



*Donovan Richards
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Community Board No. 2

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*Morry Galonoy
Chairperson*

*Debra Markell Kleinert
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October 19, 2022

Land Use and Housing Committee Meeting Minutes

This meeting was teleconferenced on Zoom

Land Use and Housing Committee Members Present

Lisa Deller, Christine Hunter, Karesia Batan, Tannia Chavez, Sally Frank, Morry Galonoy, Kenneth Greenberg, Elliot Park, Lauren Springer

Land Use and Housing Committee Members – Absent

Nickolas Berkowitz, Stephen Cooper, Benjamin Guttmann, Mary Torres

Community Board 2 Staff

Debra Markell Kleinert, District Manager, MaryAnn Gurrado

Elected Officials/Representatives

Vicky Garvey, Representing Queens Borough President Donovan Richard

NYC Department of City Planning

Teal Delys

Guests

Todd Dale, Rothkrug, Rothkrug & Spector, LLP

Laura Heim, Heim Architects

Meggan Ways

Richard Gentzler, Framework Architecture PC

Greg Pomerantz

Leo Guttmann

Michael Zoorob

Christine Hunter, Co-Chair Land Use and Housing Committee welcomed everyone to the meeting.

Landmark Applications

39-84 46th Street – Presentation of the enlargement of windows

“Serving the Communities of Long Island City, Sunnyside, Woodside, and Maspeth”

Richard Gentzler, Framework Architecture PC presented the following information:

- The application is for 39-84 46th Street, located in Sunnyside Gardens.
- Enlargement of one window on the second-floor rear façade was beyond the staff's jurisdiction and requires a hearing. This is a former bathroom window which will be enlarged to be the same size as the other windows.
- Materials will match existing windows on the rear facade.

The applicant was invited to attend the November 3, 2022, Community Board 2 meeting.

Questions were entertained.

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

39-21 46th Street - Presentation on 2 rear skylights application

Laura Heim, Heim Architects presented the following information:

- House is located in Hamilton Court.
- Requesting installation of 2 rear skylights.
- They have two sides visible from the street.
- Photos of the site and views were presented.
- Renovation plans include the location of a master bedroom in the attic.
- In order to have it as habitable space and be a legal bedroom, you need 12 square feet of glazed area to meet DOB requirements. The applicant needed to provide a minimum of one skylight to create light and air that is required and thought it would look nicer to have two skylights because they pair over the bedroom area and would improve the light and ventilation in the room.
- Proposed plans include a new plumbing vent for a new bathroom as well as an exhaust cap in the rear façade, not visible from the street.
- Visibility issue was discussed.
- Other existing skylights on nearby houses were reviewed.
- Skylight materials and dimensions were discussed. Skylight will sit in between two rafters. Standard skylight, bronze in color and will be within the slate roof.

The applicant was invited to attend the November 3, 2022, Community Board 2 meeting.

Questions were entertained.

Lisa Deller made a motion, and it was seconded by Tannia Chavez to approve the application. All were in favor by a show of hands with none opposed and no abstentions.

BSA 68-01 / 05 QUEENS BLVD CAL NO. 271-90-BZ

- Extension of term of a zoning variance previously granted permitting automobile repair (Use Group 16) and used car sales (Use Group 16) in a R 7X/C2-3 district.

Todd Dale, Rothkrug, Rothkrug & Spector, LLP provided the following information:

- Application filed at BSA for an extension of term of zoning variance previously granted permitting automobile repair (Use Group 16) and use car sales (Use Group 16) in an R7X/C2-3 district.
- The site was rezoned as part of the Maspeth/Woodside rezoning in 2006. Previously it was zoned with a C2-2 commercial overlay over an R5 residential zone so this change in 2006 represented an up-zoning.
- A variance is still required because Use Group 16 is not permitted as of right in a C2 commercial district.
- Property consists of an irregular corner lot at the northeast corner of the intersection of Queens Boulevard and 68th Street. The site has 89.35 ft frontage on Queens Boulevard and 57.7 ft frontage on 68th Street, a total of 5351 square feet in area. The lot is developed with a single-story structure with 1200 square feet of floor area (an FAR of 0.22) and no changes are proposed as part of the application.
- No changes are proposed to the existing building or the physical layout of the site.
- The site was originally before the BSA in 1958, when the BSA granted an application to permit in a business use district, the erection of a gasoline service station with auto washing, lubrication, office, sale of accessories and minor repairs with hand tools only under Cal. No 632-57-BZ. On October 19, 1991, under the current Cal. NO 271-90-BZ, the BSA permitted the reestablishment of an expired variance for gasoline service station with accessory uses, and a corresponding change in use to a motor vehicle repair shop with used car sales. This variance was extended twice, in 2002 and 2011. This is the fourth time this application has been before the BSA seeking an extension of term.
- The term is at the discretion of the Board. The BSA has done 10-year terms when you have a commercial use that is in a lower commercial district. The BSA has been extending terms to 15-to-20-year terms in some cases. The applicants have been requesting 10 years but would prefer 15 years. There are no violations or known complaints and it has been there for 65 years.
- The applicants are also requesting a waiver to permit delayed filing. The prior architect for this project retired. They needed to get a new architect. This delayed the filing by a few months.
- No changes are proposed to the operation of the business.
- Photos of Precision Auto and AK Auto Repair were reviewed. No violations issued or any complaints reported.
- There is no hearing before the BSA yet and the applicants still have to respond to a notice of comments. The BSA is assigning hearing dates in December, and they don't believe they will have a hearing date before December.

- The establishment services passenger vehicles, has not seen electric vehicles.
- Mr. Dale represents the owner, who leases out to the operator. He will try to get more information from them to put in a written statement.

A discussion about community concerns took place with regard to the nuisance of car repair shops, particularly parking of vehicles on the street, including those in disrepair. It was also noted that there has been negative pushback at the board level lately about car related uses in this district. The committee wanted to make the applicant aware that this is a huge concern for people in the area.

Christine Hunter asked if the applicant would commit to the installation of an electric charging station for community use. There was also discussion of the existing landscaping, including the trees on site. In response to questions the applicant indicated that there is no feasible space on the site for additional landscaping beyond what exists currently.

The applicant was invited to attend the November 3, 2022 Community Board 2 meeting.

Questions were entertained.

Christine Hunter made a motion, and it was seconded by Kenny Greenberg to approve the application with the following stipulations:

- Maximum of 10-year term, not to be renewed after that time.
- No sidewalk parking of vehicles.
- Provision of minimum of one (1) electric charging station for use by the community.
- Maintenance of existing landscape features in good health and condition.

All were in favor by a show of hands with none opposed and no abstentions with the Chairperson present and not voting.

NYC DEPARTMENT OF CITY PLANNING – UPDATE

Teal Delys provided the following update:

The following applications will be in front of the City Planning Commission next week:

- 23-10 Queens Plaza, LIC, will certify on Monday. This is an application for a 26 story all-commercial building by Dynamic Star. It includes a zoning map amendment, a text amendment and a special permit. This has to go to November Land Use and December full board meeting.
- The applicant will be presenting 58-02 Northern Boulevard for a pre-hearing on Monday. The public hearing when the applicant presents to the City Planning Commission is next Wednesday. Anyone is welcome to sign up to testify or watch on you tube or go on the NYC ENGAGE portal.

- LIC Ramps project at 27-01 & 26-32 Jackson Avenue will be presented to the City Planning Commission on Monday and they will have a vote by a show of hands because it is a special permit renewal.

Teal Delys reported the following is on deck:

- 61-10 Queens Boulevard, this project has no target certification date. It will be for Planet Fitness to occupy 16,000 square feet of space by the Big Six Towers.
- City Planning hosted an informational meeting on the City of Yes Zoning Text Amendments. This is just an info session right now.

A discussion about HPD Parcels D & E took place. Lisa said that she had not heard back from HPD about her inquiry regarding their development. Teal said that she would check with her contacts at HPD.

A discussion about public restrooms took place. This was presented at the Health and Human Services & Education Committee Meeting. Lauren Springer said that the committee voted to put in a letter and they will be doing it jointly with the Land Use Committee in support of the two bills that are pending. It has to be presented to the full board.

The meeting was adjourned.

Respectfully submitted by:

MA Gurrado

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