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Community Board No. 2

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Anatole Ashraf
Chairperson
Debra Markell Kleinert
District Manager

May 15, 2024

Land Use & Housing Committee Meeting

Land Use & Housing Committee Members – Present

Christine Hunter, Ann Marie Baranowski, Nicholas Berkowitz, Danielle Brecker, Lisa Deller (PV), Morry Galonoy (PV), Kenneth Greenberg, Diana Kichler, Sheila Lewandowski, Lauren Sprinter, Michael Zoorob (PV), Patrick Martinez

Land Use & Housing Committee Members – Absent

Karesia Batan, Tannia Chavez, Stephen Cooper, Mary Torres, Prameet Kumar

Land Use & Housing Public Members – Present

Land Use & Housing Public Members – Absent

Rayna Huber Erlich, William Jourdain

Department of City Planning

Katie Crawford, Winnie Shen

Community Board 2 Staff

Debra Markell Kleinert, District Manager, MaryAnn Gurrado

Guests

Andy Yllanes, Angela Yllanes, Richard Gentzler

Christine Hunter welcomed everyone to the meeting.

Landmark Preservation Application – 39-28 46TH Street, Sunnyside, NY

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

RD Gentzler provided an overview of the application which is to enlarge the size of the second-floor rear window in a one family house.

Sheila Lewandowski made a motion, and it was seconded by Nicholas Berkowitz to approve the application. All were in favor of the motion, with none opposed and one (1) abstention.

BSA Application – 58-02 Northern Boulevard, Calendar Number 2024-19-B

The applicant reported they were not ready to present and will attend the June 18, 2024, Land Use Committee Meeting.

Department of City Planning – Committee discussion and recommendations for City of Yes for Housing Opportunity

Katie Crawford and Winnie Shen provided a power point presentation of the City of Yes for Housing Opportunity, a copy is attached.

The Committee discussed and on voted on the following:

Low-Density

Town Center Zoning -

Re-introduce buildings with ground floor commercial and two to four stories of housing above, in areas where this classic building form is banned under today's restrictive zoning.

Nick Berkowitz made a motion, and it was seconded by Christine Hunter to support the Town Center Zoning with the stipulation to remove the word restrictive.

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.

Patrick Martinez made a motion, and it was seconded by Diana Kichler to support the Transit Oriented Development with the stipulation to focus on seniors and the disabled. All were in favor of the motion with none opposed and no abstentions.

Accessory Dwelling Units –

Permit accessory dwelling units such as backyard cottages, garage conversion, and basement apartments.

Christine Hunter made a motion, and it was seconded by Michael Zoorob to support the application with the stipulation that CB 2 supports permitting new ADU's in most situations described in the COY proposal. However, given the growing frequency of high-volume rain events and inadequate sewer infrastructure in many neighborhoods, CB 2 does not support ADU's below ground level in buildings where current code requirements for basement apartments are not met. All were in favor of the motion, with (2) two opposed and (0) no abstentions.

District Fixes –

Give homeowners additional flexibility to adapt their homes to meet their families' needs.

Nick Berkowitz made a motion, and it was seconded by Anne Marie Baranowski to support the District Fixes with all in favor (1) one opposed and (0) no abstentions.

Medium and High Density –

Universal Affordability Preference –

Allow buildings to add at least 20% more housing if the additional homes are permanently affordable. This proposal extends an existing rule for affordable senior housing to all forms of affordable and supportive housing.

Michael Zoorob made a motion, and it was seconded by Lisa Deller to support the Universal Affordability Preference with the stipulation that in LIC be paused until the infrastructure catches up/ exempt districts that have experienced dramatic density in the last 20 years. The vote was (8) in favor of the motion; (4) four opposed and (0) no abstentions.

Citywide –

Lift Costly Parking Mandates -

Eliminate mandatory parking requirements for new buildings. Parking would still be allowed, and projects can add what is appropriate at their location.

Nick Berkowitz made a motion, and it was seconded by Morry Galonoy to support the Lift Costly Parking Mandates with the stipulation to remove the word Costly. The vote was (9) nine in favor of the motion with (3) three opposed and (0) no abstentions.

Convert Non-Residential Buildings to Housing –

Make it easier for underused nonresidential buildings, such as offices, to be converted into housing.

Christine Hunter made a motion, and it was seconded by Sheila Lewandowski to approve Convert Non-Residential Buildings to Housing. The vote was unanimous with (0) none opposed and (0) no abstentions.

Small Shared Housing –

Re-introduce housing with shared kitchen or other common facilities Eliminate strict limits on studios and one-bedroom apartments.

Christine Hunter and Sheila Lewandowski made a motion to support the Small Shared Housing with the stipulation that Eliminate strict limits on studios and one-bedroom apartments be removed. The vote was 8 (eight) in favor of the motion with (4) opposed and (0) no abstentions.

Campus Infill –

Make it easier to add new housing on large sites that have existing buildings on them and already have ample space to add more, (e.g. a church with an oversized parking lot).

Lisa Deller made a motion, and it was seconded by Michael Zoorob to not support the Campus Infill. The vote was (6) six in favor of the motion with (5) five opposed and (0) no abstentions.

Miscellaneous –

- New Zoning Districts
- Update to Mandatory Inclusionary Housing
- Sliver Law
- Quality Housing Amenity Changes
- Landmark Transferable Development Rights
- Railroad Right-of-Way

Nick Berkowitz made a motion, and it was seconded by Diana Kichler to approve all Miscellaneous items. The vote was 8 (eight) in favor of the motion; (4) opposed and (0) no abstentions.

Lisa Deller made a motion, and it was seconded by Nickolas Berkowitz to approve the overall City of Yes for Housing Opportunity text amendments with the stipulations listed above, as well as overall stipulations stating that the inadequacy of neighborhood sewers public transit and open space infrastructure all need to be addressed prior to additional new development, and that QNS CB2 is a district which has already accommodated much more than its fair share of new housing development. The vote was (8) eight in favor of the motion (4) four opposed and (0) no abstentions.

The meeting was adjourned:

Respectfully submitted by:
MA Gurrado

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