

Bayswater Breeze



74th Year

BAYSWATER

September 23, 2019

BAYSWATER OPEN MEETING

~~MONDAY, SEPTEMBER 23, 2019 AT 8:00 PM~~
BAYSWATER JEWISH CENTER, CORNER HEALY AVE. & DICKENS ST.

**GUEST: JONATHAN GASKA,
COMMUNITY BOARD DISTRICT MANAGER**

BAYSWATER CONCERNS

PENINSULA HOSPITAL AND YOU

While the Peninsula Hospital site is well into the fifties and Beach Channel Drive, there is much that will impact Bayswater even if you are only a driver or a taker of public transportation. This is why BCA has been following the sequence of events involving

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DOWNTOWN ROCKAWAY, SO FAR

There are to be (and already started) a lot of road closings and site work disruptions going on in the downtown Far Rockaway area. The following article written by Ralph Mancini for the Friday, August 9th THE WAVE explains a great deal.

The subtitle asks for public feedback. Give it to them. One question already comes besides the lack of planning for parking, even for the police: if the bus station at Beach 22 St. & Mott Avenue becomes a "spanking new plaza that is proudly designated as the "Crown Jewel of the Downtown area," where will the buses park? Where will the people who use the train park? Will we park?

COUNTDOWN TO DOWNTOWN REVAMP

City elicits public feedback on Far Rock reconstruction

By: Ralph Mancini

The Wave was treated to a comprehensive rundown of an all-encompassing infrastructure upgrade in Downtown Far Rockaway (DTR) that will present a wide range of anticipated - and unforeseen - challenges to the community due in part to its accelerated timeline.

"You are reconstructing the sewers, water mains and the roadways - it's a very disruptive process," declared NYC Department of Design and Construction Deputy Commissioner Eric Macfarlane at the Aug. 8 presentation at Challenge Preparatory Charter School.

The task at hand is a collaborative effort on the part of the DDC and the Department of Environmental Protection (DEP) to replace distribution water mains, install at least 39 fire

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OPEN MEETING

**MONDAY,
SEPTEMBER 23
BAYSWATER
JEWISH CENTER
CORNER HEALY
AND DICKENS**

We look forward to seeing you. Our guest for this evening is our CD #14 District Manager Jonathan Gaska who will be able to update what's happening here and all around the Rockaway Peninsula.

Our 101st Precinct will also be joining us with community updates.

This is a good time to visit with friends and neighbors, enjoy conversation and coffee and cookies, talk about our summer and think ahead to upcoming holidays. Are we really there yet?

Please send in or, even better, bring your \$25 BCA dues to this meeting. Thanks for all those have already done so.

See you soon!

PRESIDENT'S MESSAGE

Welcome back! Hope you had a pleasant summer. We're ready for lots of activity in Far Rockaway. We're told to prepare for some difficult traffic problems as work is scheduled to begin in downtown Far Rockaway. BCA always tries to keep up with what is happening. Do read your Breeze and if you haven't let us know your email please do so, so we can contact you.

For our opening meeting on Monday, September 23 we are pleased to announce our guest will be Jonathan Gaska, District Manager, and he'll surely bring us the very latest news. Of course, we'll welcome representatives of the NYPD. Do come!

Please read Bayswater Civic Board Member Eugene Falik's rebuttal to Arker Developments for the peninsula hospital site at the and send to the city planning commission. Eugene is a volunteer as we all are. His concern is about Bayswater and the Peninsula's impact upon us. By becoming a \$25 dues paying member, you show him and all the other volunteers that you have their back.

If you haven't paid your dues, please do so.

Sincerely,
Enid Glabman, *President*

DOWNTOWN REVAMP (CONT'D)

hydrants, add new storm sewers to alleviate flooding and spearhead the reconstruction of sanitary sewers, along with necessary street restoration and streetscape beautification.

Another major component of the city initiative will be the creation of a Beach 22nd Street Pedestrian Plaza, complete with new curbs and neckdowns; new sidewalks and driveways; wayfinders; a bicycle rack; a flagpole; movable granite planters and a stage that can be utilized for performances or public meetings.

The two-phased rebuild will cost the city \$114 million, with a July 15, 2022 projected completion date.

With imminent construction scheduled to kick off sometime in mid-September, the DDC is actively seeking public input on the part of local stakeholders in order to implement any possible tweaks.

The grand undertaking, said Macfarlane, will not only address rampant flooding exacerbated by the current - and outdated - infrastructure, but it will also pave the way for the development of future endeavors.

"There's going to be disruptions and there's no way around the impacts," said Councilman Donovan Richards, who was among the attendees at the meeting. "We have very narrow streets as you can see and there will be impacts to local businesses. But in the long-term, this project is going to be beneficial."

Starting next month, commuters who typically drive into DTR will have to adjust, advised Richards. He recommended public transportation, as the increase of construction traffic and the inevitable reduction in parking will soon become an inconvenient reality.

"We are trying to do this in a way that won't necessarily shut down the entire business district at one time," added the city legislator, who is currently piloting a Far Rockaway revival that will bring in multiple affordable housing developments, a new public library and new businesses. These ventures have only hastened the need to rectify constant pounding issues and the unsafe walkways plaguing the east end of the peninsula.

One of the complexities of the infrastructure revamp, according to Macfarlane, is the fact that the Downtown commercial corridor consists of mixed-use zoning, which throws a monkey wrench of sorts in the DDC trying to decide whether construction activities take place in the day or at night.

Local merchants along Beach 20th Street, Mott Avenue and adjoining side streets naturally prefer that construction crews operate during the evening to avoid the pain of water being cut off during pipe installation.

The DDC spokesperson acknowledged that timing coordination will be a "balancing act" and that local stakeholders will be informed of water turnoffs 72 hours ahead

of time, and then once more, 24 hours in advance.

Further, the city official and infrastructure expert imparted that all detours will follow construction patters, while also communication what NYPD traffic enforcement agents will be responsible for the safe flow of pedestrian foot traffic, especially during the morning rush and school dismissal.

In order to expedite construction, the hired contracting firm - Restani Construction - will use "extra high early concrete" in the installation of new roadways that will reportedly require three hours to settle, as opposed to the standard 21 days.

Overall, the seven-year enterprise, as noted in previous reports by The Wave, will have an abbreviated three-year timeline. The hurried approach has been successful in other city projects and may soon become the norm. "That has been the mission of our new Commissioner Lorraine Grillo," stated Macfarlane.

The morning conference was followed by a walkthrough during which DDC Director of Infrastructure Design Herve Mathelier noted how grading changes were recently made to the library renovation, as well guiding a small group through the bus station at Beach 22nd Street and Mott Avenue. That area will soon be home to a spanking new plaza that he proudly designated as the "crown jewel" of the Downtown area, once it's all said and done.

RELATED ADDRESSES

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BAYSWATER CONCERNS (CONT'D)

PENINSULA HOSPITAL DEVELOPMENT SITE

the development of this site and attending all the meetings involving it.

The following article written by Eugene Falik follows his attendance at the City Planning Commission on the day that the Arker Development Corporation presented its case for the on-site development. No one is against the housing. Everyone is against the slipshod way it is being offered without regard for the communities already here. Mr. Falik's article is an eyeopener as he carefully explains the problems of the Peninsula site development.

PENINSULA HOSPITAL DEVELOPMENT SITE

By: Eugene Falik

There is no doubt that housing is needed in New York City. Likewise, there is no doubt that housing is needed for low income families. But housing is likewise needed for moderate and middle income families too. And housing must be in the context of the community, without adversely impacting existing members of both local community and the broader Community District. The project proposed for the Peninsula Hospital site by the Arker Companies is not an appropriate response to these needs.

- The population density is excessive for Rockaway. It is similar to midtown Manhattan.
- The project will only provide 13% of the apartments to moderate income families and none are for middle income ones. All of the rest will go to those with incomes below the median income. Despite the developer's claims, most of the apartments will not be available to couples consisting of mostly city employees with five years in the job or even those making a bit over minimum wage.
- The Rockaways is an area of limited resources and few jobs. The 300 jobs that the developer claims will be contributed to the community are far fewer than the jobless residents to be added. (chapter 1)
- Rockaway already has half of the publicly financed housing in Queens.
- The project clearly violates the U.S. *Fair Housing Act of 1968* as interpreted by the Supreme Court as recently as 2015 in that it will accentuate racial and economic segregation in violation of the *Act*.
- The building size (nineteen stories) is not in context with the neighborhood where tall buildings are seven to twelve stories tall.

- The plot layout is not in character with the neighborhood where almost all buildings are surrounded by grass and shrubbery.
- The project goes against the city's own recent Resilient Edgemere study prepared by HPD which recommended only low density housing (1 or 2 families), stores, and parkland be built in the area.
- The project will bring more people with limited resources to an area that is already largely populated with people of limited resources. (chapter 3)
- The project will overtax already failing schools that are currently operating over capacity. If the project is build as purposed, there will be a shortage of 2,000 elementary and middle school seats as well as local child care.
- The proposed parking is grossly inadequate. Even residents of NYCHA housing have cars so that they can get to work and shop in Nassau in a reasonable time frame.
- The transportation impact will be disastrous:
 - ◇ The developer acknowledges that even if DOT implements all of their suggestions, the project will have serious impacts on traffic from the New York City line to Beach 116th Street.
 - ◇ There are only two lanes of traffic in each direction that run from Far Rockaway the length of the peninsula to Rockaway Psk. (Chapter 12)
 - ◇ In addition to the impact on the general public, emergency response will be seriously affected for the entire peninsula.
 - ◇ Bus service will be adversely impacted and additional bus service will only make traffic worse.
 - ◇ Service on the "A" train, despite the developer's statements is standing room only.

In addition, the developer skims over the very many adverse impacts of the proposed zoning changes. These impacts would affect the local community as well as the entire Rockaway peninsula. The developer regards any land use other than housing as being "underutilized." Of course, the most significant underutilized piece of land in New York City is Central Park. No doubt Arker would like to bring that area to its "highest and best use." But some think otherwise.

THE BAYSWATER BREEZE

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ROCKAWAY NASSAU SAFETY PATROL



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SOMETHING SUSPICIOUS,
CALL THE 24 HOUR HOTLINE**

**516-858-7300
POLICE - 911**

To receive Security Alerts sign up at:
securityalerts@rockawaypatrol.org

SAYING GOODBYE TO GRASS

If you are weary of watching your lawn turn into assorted shades of dried up grass every summer, you might be interested in an organization called ReWild Long Island that is helping home owners turn their lawns "into natural habitats where bees buzz, birds flock and butterflies crowd: the new gardens." The organization said that rewilding feeds pollinators and wildlife while reducing the use of water and fertilizer and saving homeowners time, money, and energy. According to the NEWSDAY article of September 4, 2019, milkweed, yarrow, and aster are some native plants that one can start with. Garden centers can also help. Visit ReWild Long Island at rewildlongisland.org for more information.

SCAMS OF THE DAY

Getting calls asking for money for a relative about to be arrested, a federal agency letting you know that you can be arrested for nonpayment of taxes or for owing money unless you give them your account numbers or told to take large sums of money to buy and send gift cards in assorted amounts to named people in order to stop that arrest are only some of the ways that people are being scammed by thieves.

What you have to know to avoid being preyed upon from NEWSDAY:

Among the steps the FTC recommends consumers take to protect themselves: Never send money or gifts to anyone you haven't met in person; and use the "search by image" feature in your search engine.

"If the same picture shows up with a different name, that's a red flag," the FTC warns. Consumers can find more information at consumer.ftc.gov/topics/online-security.

HOW TO PROTECT YOURSELF

- Be wary of anyone who claims to be a representative of a government agency or utility and threatens arrest or other consequences if you do not immediately send them money.
 - Be wary of anyone who demands payment with gift cards. Courts and police don't accept Amazon gift cards for bail. PSEG doesn't accept Best Buy cards for electric bills.
 - Be wary of anyone who says a loved one has been arrested or injured and you need to immediately send them payment for bail, legal fees or medical care. Check with your loved one - or somebody close to them - to confirm the story.
 - Be wary of clicking on links in emails from unknown sources and avoid pop-ups: "look before you click, don't be impatient," she said.
 - Maintenance is important: Updated your computer software, downloading the latest versions of your operating system, web browsers and apps.
 - Keep your guard up. "Don't give out personal information over unencrypted websites. When shopping or banking online, only use websites that use encryption to protect your information from your computer to their server."
- What's more when you get an automated call and you're offered the option to opt out of future calls by pressing a number - don't press the number. It's a ploy to confirm your number is legitimate, she said.