



*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*

**September 21, 2022**

## **Land Use and Housing Committee Meeting Minutes**

***This meeting was teleconferenced on Zoom***

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

*Lisa Deller, Sally Frank, Morry Galonoy, Kenny Greenberg, Benjamin Guttmann, Lauren Springer, Mary Torres*

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

*Christine Hunter, Thalia (Karesia) Batan, Nick Berkowitz, Tannia Chavez, Stephen Cooper, Elliot Park*

### **Community Board 2 Staff**

*Debra Markell Kleinert, District Manager, MaryAnn Gurrado*

### **Elected Officials/Representatives**

*Isaac Blasenstein, Representing Council Member Julie Won  
Vicky Garvey,*

### **Guests**

*Daniel Egers  
Aaron Shirian*

Lisa Deller welcomed everyone to the meeting.

### **DISCUSSION LAND USE GUIDING PRINCIPALS**

- Presentation by Isaac Blasenstein, Legislative Director, Office of Council Member Won to present Council Member Won's recently released Land Use Guiding Principles.

Isaac Blasenstein presented the Land Use Guiding Principles. Their office is seeking feedback and it will be something they will keep working on and it will be revised regularly.

### **DISCUSSION 27-01 and 26-32 Jackson Avenue – LIC Ramps Project**

- Discussion of ULURP Application and special permit renewal.

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

Dan Egers, Land Use Attorney for Greenberg Traurig, representing the applicant provided the following information.

This is an application to renew special permits that modified street wall requirements back in 2018.

- The location is 27-01 and 26-32 Jackson Avenue, in the Queens Plaza Sub District.
- Site is currently under construction, foundations are complete.
- Construction of the superstructure has begun, and remediation of the site is complete.
- Construction will be completed in the Fall 2024.
- 26-32 Jackson Avenue is on the south side of Jackson Avenue.
- Currently the site is under construction foundation and remediation is currently in process.
- Construction will end in 2025.
- Both properties are adjacent to the ramps for the Ed Koch Queensborough Bridge.
- The applicant obtained approval for the special permit in 2018.
- The only action before the Board is to renew the special permits allowing for modification to the street wall and set back requirements.
- The Applicant will let the special permit for 90 parking spaces expire. There was a discussion about the developer locating community facility space in the building.
- The owner has been engaging the community to design the open space.

Questions were entertained.

Kenny Greenberg made a motion, and it was seconded by Benjamin Guttman to approve the extension of the special permit subject to:

- a better level of engagement (quarterly meetings) with Community Board 2 on the design and construction of Ramps park site;
- and, inclusion of community facility space in the Jackson Ave project.

All were in favor of the motion by a show of hands with none opposed and no abstentions.

The applicant was encouraged to send CB 2 a letter for a request for street trees for an enhancement to the area.

The applicant was invited to attend the October 6, 2022, Community Board 2 Meeting.

**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.

The applicant was not present at the meeting and will be reinvited to the October Land Use Committee Meeting.

**CITY PLANNING – UPDATE**

- Update by City Planning

No report.

**OLD BUSINESS:**

- BSA Application 45-40 Vernon Blvd - CAL NO. 233-15-BZ - Letter was submitted. Morry Galonoy attended the public hearing at the BSA and read the CB 2 Letter into the record.

**NEW BUSINESS:**

A discussion about homeless shelters in the community took place. The Committee made a motion, and it was seconded to send a letter of concern and clarification to the Department of Homeless Services to oppose the changes to the shelters as there has been short notice and an impact on families as well as safety concerns and CAB's need to be established in every shelter.

The meeting was adjourned.

Respectfully submitted by:  
MA Gurrado

09212022 LUCMM