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Community Board No. 2

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Danielle Brecker
Chairperson

Debra Markell Kleinert
District Manager

May 17, 2023

Land Use Committee Meeting Minutes

This meeting was teleconferenced on Zoom

Land Use Committee Members – Present

Lisa Deller, Christine Hunter, Karesia Batan, Nicholas Berkowitz, Tannia Chavez, Morry Galonoy, Lauren Springer, Mary Torres

Land Use Committee Members – Absent

Stephen Cooper, Kenny Greenberg

Public Land Use Committee Members – Absent

Rayna Huber Ehrlich, William Jourdain

Community Board 2 Members – Present

Danielle Brecker, Eric Narburgh, Patrick Martinez

Community Board 2 Staff

Debra Markell Kleinert, District Manager
MaryAnn Gurrado

Department of City Planning

Teal Delys

Guests

Laura Heim, Architect

Landmark Application – 41-50 47th Street, Sunnyside, NY

Laura Heim, Architect provided the following information:

- Located in Colonial Court, two family converting to one family.
- Doing major renovations.
- Two skylights in the rear of the house.
- Historic photos were presented.
- Faces small apartment building.
- Proposal is for two new 2'-2 1/2' by 4'-2 ½' fixed skylights.
- Original slate will be removed and saved to use it to repair in other parts of the roof as required.
- Full application is in review at the staff level.
- Scheduled for June 6, 2023 Landmarks Hearing.

The applicant was invited to attend the June 1, 2023 Community Board 2 Meeting.

Lisa Deller made a motion and it was seconded by Morry Galonoy to support the application. All were in favor by a show of hands with none opposed and no abstentions.

ULURP City of Yes for Carbon Neutrality Text Amendment (N 230113ZRY)

Teal Delys, Department of City Planning provided the following presentation (copy attached, Attachment #1 City of Yes – City of Carbon Neutrality Zoning Text Amendment):

- Introduced her colleague Karen Mejia, who is newly assigned to CB 2.
- The Text Amendment is an opportunity to update zoning regulations to help meet the city's climate objectives.
- This is the first of three projects that DCP is developing as part of Mayor's Adams broader City of Yes initiative.
- It charges agencies to take a hard look at outdated regulations holding New Yorkers back from investing in their homes businesses and in the city overall.
- Two other initiatives included are Zoning for Economic Opportunity and Housing Opportunity. They will begin public engagement later in the summer.
- They are intentionally staggered.
- Q & A

Lisa Deller requested the team attend the board meeting to discuss the environmental review process for this proposal.

Morry Galonoy made a motion and it was seconded by Christine Hunter to approve the City of Yes – Carbon Neutrality. All were in favor with none opposed and 1 abstention. This application will be voted on at the full board meeting.

Department of City Planning Update:

Teal Delys reported on the following:

- 23-10 Queens Plaza South was officially approved at the City Council
- 61-10 Queens Boulevard, Planet Fitness has not yet been voted on at City Council.
- No updates on the RFP for Hunters Point Parcel E; there are delays at HPD.

Update on the Expansion of the LIC BID

Lisa Deller reported that a number of Land Use Committee Members attended a walk through with Laura Rothrock, Henry Smith, LIC BID and LIC Partnership. They did a tour of businesses in the proposed expansion area.

Lisa Deller reported that they met with local business owners and it was the BID's opportunity to show the expansion area. Lisa Deller discussed the condition of the 21st Street Bridge and the impact of the cost to building owners for being members of the BID. She felt that the tour didn't answer the questions posed previously by CB 2 members and brought up more concerns regarding the lack of city services for this area.

The members of the committee discussed various areas of concern and issues with Amtrak and MTA and the 21st Street Bridge.

The Committee suggested that another tour of the proposed north side expansion take place.

Henry Smith, LIC BID provided an update on the budget for the BID which is voted on by the board. It changes when they go through a formal process.

Henry Smith discussed the services the BID provides, such as snow removal, general maintenance of tree pits, and street clean-ups 7 days a week.

The timeline is to begin services as of July 2024. Henry discussed the approval phases: first an outreach phase, then a legislative phase, which is a formal process, when the public gets another opportunity to voice their concerns.

A board member requested a representative numerical assessment on what the impact will be on the smallest of businesses in this expansion area and a demonstration that it will not be overly burdensome.

Lisa Deller requested a map and the lots with the business name.

Lisa Deller recommended they come back to the June Land Use Committee Meeting based on the discussions and requested they set up a tour of the north side.

Nick Berkowitz made a motion to adjourn the meeting.

Respectfully submitted by:

MA Gurrado

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