



*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)

*Danielle Brecker  
Chairperson*

*Debra Markell Kleinert  
District Manager*

**April 19, 2023**

## **Land Use Committee Meeting Minutes**

This meeting was teleconferenced on Zoom

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

*Lisa Deller, Christine Hunter, Thalia (Karesia) Batan, Nicholas Berkowitz, Tannia Chavez, Kenneth Greenberg, Lauren Springer, Mary Torres*

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

*Stephen Cooper*

### **Public Members – Absent**

*Rayna Huber Erlich*

*William Jourdain*

### **Community Board 2 Members – Present**

*Danielle Brecker, Dr. Rosamond Gianutsos, Diana Kichler, Patrick Martinez, Eric Narburgh, Zeeshan Ott, Laura Shepard*

### **Community Board 2 Staff**

*Debra Markell Kleinert, District Manager*

*MaryAnn Gurrado*

### **Elected Officials/Representatives**

*Isaac Blasenstein, Representing Council Member Julie Won*

### **Guests**

*Matthew Kwatinetz, NY Urban League*

*David Mendelsoh, Architect, 21-37 45<sup>th</sup> Avenue*

*Ben Herzog, Architect, 21-37 45<sup>th</sup> Avenue*

*Anthony Tsirantonakis, Architect, 21-26 45<sup>th</sup> Avenue*  
*Sandra Logrino*

Lisa Deller welcomed everyone to the meeting.

**Landmark Applications:**

**21-37 45<sup>th</sup> Avenue, Long Island City**

David Mendelsohn and Ben Herzog, Architects provided the following information:

- Property is in the Hunters Point Historic District
- Design plans were presented and photos reviewed.
- CB2 is being asked to advise on proposed rear addition; aspects of the design other than the rear are being reviewed by LPC at staff level.
- Proposed 2 story addition is 20 feet deep, full width of the house and 20 feet tall, with a 42-inch high guard rail around the roof terrace.
- Proposed addition is not visible from any public way.
- Homeowners have spoken to their neighbors and they will be notified of the Landmark Hearing.
- They will follow Landmarks guidelines for notifying the community and reach out to the neighbors.
- They will do a 3D-drawing to show the shadow impact during the different times of the day.
- Q & A

The applicant was invited to attend the May 4, 2023 CB2 Meeting for a Public Hearing.

A recommendation was made that the Land Use Committee could not support the application at this time, pending receipt of the items requested such as a shadow study and input from the neighbors.

All were in favor by a show of hands with none opposed and no abstentions.

**21-26 45<sup>th</sup> Avenue, Long Island City**

Anthony Tsirantonakis, Architect for 21-26 4<sup>th</sup> Avenue provided the following information:

- The project is completed and they are going through the C of O Process.
- The Landmarks has one objection for front façade of the windows as they differ from the approved certificate of appropriateness. The staff feels that they can't approve them as they do not feel they have the jurisdiction.

- This is for an amendment for a minor window framing thickness due to compliance with the high level of energy efficiency that is the heart of this one family renovation project. The submission shows an approximate ¾ “ to 1” increase in the window frame size and slightly unequal top and bottom sash due to triple thermopane construction and the fact that the windows are not double hung but the more energy efficient hopper type. This dwelling maintains a very small carbon footprint and is cutting edge for the future of renovations.
- The windows at the upper levels vary slightly with nominal dimensional differences from the approved drawings. The overall dimensions, the patterns and color are all within what was approved as well as the manufacturer. The differences are the sashes are slightly different from the bottom sash. The mid rail is a little bit lower than the adjacent rails of the buildings to the right and to the left. Its true at the top floor and the bottom floor and the basement level.
- The triple-glazed windows conform to Passive House standards.
- In the architects’ opinion they do not take away from the experience of the block as a historic neighborhood.
- Replacing them would be an enormous burden.
- Q & A

The Land Use Committee requested letters of support from the neighbors.

The applicant was invited to attend the May 4, 2023 CB 2 Meeting.

Christine Hunter made a motion and it was seconded by Lisa Deller to approve the application for the windows. All were in favor by a show of hand with none opposed and no abstentions.

Lisa Deller discussed the history of the Lincoln Dealership on Northern Boulevard which became a touchstone for starting to talk about the Northern Boulevard zoning and the prevalent use for car dealerships and how old the zoning is. We see the current uses being divergent from some of the other kinds of development going on in LIC and other areas, so we thought doing a rezoning analysis would be a good thing.

Department of City Planning is not undertaking a rezoning study here at this time.

**Northern Boulevard Study – Matthew Kwatinez, NYU Urban Lab, NYU Schack**

Matthew Kwatinez discussed the proposed Northern Boulevard Rezoning Analysis, NY Urban Lab - Faculty & Student Project. (Copy of Presentation is Attached, Attachment #1)

Northern Boulevard – The zoning here is unique and has not been reviewed since the 1960’s. It is lined with car dealerships, underutilized in terms of housing, has great access to public transportation, not pedestrian friendly and congested with traffic. When faced with another ULURP for a car dealership, QCB2 began to consider other options. DCP does not have a lot of

capacity right now but QCB2 would like to start moving it forward with a student project to begin to envision other uses.

This advisory project would be structured as a consulting engagement with Schack students and faculty serving as consultants to Q-CB2 Land Use.

Prior to June, we would set up the terms of the engagement, which would occur primarily in Oct/Nov of 2023. A report would be ready by Dec/Jan.

Professor Kwatinez discussed work he did in the Bronx.

Q & A

### City Planning Report

Teal Delys, Department of City Planning provided the following information:

- 61-10 Queens Boulevard Planet Fitness Rezoning – approved by the City Planning Commission (CPC) on April 12, 2023 and will now proceed to a public hearing at the City Council.
- 23-10 Queens Plaza South, 26 story commercial tower in LIC will be voted at the City Council on April 27, 2023.
- DEP Site Selection and Acquisition. This will be a ULURP Application. DCP is working with them on their application and timeline. Does not seem likely they will be able to certify in advance of the summer break.
- City of Yes, there are three text Amendments: Each of these are taking shape with different levels of detail:
  - Zoning for Carbon Neutrality – Intended to get zoning out of the way so developers and homeowners are able to install things like solar panels and other renewable energy sources. Will be filed in late April and then referred to the Community Board. This will need to be put on the June full board agenda. Information is all on their website at: [www.nyc.gov/planning](http://www.nyc.gov/planning)
  - Zoning for Economic Opportunity – referred out in the fall.
  - Housing Opportunity – Mid next year.

Isaac Blasenstein, Representing Council Member Won provided an update on the hearing concerning 23-10 Queens Plaza south. The hearing was today and it will be voted on May 2, 2023.

Regarding the programming and administration of the community space that the community pushed for, the developers testified they are in touch with the LIC YMCA to program that space. Additionally, they have offered to open up the gym facility next to the space to the public for youth programming in the afternoon and open to the public on weekends. They committed to

providing space for CB 2 meetings and they need to follow up on what space that will be whether it be the basement or elsewhere as it was vague in the meeting.

Lisa Deller reported we have been talking to the developer for many months and it did not include the YMCA so she is surprised by the entry of the YMCA into the conversation. We have been talking about the space being used for community meetings, arts and culture rehearsal and program space.

A discussion followed.

Isaac Blasenstein reported that he spoke to the Council Member and she wanted to emphasize that no commitments have been finalized and that they still do not have a lot of detail on as to what the developer is proposing, but she thought it was appropriate for an organization like the Y to program the gym/auxiliary space that is being offered to the public and feels like it is a good way to get youth into programming after school. They want to have a meeting to discuss.

A recommendation was made to meet with the Council Member on Zoom as soon as possible before May 2, 2023.

A motion was made and seconded to send a letter to Council Member Julie Won expressing our position on this. All were in favor of the motion with none opposed and no abstentions.

A recommendation as made that the Arts & Culture and Land Use Committee should be present on the call with the Council Member.

The Committee briefly discussed the Affordable Housing Roundtable, the planning of which can be deferred to May.

A discussion about the LIC Real Estate Breakfast took place.

Lisa Deller announced there will be a Bid Expansion Walk through on May 9, 2023.

A discussion about the Big Six maintenance increase took place.

A motion was made and seconded to adjourn the meeting.

Respectfully submitted by:

MA Gurrado

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