



Donovan Richards
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Morry Galonoy
Chairperson

Debra Markell Kleinert
District Manager

December 21, 2022

Land Use Committee Meeting Minutes

This meeting was teleconferenced on Zoom

Land Use Committee Members – Present

Lisa Deller, Christine Hunter, Tannia Chavez, Kenny Greenberg, Danielle Brecker, Morry Galonoy, Lauren Springer,

Community Board 2 Members – Present

Rosamond Gianutsos, Patrick Martinez, Laura Shepard

Land Use Committee Members – Absent

Karesia Batan, Nicholas Berkowitz, Stephen Cooper, Sally Frank, Benjamin Guttmann, Elliot Park, Mary Torres

Community Board 2 Staff

Debra Markell Kleinert, District Manager

Department of City Plannings

Teal Delys

Elected Officials/Representatives

Isaac Blasenstein, Representing Council Member Julie Won
Sola Olosunde, Representing Queens Borough President Donovan Richards

Guests

Brad Zackson, Dynamic Star

Allie Curreri, GT
Rick Parisi, MPFP Landscape Architects
James Davidson, SLCE
Leo Mulvehill, SLCE

Ben Goodman, School Construction Authority

ULURP APPLICATION - 23-10 Queens Plaza South

- Community Board Review period ends 1/8/23

James Davidson provided a power point presentation and discussed a final draft letter on the project. The letter outlines the community benefits of the Project:

- Office Jobs
- Union Labor for Building Operations and Construction
- Community Space
- Rooftop Public Access
- Bike Parking with Charging Stations
- Mesh WiFi Network
- Retail Use/Activation of Streets
- Retention of Eagle Electric Building and Historic Exhibit

Christine Hunter made a motion and it was seconded by Tannia Chavez to approve the application with the following stipulations indicated in the letter including, provisions regarding control and long term use, input and focus on local retail, a build out of the Community Space that would include consultation with CB 2, and free Wifi. The owner will consult with CB2 and other designated partners to establish the design and fit out needs for the community space. It was noted that if E-Bike charging spots are not installed the developer would convert those spaces to regular bike parking per zoning requirements.

Christine requested that a Public Assembly permit be obtained and maintained for the Community Space to ensure maximum flexibility in using the space for community meetings. The development team agreed to discuss this with the Architect.

Tania Chavez emphasized that we want to be part of programming the community benefit and design process and requested that the development team come back to the Community Board to provide an update on access to the roof, open area for eating, restrooms, and bike parking.

The Land Use Committee did not have a quorum, however CB 2 Board Member guests from other committees were in attendance and were included in the Committee vote. All Members present, were in favor of the motion with none opposed and no abstentions.

Questions were entertained.

SCA 23-10 43RD AVENUE

- Proposed school site at 23-10 43rd Avenue on the southern side of 43rd Avenue between 23rd Street and 24th Street.

Ben Goodman, School Construction Authority provided the following information:

Discussed the Notice of Filing

Pursuant to §1731 of the New York City School Construction Authority Act, notice has been filed for the proposed site selection of all or portions of Block 436, Lot 1 and any other nearby sites for the construction of a new approximately 547-seat primary school in Queens. The proposed site is located at 23-10 43rd Avenue on the southern side of 43rd Avenue between 23rd and 24th Street in Court Square, Long Island City neighborhood of Queens. The site is currently occupied by an approximately 97,650 square feet, five story office building. The proposed site to be acquired by the NYC School Construction Authority on behalf of the NYC Department of Education is an approximately 21, 156 square foot (0.49 acre) lot.

The site plan and supplemental materials summarizing the proposed action are available at: New York City School Construction Authority, 30-30 Thomson Avenue, LIC, NY 11101, Attention Kelly Murphy, Director of Real Estate Services, [www.http://www.nycsca.org/community/new-school-sites](http://www.nycsca.org/community/new-school-sites)

Comments on the proposed action are to be submitted to the NYC SCA at the above address or by email to sites@nycsca.org and will be accepted until January 18, 2023.

The LIC/Ravenswood sub-district of School District 30 has a funded school seat need of 1,597 seats as of our November 2022 Capital Plan Amendment

Process Includes the project analysis under the State Environmental Quality Review Act before going to the City Council for final approval.

For any questions, and ongoing project contact: Ben Goodman, Manager, External Affairs bgoodman@nycsca.nyc.org. (718) 472-8026. Department of Education Contact: Rebecca Lichtenstein, rlichtenstein2@schools.nyc.gov

Questions were entertained.

Christine Hunter made a motion, and it was seconded by Lisa Deller to send a letter of support to the SCA with the stipulation to include outdoor recreation space at ground level as the surrounding area does not have park space. If the site cannot support outdoor space, we recommend that the acquisition of additional space be pursued.

All were in favor of the motion with none opposed and no abstentions.

Lisa Deller discussed a potential Northern Boulevard Corridor Neighborhood Study and that we need a to create a subcommittee and to request a subcommittee task force to craft a request. Laura Shepard, Christine Hunter, Lisa Deller, Morry Galonoy, Danielle Brecker, Kenny Greenberg, and Tannia Chavez (who said she has a tight schedule but will try)_volunteered to serve on this committee.

CITY PLANNING – UPDATE

- Update by City Planning

Teal Delys provided the following update:

61-10 Queens Boulevard, zoning map amendment for the commercial overlay for Planet Fitness to occupy more space. The application certified on December 12, 2022 and they will attend the Land Use Committee in January 2023.

The Public Hearing for the 58-02 Northern Blvd. ULURP application is scheduled at the City Council on January 5, 2023 at 10:00 am.

Ms. Delys provided an update on the DCP City of Yes proposed rezoning initiatives, which includes:

- Streamlining of certain commercial use groups
- Support small businesses
- Zoning for Carbon which is about removing any impediments in the zoning resolution so they can build things that promote sustainability
- Zoning changes that might create more affordable housing and accommodate different types of housing such as accessory dwelling units.

These are in their early stages and are not at the public engagement stage but DCP wants to make as much information available.

The Committee discussed seeking consultant assistance to provide professional expertise in reviewing proposals before the Board and evaluate neighborhood planning priorities throughout CB2.

Questions were entertained.

OLD BUSINESS:

- Discussion of LIC relocation of ferry landing

Lisa Deller reported that the letter concerning the ferry landing want sent to EDC and the Army Corp. of Engineers.

NEW BUSINESS:

- Discussion on December 2022 New New York Panel Report “Making New York Work for Everyone” an action plan presented by the Governor and Mayor focused on economic development, quality of life, transportation, employment, equal access, the public realm and housing to drive transformative change in the city.

The meeting was adjourned.

Respectfully submitted by:

MA Gurrado

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