



*Donovan Richards
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Community Board No. 2

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*Morry Galonoy
Chairperson*

*Debra Markell Kleinert
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March 16, 2022

Land Use Committee Meeting Minutes

This meeting was teleconferenced on Zoom

Board Members - Present

Lisa Deller, Christine Hunter, Nicholas Berkowitz, Tannia Chavez, Warren Davis, Sally Frank, Morry Galonoy, Kenneth Greenberg, Clara Oza, Tom Mituzas, Lauren Springer

Board Members – Absent

Thalia Batan, Stephen Cooper, Benjamin Guttmann, Elliot Park, Katherine Sabal

Community Board 2 Staff

Debra Markell Kleinert, District Manager

MaryAnn Gurrado

Elected Officials/Representatives

Vicky Garvey, Representing Queens Borough President Donovan Richards

NYC Department of City Planning

Teal Delys

Lisa Deller welcomed everyone to the meeting.

Tom Mituzas and Warren Davis, CB’s Homeless Shelter Task Force Sub-Committee presented their request for a Board motion to remedy conditions at the shelters that are hosted in CB 2 and specifically within the neighborhood of Blissville, LIC. They believe that if the conditions are addressed, they will impact not only those being sheltered but also those unhoused living in the streets.

Tom Mituzas provided an overview and the history of the homeless shelters in Blissville and reported that many of the promises made by DHS never came to fruition. Tom Mituzas reported that there was a fire at one of the shelters and a person was arrested for arson, eight people were injured.

He reported that he and Warren had attended the Health and Human Services Committee and that the committee had unanimously approved their draft letter.

Tom Mituzas requested that CB 2 send this letter to the elected officials about our concerns for the welfare of the sheltered residents in our district and call upon each official to act on our concerns. Tom Mituzas presented and discussed a draft letter which outlines many of the concerns regarding the following homeless shelters:

- City View Hotel
- North Star Shelter
- Borden Avenue Veterans Shelter
- Home Suites (became dark)

Christine Hunter suggested adding more to the draft letter and requesting a higher level of action by the city. She noted that there is a range of shelter providers and that some are more humane and better staffed, while others are in it only for profit.

Christine Hunter suggested making a request that the city immediately replace the providers at the shelters with the most severe problems.

Lisa Deller provided a list of shelters and their residential capacities from 2020:

• Borden Avenue Veterans Shelter – 21-10 Borden Avenue	100
• Laurel Hall – Adult Shelter 31-36 Queens Blvd.	131
• Metro Family Residence – Family Hotel 73-00 Queen Boulevard	76
• North Star Residence – Adult Family Tier 2 – 52-34 Van Dam Street	153
• Queens Hotels (Homelife) - Family 38-07 Hunters Point Avenue	82
• Queens Hotels – (Quality Inn) Family Hotel 53-05 Queens Boulevard	66
• City View Hotel - Family Hotel 33-17 Greenpoint Avenue	71
Total	679

Vicky Garvey, representing the Queens Borough President’s Office, said that the person to reach out to regarding Mental Health Services is Brent Weitzberg at the Queens Borough President’s Office.

Lisa Deller Christine Hunter and Nick Berkowitz offered to review the draft letter to help the letter be more forceful and suggest what we see as priorities in the letter.

Morry Galonoy provided an overview of the goals of each committee, and who the stakeholders are.

Lisa Deller presented the Draft Goals.

CB 2 Land Use Committee – Goals and Stakeholders:

Committee Mission:

- Advocacy, Education and Planning for a livable, affordable, and sustainable physical environment throughout CB 2.
- Engagement with, review of, and recommendations to Full Board regarding specific land use applications that come before the Committee (ULURP, BSA, LPC, etc.)
- On-going interaction and proactive discussion with city agencies whose purviews include aspects of land use (DCP, HPD, EDC, DOT, DEP, DPR, LPC, others as needed)
- On-going interaction and proactive discussion with local stakeholders (see below).
- Keeping full board informed of current and upcoming projects and issues of concern.
- Outreach to professional consultants and initiation of targeted studies and application review when required, including identification of funding sources for consultant assistance.
- Planning to accommodate population growth.

Stakeholders:

- Residents, including tenants, homeowners and unhoused individuals living in CB 2.
- Local business owners, including retail merchants, manufacturers, BID, etc.
- General population, parents, elected and appointed officials (SCA) involved in planning for schools.
- All non-profits and service providers that address land use, housing and development related issues in CB 2, e.g., SCS, Woodside on the Move, Phipps, HANACC, Riseboro, Self Help, Catholic Charities, shelter operators, arts and cultural organizations, LIC Coalition, HPP Conservancy, Court Square Coalition, Western Queens Community Land Trust, composting groups, Sunnyside Gardens Preservation Alliance, Sunnyside Conservancy, Sunnyside Gardens Community Association, Phipps Tenants Association, Newtown Creek Alliance,
- Creative residents and tenants including artists, artisans, performers, presenters, makers, etc., Metropolitan Council on Housing and Tenants and Neighbors, Catholic Migration Services, Right to Council (RTCCNY Coalition, Turkish Cultural Center, Pilipino Organizations, artist housing, Housing Court Answers, Houses of Worship, Mosques, Mosaic Church, Emerald Isle Immigration Center, Irish Center in LIC, urban future on artist housing, Municipal Arts Society,

Goals for 2022:

- Reengage dialogue with DCP about CB 2 current LIC waterfront priorities.
- Continued engagement with city agencies and advocacy for sustainable and resilient waterfront plan and public space in LIC.

- Continued advocacy with city agencies toward pursuit of a comprehensive planning and development along the entire #7 train corridor.
- Work with DCP and local stakeholders to initiate study of retail space and pedestrian experience for Roosevelt Avenue commercial corridor, including public amenities, innovative uses for vacant retail space etc. What retail is needed that is not there? What types of retail are especially struggling? How comfortable are residents of all ages walking in their neighborhoods?
- Engage land use committee in dialogue on public open space, including DOT rule making for restaurant use of sidewalk space. Review and comment on new proposed regs when released by DOT.
- Identify potential sites for affordable housing development.
 - Identify leadership and contact persons for churches with inactive/underutilized sites in CB 2.
 - Initiate conversations with churches about deeply affordable housing development in CB 2 including affordable home ownership. (Maybe look especially at Blissville and Maspeth portions of district, as well as currently vacant church owned sites in several locations.
- Incorporate housing issues as ongoing land use committee: eviction prevention tenant education, health and housing, environmental resilience.
- Create list of community benefits for consideration in rezoning, new commercial and housing development applications.
- Identify potential speakers and topics for full board presentation, topics/speakers to include:
 - MAS regarding comprehensive planning
 - Furman Center studies
 - Status of 420C program
 - Deeply affordable housing
 - Section 8 program vouchers and how to apply for S8 and other subsidies
 - Commercial corridors
 - Creative use of vacant retail space
 - Homelessness in CB 2 – (Partnership for the Homeless, Supportive Housing Network)
- Identify locations for parks – greenway evolution, composting.
- Identify locations for schools.
- Housing – seniors and senior housing issues, Big Six Towers, NORC
- Understanding changing trends among demographics of our community and using that in zoning hearings.
- Sustainability - minimum requirements beyond climate change and sea level rise, 2030 and 2050 commitments.
- Help to inform developers as to how these priorities benefit the community and the development.

City Planning Update

Teal Delys provided the following report:

- Community Board trainings will take place on Tuesday, March 29, 2022, and Wednesday, March 30, 2022, at 6:00 to 9:00 pm.
- Equitable Development data tool, there was a public hearing held. Comments period will end on March 20, 2022. All are encouraged to submit any comments on the draft tool.

Lisa Deller requested they attend the Land Use Committee, Teal Delys stated they will come after the tool has been launched.

Teal Delys discussed a program called Blueprint, which outlines the administration's goals.

Teal Delys spoke about projects under review by DCP that may be certified under the ULURP process before the summer:

- 23-10 Queens Plaza South
- 58-02 Northern Boulevard

The meeting was adjourned.

Respectfully submitted by:
MA Gurrado

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