



*Donovan Richards  
Queens Borough President*

# Community Board No. 2

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*Anatole Ashraf  
Chairperson  
Debra Markell Kleinert  
District Manager*

**October 16, 2024**

## **Land Use & Housing Committee Meeting**

***This meeting was held in person***

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

*Christine Hunter, Pramet Kumar, Karesia Batan (PV), Nicholas Berkowitz, Danielle Brecker, Tannia Chavez, Lisa Deller (PV), Kenneth Greenberg, Diana Kichler, Sheila Lewandowski, Lauren Springer, Michael Zoorob (PV), Patrick Martinez*

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

*Ann Marie Baranowski, Stephen Cooper, Morry Galonoy, Mary Torres*

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

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### **Department of City Planning**

*Katie Crawford, Hye-Kyun-Yan*

### **Community Board 2 Staff**

*Debra Markell Kleinert, District Manager, MaryAnn Gurrado*

### **Elected Officials/Representatives**

*Nick Gulotta, Representing Council Member Julie Won,*

### **Guests**

*Jimmy Arriaga, Architect*

*Gerald Bruff, Elmcors Youth and Adult Activities*

*Fanny Chang*

*Ryan Chensen*  
*Anivelca Cordova, Lemle and Wolff*  
*Paola Duran, Lemle and Wolff*  
*Jason Martinez*  
*Elan Peskin, Mega Contracting*  
*Therese Noonan, Rauch Architecture*  
*Matthew Rauch, Rauch Architecture*  
*Hugh Ward, Phipps Houses*  
*Matthew Washington, Phipps Houses*

Christine Hunter welcomed everyone to the meeting.

**Landmark Application – 21-43 45<sup>th</sup> Avenue, LIC, NY**

Matthew Rauch, Rauch Architecture provided the following information about the project:

- This is in the Hunters Point Historic district. The application is to replace their front façade windows, which are two over two. The applicant is looking to replace existing windows with aluminum clad wood. The new windows being proposed will match the existing configuration, size, design and color. The request for aluminum clad finish is causing them to need a public hearing for LPC approval.

The Land Use and Housing Committee made a recommendation to send a letter to Landmarks to not oppose the application. The Committee is requesting that Landmark Preservation Commission create a clearer policy on window materials so they can grant staff permits. All were in favor with none opposed and no abstentions.

**Landmark Application – 45-18 39<sup>th</sup> Avenue, Sunnyside, NY**

Jimmy Arriaga, Architect, provided the following information about the project.

- The applicant has filed an application for a Certificate of Appropriateness with Landmarks. The proposed scope of work for alteration is listed as follows:
  - The replacement of damaged slate roof tiles (roof leaks) for the entire roof with similar tiles and new gutters and downspout.
  - Installation of three skylights at rear of the Hip Roof.
  - Installation of (2) outdoor condensers with indoor units for Cooling and Heating split system.

The Land Use and Housing Committee requested the applicant attend the November 20, 2024 Land Use Committee Meeting to provide a clearer presentation concerning the split system and showing the house context (surrounding buildings and streets) more clearly

## **Phipps Houses – Barnett Development**

Update on the project construction and extended work permits.

Elan Peskin, General Contractor, Mega Contracting Group discussed the project and provided the following information:

- It is a two-year construction schedule and it is on schedule.
- They are about 15% complete with the project.
- They are finishing the foundation and are beginning to build the first and second floors of the building.
- They are requesting an extension of adjusted work hours on Saturday which are currently 10:00 am to 5:00 pm.
- Seeking a letter of support for 7:00 am start time on Saturdays.
- There is no construction on Sundays.

Matthew Washington, Vice President and Chief of Staff at Phipps Houses provided an update about the project and stated they are seeking a letter of support. He wants to understand the process the Board wanted them to go through for consideration of this request. They would be happy to do whatever the recommendations are.

Nick Gulotta, representing Council Member Won, discussed a number of complaints particularly in relation to rat sightings, vermin, noise, site safety and flooding. He discussed a request for their drainage plan.

Christine Hunter requested Phipps provide a drainage report. She requested Phipps return to the November 20, 2024 Land Use & Housing committee Meeting and then to the full Board Meeting in December.

## **Presentation by Elmcors Youth and Adult Activities on a 100% Affordable Housing Development Project in Woodside located at 43-12 50<sup>th</sup> Street, Woodside, NY**

Anivelca Cordova, Principal with Lemle and Wolff reported she is the lead principal responsible for this project from the Lemle side. She provided an overview of Lemle and Wolff and introduced her colleague, Garfield Bruff.

Garfield Bruff, Vice President of Operations and Housing, Elmcors Youth and Adult Activities provided a presentation and provided the following information:

- 55 Units – 8 Stories
- 30 one bedrooms
- 17 two bedrooms
- 9 units set aside for formerly homeless

Amenities:

- 1<sup>st</sup> Floor community room and landscaped backyard
- 7<sup>th</sup> floor community room leading to the roof terrace with skyline views
- Laundry room at cellar level
- 100% electric
- Enterprise Green Communities certified
- Green roof and solar panels
- Units will include stainless steel appliances

Project Timeline:

- Demolition nearly complete awaiting sign offs
- Financing closing, expected December 2024
- Construction period January 2025 through December 2026
- Full occupancy and stabilization June 2027.

Q & A

**City Planning Update:**

Katie Crawford provided the following information:

- Discussed the City of Yes for Housing Opportunity – Technical Memorandum -Two modifications were made to the proposal.
- City of Yes – Housing Opportunity Public meeting will take place on October 21, 2024 at 10:30 am in City Hall Chambers. Council Members will ask questions, no opportunity for public testimony. For more information visit: <https://council.nyc.gov/land-use/>  
Can be viewed here: <https://council.nyc.gov/live/>
- CHO Public Hearing – October 22, 2024 at 9:30 am in City Hall Chambers.
- OneLIC – Neighborhood Plan  
Waterfront Walkshop – October 20, 2024 @ 12:00 pm  
Meet at Queensbridge Park – Public Comfort Station (near Vernon Blvd. entrance)

Katie Crawford and Hye-Kyung Yang provided a presentation on the Long Island City Neighborhood Plan LIC Waterfront.

Q & A

The meeting was adjourned:

Respectfully submitted by:

MA Gurrado

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