



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

February 21, 2024

Land Use & Housing Committee Meeting Minutes

Land Use & Housing Committee Members – Present

*Anatole Ashraf, Christine Hunter, Ann Marie Baranowski, Karesia Batan, Danielle Brecker,
Tannia Chavez, Lisa Deller, Diana Kichler, Prameet Kumar*

Land Use & Housing Committee Members – Absent

*Nicholas Berkowitz, Stephen Cooper, Morry Galonoy, Kenneth Greenberg, Sheila Lewandowski,
Lauren Springer, Patrick Martinez, Mary Torres*

Community Board 2 Staff

Department of City Planning

Teal Delys

EDC

Jana Pohorelsky, Eric Bilal, Ashley Katz

HPD

Duncan Miller, Kevin Parris

Long Island City Partnership/BID

Charles Yu, Angel Hart, Henry Smith

Small Business Services

Leslie Velazquez

Guests

Steven Sinacori, Akerman LLP, Joseph Sbarro, Akerman, LLP, Gil Lopez (PV)

Elected Officials/Representatives

Isaac Blasenstein (PV)

Christine Hunter welcomed everyone to the meeting.

HPD – Hunters Point South Site E

Kevin Parris, HPD discussed the Hunters Point South Site E.

HPD is now launching the community visioning process for Parcel E, which is expected to create 850 to 900 homes (with at least 60 percent of units to be affordable) commercial retail and community facing services on the ground floor, and 1,800 square feet of open space.

Five of the seven parcels have already been developed into over 3,000 homes, commercial retail space, community facilities and two schools.

Kevin Parris addressed some of the issues in the letter submitted by CB 2. Two remaining parcels are D and E and HPD is currently moving forward only with parcel E. It would be a strain to move both at the same time. Discussed residential development on Parcel E.

Through the community visioning process for Parcel E, HPD will seek public input through an in-person workshop, community board meetings, outreach to community based organizations, tabling events and a project questionnaire. The community visioning phase will culminate with the release of a community visioning report, which will encompass local priorities for the site. HPD will then issue an RFP.

Rob Basch, Hunters Point South Conservancy spoke about the need for green space and park land.

Kevin Parris entertained questions.

NEW YORK CITY ECONOMIC DEVELOPMENT CORP – UPDATE

A discussion and update and overview of the city owned sites was presented to the committee.

The two sites are:

- DOT site at 44th Drive and the East River
- DOE site at 44-36 Vernon Blvd

EDC reps entertained questions.

ULURP 58-75 Queens Midtown Expressway Rezoning – CEQR – 24DCP014Q

Joseph Sbarra and Steve Sinacori presented the plans for the application and discussed the following.

Lucky Supply Holding, LLC is seeking discretionary approvals for a zoning map amendment in support of the proposed rezoning of block 2656; Lots 20, 64 portion of (p/o) lots 65 and 115 (“Rezoning Area”) from M1-1 to M1-4 in Maspeth, Community district (CD) 2, Queens, NY.

The applicant proposes to enlarge the existing use, which is not permitted in the existing M1-1 zoning district since it exceeds the maximum permitted FAR of 1.0. The proposed M1-4 zoning district has a higher maximum FAR of 2.0, which is sufficient to accommodate the proposed enlargement. In a separate, follow-up application, a non ULURP Easement Delineation (ME) action is sought to remove a sewer easement on a portion of the Project Site. The proposed actions would facilitate the horizontal and vertical enlargement of the existing warehouse on Lot 64 (Project Site). The proposed enlarged building would result in a three-story and mezzanine building with 194, 136 gross square feet (161,780 zsf) of manufacturing floor area. Parking is not required in M1-4 zoning districts. The added floor area within the enlarged building, including the mezzanine would be used for storage of inventory and would include nine parking spaces.

The applicant was invited to attend the March 7, 2024, full board meeting.

Prameet Kumar made a motion, and it was seconded by Anatole Ashraf to approve the application. All were in favor of the motion with none opposed and no abstentions.

CITY PLANNING – UPDATE

Alexis Wheeler announced she would be leaving and thanked everyone for their support.

Teal Delys discussed the following:

Asked for the recommendation on the City of Yes for Economic Opportunity and if it could be submitted by Friday.

City of Yes – Housing Opportunity. There will be monthly info sessions beginning on February 27, 2024, at 7:00 pm. Will forward information and links to the CB 2 Office. Referral will take place in April.

The next One LIC event will be a town hall meeting and it is in the process of being planned.

Teal Delys announced she would be leaving and February 29, 2024, would be her last day. She thanked everyone for their support.

LONG ISLAND CITY BUSINESS IMPROVEMENT DISTRICT:

Charles Yu introduced his colleagues and provided an update. They are seeking a letter of support for the ULURP Recommendation.

Christine Hunter invited them to attend the March 7, 2024 Community Board 2 Meeting.

Christine Hunter made a motion, and it was seconded by Lisa Deller with the stipulation for more participation by tenants of the new East expansion zone. All were in favor of the motion with one (1) opposed and no (0) abstentions.

OLD BUSINESS:

Update on the Focus Group Meetings for one LIC Plan

Prameet Kumar provided an update.

Update on the draft agreement for 23-10 Queens Plaza South

Karesia Batan provided an update.

Christine Hunter announced she received an update from Allan Swisher, representing the Queens Borough President's Office concerning the draft agreement. He did not suggest any changes to the language of the draft agreement.

A motion was made to adjourn the meeting.

Respectfully submitted by:

MA Gurrado

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