



*Donovan Richards*  
*Queens Borough President*

# Community Board No. 2

43-22 50th Street, 2nd Floor  
Woodside, New York 11377

(718) 533-8773

Fax (718-533-8777

Email [qn02@cb.nyc.gov](mailto:qn02@cb.nyc.gov)

[www.nyc.gov/queenscb2](http://www.nyc.gov/queenscb2)

*Anatole Ashraf*  
*Chairperson*  
*Debra Markell Kleinert*  
*District Manager*

**April 17, 2024**

## **Land Use and Housing Committee Meeting Minutes**

### **Land Use & Housing Committee Members – Present**

*Anatole Ashraf, Christine Hunter, Ann Marie Baranowski, Karesia Batan (PV), Nicholas Berkowitz, Danielle Brecker, Tannia Chavez, Lisa Deller, Diana Kichler, Prameet Kumar, Sheila Lewandowski, Lauren Springer*

### **Land Use & Housing Committee Members – Absent**

*Stephen Cooper, Morry Galonoy, Kenneth Greenberg, Mary Torres*

### **Community Board 2 Members - Absent**

*Patrick Martinez – Tech*

### **Public Members – Absent**

*Rayna Huber Erlich, William Jourdain*

### **Community Board 2 Staff**

*Debra Markell Kleinert, District Manager, MaryAnn Gurrado*

### **Elected Officials/ Representatives**

*Isaac Blasenstein, Representing Council Member Julie Won*

### **Department of City Planning**

*Katie Crawford*

### **Guests**

*Dirk McCall de Paloma, Sunnyside Shines BID*

*“Serving the Communities of Long Island City, Sunnyside, Woodside, and Maspeth”*

*Gerald Lam*  
*Shirley Lim, DJ Associates Architect PC*  
*Angel Gil Orios, Thalia Spanish Theatre*

Christine Hunter welcomed everyone to the meeting.

### **Revocable Consent for 48-18 Van Dam Property Holdings LLC**

Discussion on the new revocable consent application to legalize, maintain and use ramp with platform and stair along with planters at 48-18 Van Dam Street, Block, 284, Lot 1 in the Borough of Queens.

A revocable consent is the grant of a right to an individual or organization to construct and maintain certain structures on, over, or under the inalienable property (streets and sidewalks) of the City. Generally, revocable consents are granted for a term of 10 years, at the end of which time they be renewed. As the name implies, the City retains the right to revoke a revocable consent at any time.

Shirley Lim, DJ Associates Architect PC presented plans and provided the following information: The applicant is seeking legalization for an accessible ramp and planters and an additional handrail to make it ADA complaint.

Nick Berkowitz made a motion, and it was seconded by Lauren Springer to approve the application with (0) none opposed and (0) no abstentions.

### **Landmark Preservation Application**

39-83 45<sup>th</sup> Street Landmark Application – Discussion of 2 skylights in rear roof.

Gerald Lam, property owner discussed his application and provided a presentation and provided the following information:

- Proposing adding two skylights in the rear facing the courtyard.
- The Landmark hearing date will be on May 14, 2024.
- The Committee requested letters of support from neighbors in the court.
- The applicant is seeking a letter of support from CB2.

Anatole Ashraf made a motion, and it was seconded to approve the application. All were in favor of the motion with (0) none opposed and (0) abstentions.

### **City Planning Update**

Katie Crawford, announced she is the new Boro Planner and provided the following updates:

- The second town hall meeting for One LIC was held on Monday, April 15, 2024.
- Announced the schedule for the next meetings will be held on:
  - May 16, 2024, from 6:30 pm to 8:30 pm and will be virtual.
  - May 20, 204 6:30 to 8:30 pm at MoMA PS 1
- Provided an update on the City of Yes – Housing Opportunity
  - Encouraged all to view the proposal online.
  - Announced DCP will present at the CB 2 Board Meeting on May 2, 2024
  - Announced the DCP will attend the Land Use & Housing Committee Meeting on May 15, 2024. The Land Use Committee will be tasked with coming up with recommendations which will be presented to the full board in June 2024.

Old Business:

**Update on the Focus Group Meetings for One LIC Plan**

Prameet Kumar, Vice Chair, Land Use Committee provided the following update:

The meeting’s objectives included sharing progress to date, reviewing/workshopping draft recommendations for the One LIC holistic community planning process. There will be additional focus area meetings in May and a town hall meeting in June to release draft strategies, including a zoning framework. Highlighted engagement questions revolved around coastal flood protection (a continuous raised shoreline), land use along the waterfront, supporting job and business growth in the Industrial Business zone (potentially revising IBZ regulations to meet current needs), defining industrial policy, addressing street safety conflicts, and conflicting curbside uses, and fostering a balanced approach to public safety.

**BIG Reuse**

Christine Hunter provided an update about the BIG Reuse and reported they had attended the last meeting. CB 2 was to facilitate a joint meeting with the Environment Committee, however Parks Dept. declined the invitation to send a representative to either an Environment Committee or a Land Use Committee meeting.

Debra Markell Kleinert reported CB 2 received a letter from Parks and that they had responded to our correspondence. She reported that CB1 and CB 2 received the same response.

The Committee discussed that Laura Shepard, Chair, Environment, Parks, and Recreation Committee would be drafting a response to Parks.

**New Business:**

**Bliss Theatre**

Discussion and update on the Bliss Theatre at 44-17 Greenpoint Avenue, Sunnyside

Angel Gil Orrios, Executive Director, Thalia Spanish Theatre provided an update about his proposal:

- Announced that his organization has been in the community for 47 years and has done 253 productions and won 252 awards.
- Seeking the support of CB 2 for the Thalia Theatre to anchor a multi-use cultural center in the existing Bliss Theater building.
- Seeking the support of the elected officials.
- Discussed the possibility of Public/Private funding.
- He will be submitting a proposal.

Christine Hunter announced that CB 2 and Sunnyside Shines tried to reach out to the owner and that it does not appear that Jehovah's Witness group is currently interested in dialogue.

Dirk McCall de Paloma, Sunnyside Shines BID provided an update that he has spoken to the main point person working on the sale of the site and asked if they could come to speak at the meeting and they declined to have the meeting. Dirk suggested pushing the landmarking status to save the structure.

The Committee discussed writing the following letters:

- Letter to Jehovah's Witness again requesting a dialogue
- Letter to the Elected Officials that we support preservation of the building as well as community investment.
- Letter to the Landmarks Commission

Lisa Deller announced that the Billiards Place on 50<sup>th</sup> Street will be replaced with 55 units of affordable housing.

The meeting was adjourned.

Respectfully submitted by:

MA Gurrado

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