousands of projected new students exists.

WHEREAS, the City of New York has not implemented a visible, well identified evacuation plan/route and other measures within the district such as designated bus stops for residents to evacuate, warning sirens or other methods of warning communication.

WHEREAS, since super storm Sandy, The City of New York has not implemented flood mitigation measures in all of our bayside communities, the request for building bulk heads, sea walls, storm drainage and tide gates on all storm water out falls has not been done.

WHEREAS, the Rockaway peninsula has only two east-west roadways for travel and is only one lane in each direction on certain segments of each span, which makes evacuation difficult and with projected increase in residents and vehicles will cause monumental traffic issues during AM/PM rush hour, beach season and may/will cause potential loss of life during an evacuation.

WHEREAS, with 12,000 rental units being built and an estimated minimum 6,000 new cars will be located and on our already inadequate roads these plans only provide for less than 40% new parking spaces and will exacerbate an already severe parking problem in Community Board 14Q.

WHEREAS, Community Board 14Q has only one small hospital that is barely managing the community's medical needs now, with a 30% increase in population and the lack of any level of trauma center within a safe traveling distance from CB14 will cause the potential for significant loss of life.

NOW, THEREFORE, Community Board 14Q requests that until such time that The City Of New York funds and completes a District wide Environmental Impact Study which shall include, Transportation issues, public transit, traffic flow, street widening and parking, School seats, economic development including Permanent local job creation, the need for additional Hospital beds including a new trauma unit of any level, that OEM create and activate a hurricane evacuation plan with signage and other informational measures. USACE fund and complete installation of flood mitigation plan for both ocean and Jamaica bay sides of our community.

NOW THEREFORE BE IT RESOLVED, Community Board 14Q insists on a moratorium on all upzoning requests to zones R6-R10 until such a time that the requested Environmental Impact study with items requested has been completed, the listed infrastructure requests have been planned and funded and that all evacuation requests have been implemented.

NOW THEREFORE BE IT ALSO RESOLVED, that Mayor Eric Adams, Department of City Planning, Queens Borough President Donovan Richards, NYS Senator James Sanders, NYS Senator Joseph Addabbo, NYS Assemblymember Khaleel Anderson, NYS Assemblymember Stacey Amato, NYC Councilmember Selvena Brooks-Powers, and NYC Councilmember Joann Ariola assure the enactment of this upzoning moratorium in Community Board #14Q.

[REDACTED]

From: John Cori [REDACTED]
Sent: Tuesday, February 3, 2026 10:59 AM
To: Office 4484
Subject: [EXTERNAL] Re: Land use CB14 Queens

[Sent from the all new AOL app for iOS](#)

On Tuesday, February 3, 2026, 10:02 AM, John Cori [REDACTED] wrote:

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 a 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 a 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 over crowding 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 about school options as the schools in the area continue to rank poorly in Math and reading.

Concerns about including an over abundance of One bedrooms 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 to 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 vote 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.

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Dolores Orr

Chair- Community Board #14Q

[REDACTED]
[REDACTED] Rockaway Beach, NY 11693 [REDACTED]

TO: Council of The City of New York

SubCommittee on Zoning and Franchises

Public Hearing – February 3, 2026 – L.U. No. 28 & 29

Application numbers: C240079 ZMQ & N 240080 ZRQ (14-10 Beach Channel Drive)

Members of the SubCommittee on Zoning & Franchises:

I appreciate the 2 minutes of public speaking I was given on February 3rd and the suggestion of Chair Farah N. Louis for me to follow-up with additional written information since the 2-minute limit prevented me from sharing all the Community Board and community residents' concerns with the Subcommittee.

OBJECTION #1:When the applicant's team presented to CB14Q's Housing and Zoning Committee we asked for a readout of the environmental study. This proposed development is only a couple of blocks for the IMT (Inwood Material Terminal). In that study there was no mention of the bad air quality and dust particles that residents are subjected to every day from IMT. The applicant has NO KNOWLEDGE of the IMT operation which has the QN14 committee of the thoroughness of the environmental study. This construction debris recycle operation sits on the Queens – Nassau board on Beach Channel Drive but in Nassau County and **is currently operating without the proper permits**. Residents of the NYCHA Redfern Houses is exposed to these dust particles which has resulted in a very high Asthma rates among the children and several other respiratory illnesses. There have been multiple meetings with the applicant, elected officials and residents but there has been no progress. I am including a letter sent to all of our NYC & NYS elected officials and Nassau County elected officials.

OBJECTION #2 – Most everyone is aware of the impact of Superstorm Sandy on the Rockaway Peninsula and Broad Channel. We are a FLOOD ZONE 1 and NYC continues to build residential housing without the appropriate resilience in place to protect lives and property. Over the last 10 years 10,000 residential units have been build or approved. Most of the residents moving from other parts of NYC are not aware that the are moving into a Flood Zone 1 and what that means to their safety.

OBJECTION #3 More than a decade as passed and NYCEM does not have a plan for EVACUATION when we have another hurricane event. They tell us about the "GO BAG". We have a large senior population outside of 5, 000 senior/disable in nursing homes and they will not be able to evacuate on their own.

Many residents without cars and only 3 of our subway stations are ADA. Of the 3 evacuation routes identified by NYCEM, they all flood. We have recommended a plan to provide evacuation buses in advance of flood but we have not received and feedback or commitment.

OBJECTIONS #4 -In June 2022 – CB14Q passed a motion to demand a moratorium on any further Upzoning until certain criterions is met. I have attached that Motion.

We ask that you deny this upzoning and all future upzoning until such time NYC can provide a safe environment and services for residents.

Respectfully yours,



Dolores Orr
Chair CB14Q



COMMUNITY BOARD #14

CITY OF NEW YORK - BOROUGH OF QUEENS

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February 2, 2026

Senator James Sanders, Jr.
New York State Senate, District 10
Senator Patricia Canzoneri-Fitzpatrick
New York State Senate, District 9
Assemblymember Ari Brown
New York State Assembly, District 20
Assemblymember Kahleel Anderson
New York State Assembly, District 31
Assemblymember Stacey Pheffer-Amato
New York State Assembly, District 23
Councilmember Melissa Miller
Hempstead Town Council, 3rd District
Carrie Solages
County Legislator
Commissioner Amanda Lefton
New York State Department of Environmental Conservation

Dear Senators Sanders and Canzoneri-Fitzpatrick, Assemblymembers Brown, Anderson, and Pheffer-Amato, Councilmember Miller, County Legislator Solages and Commissioner Lefton,

I am writing on behalf of Queens Community Board #14 to urgently request that the New York State Department of Environmental Conservation deny the permit application submitted by Inwood Materials Terminal (IMT), a subsidiary of the Haugland Group. The operations of IMT have long posed a direct threat to the air quality, health, and overall wellbeing of the Far Rockaway community, particularly the residents of the Redfern Houses, located directly across the street from the facility. IMT has a documented history of operating without the legally required approvals. Haugland Group LLC, the owner and operator of IMT, recently appeared in Hempstead Criminal Court for violations of the Hempstead Building Zone Ordinance. The company has been running a construction waste recycling facility in a business district adjacent to residential areas without the necessary special permit. Under the Hempstead Ordinance, any facility storing building materials or processing construction debris in such a location must obtain a special permit and undergo a public hearing. Despite owning IMT since 2013, Haugland Group has never applied for this required permit. The environmental and health impacts of IMT's operations are severe and well-documented by residents. The facility uses machinery that pulverizes concrete, generating fine dust that is stored in open air piles. For decades, Redfern Houses residents have reported dark dust blowing onto their campus, coating playgrounds,

cars, and outdoor spaces, and entering homes through windows and on clothing. Concrete dust contains silica, a known carcinogen and respiratory hazard. Long-term exposure to airborne silica particles is associated with chronic respiratory illness, lung disease, and increased cancer risk.

These conditions are unacceptable for any community, and they are especially troubling given the proximity of IMT to public housing and other residential areas. The recent passage of New York's Environmental Justice siting law and updated waste management regulations reflects the State's recognition of the disproportionate burdens placed on communities like Far Rockaway. IMT must now apply for and receive a permit from the Department of Environmental Conservation, something it has never been required to do before. This new process provides an essential opportunity for the State to evaluate the true impact of IMT's operations on the surrounding community.

Given the facility's history of noncompliance, the documented health hazards, and the clear environmental justice implications, we strongly urge the Department of Environmental Conservation to deny IMT's permit application. The residents of Redfern Houses and the broader Far Rockaway community deserve clean air, safe living conditions, and protection from industrial practices that place their health at risk. We respectfully request your support in ensuring that the State fully enforces its environmental justice commitments and prioritizes the wellbeing of the communities you represent.

Thank you for your attention to this urgent matter.

Sincerely,

Felicia Johnson, District Manager
Community Board #14-Queens