



Community Board 12

The City of New York

Borough of Queens

Jamaica, Hollis, St. Albans, South Ozone Park, and Springfield Gardens

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Donovan Richards
 BOROUGH PRESIDENT

Rev. Carlene O. Thorbs
 CHAIRPERSON

Kahleel Bragg
 DIRECTOR OF COMMUNITY BOARDS

Yvonne Reddick
 DISTRICT MANAGER

Minutes of the General Meeting

Wednesday, June 19, 2024
 7:00pm

Members Present - 35		
Sophia Abel	Mohammad Ali	Angela Allen
Pamela Bluford	Jacqueline Boyce	Manuel Caughman
Kenny Carter	Jean Randolph-Castro	Jennifer Delatour
Jonnel Doris	Glenn Greenidge	Vishal Hardowar, Esq.
Nurul Haque	Rene Cheatham Hill, Treasurer	Crystal Isaac
Audrey Lee Jacobs	Leonard Jacobs	Celeste James
Chantel Johnson	Al Hassan-Kanu	Bilal Karriem, 1st Vice Chairperson
Latoya LeGrand	Benjulkys Martinez	Donald Murphy
Abdus Salaam Musa, Parliamentarian	Krystal Roberts	Amit Shivprasad
Christopher Smith	Rev. C. Princess Thorbs-McGee, Chairperson	Toni Totten
Linette Townsley	Khari White, 3 rd Vice Chairperson	Patricia Wooden
Andrew Wilkins	Marcia Francis	

Members Absent/Excused-14		
Ahnaf Alam	Wanda Best	Maxine Brannon
Frankco Harris	Jolander Headley	Khondokar Tarikul Islam
Clementine James	Sharon Sweeting-Lindsey	Sharmayne Jenkins
Bernadette Logan	Shah Nawaz	Dawn Kelly
Akther H. Rahman	Jeanette Wilson	

Rev. Thorbs welcomed attendees and called the general meeting to order at 7:05 pm.

Chairperson’s Report – Rev. Carlene Thorbs

Chairperson Thorbs welcomed everyone to the last meeting before the Community Board adjourns for the summer.

Chairperson Thorbs read the announcements.

District Manager’s Report – Yvonn Reddick

Department of Buildings No Penalty Inspection Program This program offers free inspections for homeowners, business owners, and small landlords in New York City. New Yorkers are to call 311 starting on the first day of summer to schedule a free, no penalty visual inspection of various areas of their property.

This inspection program will run from the first day of Summer, Thursday, June 20, 2024, through Wednesday, July 31, 2024, and is an effort to improve public safety by promoting proper building maintenance in neighborhoods across the five boroughs. Starting on June 20th, members of the public can call 311 to request their free, no penalty inspections of any of the following building structures and equipment: • Deck Patios • Retaining Walls • Façade for Buildings under 6 stories in height. • Unregistered Boilers • Unregistered Private Elevator Devices Staff at 311 will connect members of the public to the appropriate unit at DOB to schedule a field

PRESENTATION

Paul Graziano stated that The ‘City of Yes – Housing Opportunity’ citywide zoning and land use proposal will not just create “a little more housing in every neighborhood. Rather, it will thoroughly gut the entire system of land use that has allowed neighborhoods around the city to grow in logical and predictable ways for over six decades, as per the longstanding goal of the DCP. This proposal does not consider the carefully negotiated rezonings of the past 20 years that have occurred throughout the city – rezonings that encouraged significantly more development in some places while contextualizing new development in others to protect neighborhood character while promoting orderly growth.

The ‘City of Yes – Housing Opportunity’ proposal would throw all of that away in order to:

- 1) Create massive and unsustainable increases in density across the board in every lower-density (R1 through R5) neighborhood;
- 2) Utterly ignore transportation needs and trends, particularly in lower-density neighborhoods far from transit linking to Manhattan;
- 3) Exponentially increase the stress on infrastructure and public resources, of which it makes no mention;
- 4) Deny actual housing affordability of any kind, despite constant buzz words and meaningless rhetoric sprinkled throughout the document;
- 5) Purposefully replace communities with high levels of owner-occupied housing in order to “free up” land for developers to build market-rate, high- density rental units for their profit.
- 6) Severely compromise the democratic process in future land use decisions by communities and their elected officials through the massive expansion of as-of-right development and limiting of ULURP.

Business Session

Bilal Karriem made a motion to accept May 15, 2024, minutes with corrections. The motion was seconded and passed.

Committees to Report

Land Use Committee – Vishal Hardowar, Esq.

Ms. Annabelle Meunier and Mr. Kevin Parris from New York City’s Housing and Preservation Department (“HPD”) presented on the South Jamaica Gateway project. This was the third appearance by the representatives of the South Jamaica Gateway Rezoning (applicant).

Background: The applicant appeared before the LUC in May 2022 and February 2024. The location of the two project sites is (a) 106-01 Guy R Brewer Blvd (Site A) and (b) 162-04 Tuskegee Airmen Way (Site B). The current zoning for both locations is R5D/C1-4, which would allow a four-story building.

The Project is a joint venture by the Briarwood Organization, LLC, Moses Sole Realty, LLC, Fulcrum Properties, LLC (“Developer Team”), the Godian Fellowship Inc., and Thomas White Jr. Foundation Inc.

Conclusion: The applicant will internally share and review the LUC's feedback before returning before the Board.

The General Board shall vote on the City of Yes for Housing Opportunity ("COYHO") Proposal. The following proposals under the COYHO aim to increase rental apartments in an effort to stem rising rental rates: Town Center Zoning: Reintroduce buildings with ground-floor commercial space and two to four stories of housing above in areas where this classic building form is banned under today's restrictive zoning.

Transit-Oriented Development: Allow modest, three-to-five-story apartment buildings where they fit best: large lots within half a mile of subway or Rail stations that are on wide streets or corners.

Conclusion: After discussing the COYHO proposals, the LUC moved, seconded and unanimously adopted the following motion: **The Land Use Committee recommends that the Full Board reject the City of Yes for Housing Opportunity with the necessary feedback.** I recommend that everyone complete the proposal worksheet and share their input with DCP.

Copy of full Land Use report is filed in the District Office

The Land Use Committee made a motion to deny the application, seconded by the entire board; the motion passed.

Land Use Committee recommends that the Full Board reject the City of Yes for Housing Opportunity with the necessary feedback

30 Approved to deny application 0 opposed 0 Abstention

ULURP Application #2019q0302 (106-01 Guy R. Brewer (Block 10161, Lots 1, 3 and 9) and 162-02 Tuskegee Airmen Way.. The ULURP Application passed

21 Approved 10 opposed 0 Abstention

The meeting was adjourned at 9:15 pm as there was no other business.