



*Donovan Richards  
Queens Borough President*

# Community Board No. 2

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*Danielle Brecker  
Chairperson*

*Debra Markell Kleinert  
District Manager*

**March 15, 2023**

**Land Use Committee Meeting Minutes**

**This meeting was teleconferenced on Zoom**

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

*Lisa Deller, Christine Hunter, Thalia (Karesia) Batan, Nick Berkowitz, Danielle Brecker, Tannia Chavez, Morry Galonoy, Lauren Springer, Mary Torres,*

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

*Stephen Cooper, Sally Frank, Kenneth Greenberg, Benjamin Guttmann, Elliot Park*

## **Land Use Committee - 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*

*Vicky Garvey, Representing Queens Borough President Donovan Richards*

## **Department of City Planning**

*Teal Delys*

## **LIC Partnership/BID**

*Laura Rothrock, Angel Hart, Henry Smith, Charles Yu*

Lisa Deller welcomed everyone to the meeting.

## **Long Island City Partnership - Update on the Expansion of the LIC BID**

Laura Rothrock discussed the BID Expansion Proposal, a copy of which is attached (Attachment #1)

The BID is seeking a letter of support. They will continue distributing statements of support. They will collect letters of support from local elected officials. Once the threshold is met the effort goes into the legislative phase. The goal is for the BID to provide services by the summer of 2024.

Lisa Deller requested the BID attend a full board meeting.

Q & A

### **City Planning Update:**

Teal Delys provided the following update:

- 23-10 Queens Plaza South: the ULURP application was approved at CPC and next it will go to the City Council.
- 61-10 Planet Fitness: CPC will vote next month on the ULURP application, after the CPC it will go to the City Council.

Teal Delys reported on the following:

- ✓ There are other projects in the hopper and DCP is not certain if they will certify before summer. None of these projects have filed their applications yet.
- ✓ Provided an update on the walking tour with the owners of Anable Basin and Queens Borough President Donovan Richards.
- ✓ DCP is having their information sessions on City of Yes Text Amendment on March 20 and 28 from 7:00 pm to 8:00 pm. These sessions will cover the following:
  - Carbon Neutrality
  - Economic Opportunity
  - Housing Opportunity

The sessions are open to the public and they will send invitations. They will be virtual, recorded and placed on their website. The whole community board can be invited as well as the City Council. [www.nyc.gov/engage](http://www.nyc.gov/engage) to sign up on their website.

### **Old Business:**

Continued discussion of NYNJHATS – Coastal Storm Risk Management – Newtown Creek

The Committee discussed the 5 Borough Housing Movement Letter – Affordable Housing Proposals for Office Conversions:

Incentives for office to residential conversion would require:

- ✓ Lowering the proposed AMI (area median income) affordability tiers to include units in the 30% to 80% range:
- ✓ Permanent affordability for affordable units created.
- ✓ Preferences for permanent apartments to accommodate the unhoused.
- ✓ Inclusion of affordable homeownership units.
- ✓ A mix of bedroom sizes including (2) two to (4) four-bedroom apartments to accommodate larger families.
- ✓ Protections for existing businesses.
- ✓ In anticipation of increased residential density, plan for and provide stable neighborhood services such as grocery stores, parks, public libraries, and schools.

### **23-10 Queens Plaza South**

Karesia Batan, Chair Arts & Cultural Committee said that the applicant for 23-10 QPS attended the Arts & Cultural Committee Meeting for a discussion to figure out who will be the lead community partner to operate the community space and figure out a community process to determine guidelines and criteria for the space. The next step will be to come up with a structure to get input from the community and then collectively agree on how the space will be operated.

A discussion about having a joint meeting took place.

She reported that they have a commitment and have the space set aside for community use and will be handing it to us for programming and operation protocols.

Karesia Batan reported that she will share some ideas to with the Arts & Culture Committee and the Land Use Committee.

Lisa Deller announced Sasha Berger from the Milano School for Policy, Management and Environment who is doing research on our Community Board.

Lisa Deller reported she has been put in touch with a professor to potentially do a fall student project with the NYU Urban Lab and one of the potential projects would be the Northern Boulevard Project. Lisa announced she has scheduled time for a discussion with him next week. The committee agreed and it was requested that we also invite the Urban League from Parsons.

Morry Galonoy agreed to investigate and gather more information.

**New Business:**

Lisa Deller mentioned that the Land Use Committee is considering sponsoring a QNS CB 2 Roundtable on Affordable Housing. All present were in favor of the idea and agreed that the roundtable should be targeted for next fall, in order to allow planning over the summer. Karesia Batan asked that the agenda for the roundtable also include how to create new community oriented cultural space.

The meeting was adjourned:

Respectfully submitted by:

MA Gurrado

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