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Morry Galonoy
Chairperson
Debra Markell Kleinert
District Manager

May 18, 2022

Land Use & Housing Committee Meeting Minutes

This meeting was teleconferenced on Zoom

Land Use & Housing Committee Members - Present

Lisa Deller, Christine Hunter, Nicholas Berkowitz, Tannia Chavez, Sally Frank, Morry Galonoy, Dr. Rosamond Gianutsos, Kenny Greenberg, Reilly Owens, Elliot Park, Lauren Springer, Mary Torres

Land Use & Housing Committee Members – Absent

Karesia Batan, Stephen Cooper, Benjamin Guttmann, Katherine Sabal

Community Board 2 Staff

Debra Markell Kleinert, District Manager, MaryAnn Gurrado

Elected Officials/Representatives

NYC Department of City Planning

Teal Delys

Guests

Jeff Mulligan, Kramer Levin, Naftalis & Frankel LLP

Gary Tarnoff, Kramer Levin, Naftalis & Frankel LLP

Allison Schwartz, MA project Manager

Jack Freeman, [Capalino](#)

Matt Viggiano, Kasirer

Michael Bogin, Sive Paget

Nick Pepe

R Lauden Schlager, SLCE Architects

Jon McMillian

Joseph Menzer, NV5, representing 52-03 Center Boulevard

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

Cody Buchalter, NV5, representing 52-03 Center Boulevard
Alex Miletic

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

BSA – 45-40 Vernon Boulevard -CAL NO 233-15-BZ

This application is revised on behalf of CSC4540 Property CO LLC for a variance pursuant to Section 72-21 of the Zoning Resolution to facilitate a mixed residential and commercial development located at 45-40 Vernon Boulevard, Long Island City, Queens. The proposed property consists of the residential conversion of an existing four-story manufacturing building and the construction of a 23-story addition containing residential and commercial uses.

Christine Hunter discussed the public hearing that was held in May with regard to the BSA Application. She announced that at following the meeting the CB 2 Office received a total of eight written responses and the breakdown is as follows:

- 3 were in favor of the project
- 5 were against ~~to~~ the project

A new set of summary sSlides provided by the Applicant were reviewed as well as the 2016 Letter sent from Community Board 2 to the BSA when the variance was initially proposed in 2016. ~~The applicant has made a few design changes.~~

Morry Galonoy requested Christine Hunter review the process of BSA Application.

Christine Hunter stated the project includes an existing building, the Paragon Paint building, which would be preserved ~~and several other buildings on the property would be demolished~~ and adaptively reused into retail on the ground floor and housing above, while several other buildings on the property would be demolished. ~~And a~~ new 23 story tower set back from the Paragon Paint building would be added and would be substantially higher than anything along Vernon Blvd, currently. A copy of the presentation is attached.

Kenny Greenberg discussed the street view rendering which simulates what it would actually look like on the street.

Kenny Greenberg discussed the history of the Vernon Boulevard zoning.

Christine Hunter discussed the March 9, 2016, Letter from Community Board 2 to the BSA. She said that basically the letter outlines why the Board felt the application did not meet the required BSA five findings. When you go for a variance with the BSA, there are five findings that you have to meet to be awarded a variance.

1. That hardship was not caused or created by owner or predecessor in interest.
2. That project will not alter the essential character of the neighborhood or district in which it is located.
3. The claimed hardship will not permit the applicant a reasonable return.
4. The site has a unique physical condition.
5. The variance, if granted, is the minimum variance necessary to afford relief

Christine Hunter and other Land Use and Housing Committee members discussed suggested amendments to the 2016 letter.

Questions were entertained.

Christine Hunter announced that everyone-all Committee members will get access to the draft letter poster on google docs and announced the following deadlines.

- Submit comments by May 24, 2022.
- It will then go to atthe subcommittee to refine the letter.
- A final dDraft letter will circulate s to Land Use Members on May 26, 2022all Board Members for their review prior to the Full Board meeting on June 2, where the Board will vote on the Application.
- ~~Circulated to Full Board Members on May 31, 2022~~
- ~~An amended letter will be presented to the Full Board and vote on June 2, 2022.~~

Lisa Deller and Christine Hunter will finalize the~~draft a~~ letter to the BSA.

Discussion of revocable Consent Letter - 52-03 Center Blvd.

Christine Hunter announced that CB 2 received a letter from the owners of 52-03 Center Boulevard which was a response to our not approving their proposed flood barriers.

Jon McMillian discussed the letter that was in response to CB2's letter where they tried to address the CB2 concerns.

Lisa Deller made a motion, and it was seconded by Christine Hunter to draft a letter stating we do not have the technical expertise to approve or disapprove.

Lauren Springer made an amendment to include pedestrian access and heightened concerns for people with ADA constraints. All were in favor of the motion to send the letter including the amendments,~~oppose~~ with all in favor by a show of hands with none opposed and no abstentions.

NYC Department of City Planning

Teal Delys provided the following report:

- The following certifications are expected to be certified for ULURP review on June 6, 2022:
 - 58-02 Northern Boulevard – a small ~~boutique auto dealership boutique which is ULURP Project~~ that CB 2 has seen already and ~~will certify~~ is expected to be certified by DCP June 6, 2022.
 - FDNY Minor Modification for 58-80 Borden Avenue – they have vehicle storage and are expanding into the entire lot and have to do an acquisition. Received CB2’s letter and will be going to City Planning Commission on June 6, 2022. The CDC should be voting on it.
- Equitable Development Data Explorer Tool (EDDE) has gone public in April and may be able to be presented next month.
- Racial Impact Studies are now live and required by applicants. Announced the first application that they will be doing will be the Racial Equity Report will be for 23-10 Queens Plaza South, a 26-story commercial building. There is no target certification yet and the report is~~will be~~ a work in progress.
- The first two projects that will certify on June 6, 2022, do not trigger this report because of the type of project they are.
- Discussed Open Restaurants – There is still a lot of work happening behind the scenes. Due to the amount of work and a lawsuit that occurred over this past year, there has been a delay in the timeline they shared. DOT still plans on being fully engaged with the community and we will hear more later this year.
- 52-03 Center Boulevard. Teal Delys stated she has been following up on the concept of this type of flood proofing to see what makes sense there and within their zoning

Lisa Deller announced that Gil Lopez will be invited to the June meeting to discuss the publicly owned property near Dutch Kills.

Lisa Deller made a motion, and it was seconded by Lauren Springer to adjourn the meeting.

Respectfully submitted by:
MA Gurrado

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