



*Donovan Richards*  
*Queens Borough President*

# Community Board No. 2

43-22 50th Street, 2nd Floor  
Woodside, New York 11377

(718) 533-8773

Fax (718-533-8777

Email [qn02@cb.nyc.gov](mailto:qn02@cb.nyc.gov)

[www.nyc.gov/queenscb2](http://www.nyc.gov/queenscb2)

*Morry Galonoy*  
*Chairperson*

*Debra Markell Kleinert*  
*District Manager*

**Amended**  
**January 19, 2022**

## **Land Use Committee Meeting Minutes**

**This meeting was teleconferenced on Zoom**

### **Land Use Committee Members – Present**

*Lisa Deller, Christine Hunter, Thalia (Karesia) Batan, Nicholas Berkowitz, Tannia Chavez, Sally Frank, Morry Galonoy, Rosamond Gianutsos, Kenneth Greenberg, Benjamin Guttmann, Elliot Park, Laura Shepard, Lauren Springer*

### **Land Use Committee Members – Absent**

*Stephen Cooper, Katherine Sabal*

### **Community Board 2 Staff**

*Debra Markell Kleinert, District Manager, MaryAnn Gurrado*

### **Elected Officials/Representatives**

*Kevin Kiproviski, Representing NYC Council Member Julie Won, Vicky Garvey, Representing Queens Borough President Donovan Richards*

### **Department of City Planning**

*Teal Delys, Allan Zaretsky, Brendan Pillar*

### **Guests**

*Keith Buckley, Bonnie Harkin, Nautilus, Liz Lusskin, LIC Partnership, Charles Yu, LIC Partnership*

### **Landmark Application – 39-38 45<sup>th</sup> Street**

***Presentation of Restoration and façade work and installation of skylights on the roof facing the rear of the property.***

Keith Buckley, presented plans and provided the following information:

- The property is located at 39-38 45<sup>th</sup> Street, Sunnyside.
- The project is in the Sunnyside Historic District of Sunnyside Gardens where they will be adding skylights on the roof facing the rear of the property which is not visible from the public thoroughfare.
- They are putting new windows on the rear façade and upgrading mechanical equipment inside the house.
- The new compressors will be in the rear of the property.
- They will be using the skylight approved by the LPC.
- Existing bricks salvaged from new masonry openings will be used to fill in previous opening locations.
- The attic area is considered living space already and they have filed it as such with the DOB. The skylights will help them exceed the light and ventilation requirements for the attic area. They will improve the ventilation and make fuller use of the space in the house.
- They will be presenting to the Landmarks Commission on February 8, 2022.

Nick Berkowitz made a motion, and it was seconded by Kenny Greenberg to approve the application. All were in favor with none opposed and no abstentions.

Lisa Deller invited the applicant to attend the February 3, 2022, CB 2 Board Meeting.

**City Planning Update – Presentation by NYC Comprehensive Waterfront Plan:**

Teal Delys, NYC Department of City Planning introduced her colleagues:

Brendan Pillar, *Deputy Director* and Allan Zaretsky, Senior Waterfront Planner for the Waterfront Division of DCP.

Allan Zaretsky provided a power point presentation on the New York City Comprehensive Waterfront Plan, a copy of which is attached. (Attachment #1)

Lisa Deller discussed the work that has been done to date by CB 2 on waterfront planning for decades. She introduced Bonnie Harkin, Nautilus International Development Consultant; she is a planner who worked with us on a document released in December 2020 which presented CB 2 Comments on the “Your LIC” waterfront development plan.

She reiterated that we are deeply committed to comprehensive planning on the waterfront in LIC. She stated that it has been difficult to engage with developers in this community on a level playing field. It took a special allocation of City Council funding to pull together the response of CB 2 to the development plan.

In the Charter Reform Land Use Consulting was a promise to provide technical expertise to Community Boards, which has never materialized. Our Community Board is concerned that the development community will restart where they left off. We want to engage in comprehensive community planning on the waterfront.

Kenny Greenberg suggested that CB 2 might schedule a meeting with representatives from DCP to brief them on the waterfront planning work that has already been done by or with our Board.

Questions were entertained.

### **Department of City Planning**

Teal Delys provided the following updates:

- Open Restaurants has not been voted on by City Council; she will advise when this happens.
- There are not yet dates for DOT Public Engagement; she will keep us updated.
- She provided an update on the Newtown Creek Development.

Morry Galonoy provided an update on the CB 6 Manhattan Committee meeting. He reported that they have a special committee on housing and homelessness, and they had a presentation by the Bowery Residential Community. He discussed some of the legislation being proposed.

Lisa Deller discussed the eviction moratorium.

Lauren Springer provided an update on the following:

- She provided an update on the eviction moratorium which expired over the weekend and discussed a bill that is pending with right to council legislation.
- She is involved with the Statewide Right to Council Coalition.
- Individuals facing eviction can still apply for ERAP, as long as it is pending, you can't be evicted.
- She announced there will be a Statewide Right to Council Town Hall Meeting which will be held on Thursday, January 27, 2022, will be held virtually at 6:30 pm.
- Petition circulating to support statewide advocacy.
- Would like to see the Land Use Committee get more involved in housing issues.

Lauren Springer announced she will forward the information and will provide the link.

A motion was made to adjourn the meeting.

Respectfully submitted by:  
MA Gurrado

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