



*Donovan Richards
Queens Borough President*

Community Board No. 2

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*Danielle Brecker
Chairperson*

*Debra Markell Kleinert
District Manager*

January 18, 2023

Land Use Committee Meeting Minutes

This meeting was teleconferenced on Zoom

Land Use Committee Members – Present

*Christine Hunter, Karesia Batan, Nicholas Berkowitz, Sally Frank, Morry Galonoy, Kenneth Greenberg,
Lauren Springer*

Land Use Committee Member – Absent

Lisa Deller, Tannia Chavez, Stephen Cooper, Benjamin Guttmann, Elliot Park, Mary Torres

CB 2 Board Members – Present

Dr. Rosamond Gianutsos

Land Use Committee Public Members - Present

Rayna Huber Erlich

Land Use Committee Public Members - Absent

William Jourdain

Community Board 2 Staff

Debra Markell Kleinert, District Manager, MaryAnn Gurrado

Elected Officials/Representatives

*Isacc Blasenstein, Representing Council Member Julie Won
Vicky Garvey, Representing Queens Borough President Donovan Richards
James Mongeluzo, Representing NYC Comptroller Brad Lander*

Department of City Planning

Teal Delys

Guests

Chase Villafana, Planet Fitness

Dan Egers, GreenbergTraurig

Timothy Green, Architect for Planet Fitness

Maria Platis, Property Manager Big Six Towers

Christine Guinessey

Hyun Choi

Prameet Kumar

ULURP APPLICATION ULURP # 200232ZMQ – 61-10 Queens Blvd

- A proposed Planet Fitness Facility

Dan Egers, Land Use Attorney, GreenbergTraurig introduced the following individuals:

Chase Villafana, Planet Fitness

Maria Platis, Property Manager, Big Six Towers

Timothy Green, Architect for Planet Fitness

Mr. Egers provided a presentation on the proposed Planet Fitness Facility at 61-10 Queens Boulevard.

This is an application to change the commercial overlay at 61-10 Queens Boulevard from C1-2 to an C2-4 to facilitate conformance of a 16,000 square foot gym instead of a 10,000 square foot gym. This is located at 61st Street and Queens Boulevard and is part of the Big Six complex. This is a two-story building and Planet Fitness will lease a portion of the 2nd Floor on the western side of the building. They plan to open in July.

Mr. Egers explained that gyms used to require a special permit from the BSA, but the Health and Fitness City-Wide Text Amendment enacted in December 2021 ended this requirement. It made gyms up to 10,000 square feet of floor area as-of-right in C1 districts and gyms of any size as-of-right in C2 districts. Planet Fitness can have a gym of 10,000 square feet but it wants to lease 16,000 square feet for the

gym, so they are proposing to change the overlay from a C1-2 to C2-4. No other changes to the zoning or the rezoned area are being proposed.

Mr. Egers said that the users of the Planet Fitness facility were anticipated to be mostly from either Big Six or the immediately surrounding community.

Maria Platis, the representative of Big Six Towers spoke in support of this application. In response to questions about bike parking for the facility, she said that there are already bike racks in a covered area in the vicinity of the first floor gym entrance, and that Big Six could add more racks if required.

The applicant was invited to the February 2, 2023, CB 2 Board Meeting.

Questions were entertained.

Nickolas Berkowitz made a motion, and it was seconded by Kenny Greenberg to support the application. All were in favor by a show of hands with none opposed and no abstentions.

CITY PLANNING – UPDATE

- Update by City Planning

Teal Delys provided the following update:

- 61-10 Queens Boulevard – This application will go to the CB 2 Full Board meeting in February.
- 58-02 Northern Boulevard –The applicant has been in conversation with the City Council about what direction this project will go in and if there is room for central modifications. The Sub-Committee on Land Use voted against the application today and it will go to the full city council next.
- 23-10 Queens Plaza South – This is before the Queens Borough President now. The public Hearing was held on January 12, 2023, waiting to get the resolution from the Queens BP's Office will then go to the City Planning Commission.

OLD BUSINESS:

Kenny Greenberg provided an update on the BSA Hearing for the Paragon Paint Building. It appears likely that the project will be approved at 21 stories. There are technical details that have to be completed.

NEW BUSINESS:

- **Discussion of NYNJHATS- Coastal storm Rik - Newtown Creek**

Christine Hunter provided an update on the New York-New Jersey Harbor and Tributaries Coastal Storm Risk Management Study by the US Army Corps of Engineers, New York District. She reported the Army Corp of Engineers has been invited to attend the February 2, 2023, Board Meeting and that we are still waiting for confirmation as to whether they will be attending.

Christine Hunter urged the Committee to read about this study prior their presentation at the Community Board 2 meeting.

A motion was made to adjourn the meeting.

Respectfully submitted by:

MA Gurrado

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