



Melinda Katz
Queens Borough President

Community Board No. 2

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Patrick A. O'Brien
Chairman

Debra Markell Kleinert
District Manager

February 4, 2016

Community Board 2 Meeting Minutes

Attendees

Diane Ballek
Claudia Chan
Lisa Deller
Sally Frank
Dana Frankel
William Garrett
Kenneth Greenberg
Richard Gundlach
Benjamin Guttmann
Anne Hart
Reverend Joseph Jerome
Mohammed Jewel
Ellen Kang
Denise Keehan-Smith
Badrun Khan
Marie Konecko

Jordan Levine
Sheila Lewandowski
Dominic Lippolis
Charles Markey
Donald McCallian
Dorothy Morehead
Patrick A. O'Brien
Norberto Saldana
Regina Shanley
Lauren Springer
Carol Terrano
Mary Torres
Anthony Tudela
Santiago Vargas

Absentees

Terri Adams
Czarinna Andres
Sandra Bigitschke
Anna Bridge
Bessie Cassaro
Stephen Cooper
Patrick Murray
Elliot Park
Lakshmi Reddy

Elba Santiago
Moitri Savard
Beth Sexton
Michael Son
Karolina Tosi
Rebecca Trent

Public Members

Joseph Conley

Community Board 2 Staff

Debra Markell Kleinert, District Manager

MaryAnn Gurrado

Elected Officials

Yoni Bokser, Queens Borough President Melinda Katz's Office

Maggie Hayes, Council Member Elizabeth Crowley's Office

Jason Banrey, Council Member/Majority Leader Jimmy Van Bramer's Office

Kenny Medrano, Council Member Jimmy Van Bramer's Office

Public Comment

Dorothy Kominsky

Bill Kregler

Jim Condes

Jeremy Rosenberg

James Chan, Sunnyside Community Services

Jenny Bubau

Patricia Dorfman

Pat Lowenhaust, Queens World Film Festival

Hanif Yazdi, Mayor's Office of Immigrant Affairs

Tom Paino

Peter Johnson

Miguel Cavanos

Angel Diaz

Michael Donnelly, NYC DCC

Meir Newman

William Sadd, Sunnyside Kiwanis

Vincent Pitaro

John Bradley

Rebecca Olinger

Guests

Ana Rodriguez, Mount Sinai Queens

Brent Carrier

Michael Bogin

Todd Sigaty, SHOP

Georgina Tieman, SHOP

Brent Carrier

Matt Baron

Jason Wong

Ron Hendrickson, Quadrum
Andrew Toll
Julie Sickle
Luis Kleinmad, LIC Boat House
Ralph Trionfo, LIC Boathouse/Boys and Girls Club
Mary Tibaldi
Rose Tibaldi

Mr. O'Brien welcomed everyone to the meeting.

Pledge of Allegiance

Jason Banrey, Council Member/Majority Leader Jimmy Van Bramber's Office

Mr. Banrey provided the following update:

- Announced that Council Member/Majority Leader Jimmy Van Bramer was joined on Monday with Community Board 2 Chairman, Patrick O'Brien and Transportation Chair, Denise Keehan-Smith for a press conference announcing a \$30 million area-wide Reconstruction Project in LIC/Hunters Point. This project consists of sewer and street scape improvements. Mr. Banrey stated there was a joint town hall meeting in December to help guide them through this process. It is a project that will be evolving over the years and will improve the existing infrastructure and is an important announcement for our community. This is also part of the Administration and the City Council's efforts to improve infrastructure and the Vision Zero Initiative.
- Provided an update concerning the response to the snow storm. He announced that some areas were cleaned well, however, some communities in Sunnyside and Woodside suffered. Council Member/Majority Leader Van Bramer was in communication over that weekend of the snowstorm and he invited the Mayor to visit the Sunnyside/Woodside community so that he could tour those areas that were affected.
- Announced that Council Member/Majority Leader Jimmy Van Bramer has recognized the need to reform Access A Ride. The councilman has been speaking to the Mayor and the Administration concerning this issue and has requested the City have oversight and that he seeks to hold the MTA accountable.
- Announced that Council Member/Majority Leader Jimmy Van Bramer was in attendance at the Mayor's State of the City Address. The Mayor will be making an announcement concerning the Brooklyn Queens Connector, an alternative mode of transportation. This is \$2 billion dollar project connecting Astoria and Brooklyn and is planned to travel along the western corridor of Queens.
- Announced that Council Member/Majority Leader Jimmy Van Bramer's office has hired Kenny Medrano a new staff member from Sunnyside who is an active member of the community.

A board member discussed the lack of snow plows on 47th Street and Skillman Avenue. It was difficult for the elderly to get out and the snow plows didn't appear until two days later.

Mr. O'Brien stated that this is something we want to stay in front of.

Mr. Banrey entertained questions and announced this location would be a priority.

Mr. O'Brien welcomed Kenny Medrano of Council Member /Majority Leader Jimmy Van Bramer's Office.
Mr. O'Brien welcomed Maggie Hayes, from Council Member Elizabeth Crowley's Office.

Yoni Bokser, Queens Borough President Melinda Katz's Office

Mr. Bokser provided the following update:

- The Queens Tribune named Queens Borough President Melinda Katz Person of the Year.
- Provided an update on the issue of renting out Flushing Meadows Corona Park for events and announced no concerts would be approved for the future.
- Queens Borough President Melinda Katz is actively working on issues concerning Access A Ride.
- Queens Borough President Melinda Katz held her State of the Borough on January 21, 2016.
- Over the past month and a half there have been applications for the BP's capital funding.
- There will be a presentation on funding for the whole Borough at the next Borough Board meeting.
- Discussed the new hotel at the TWA terminal. This terminal will be historically preserved and the new development will maintain the old character.

Karen Schwab, Mt. Sinai Hospital provided the following update:

Ms. Schwab introduced Ana Rodriguez, Director of Community Relations at Mt Sinai

- Mt. Sinai has been under construction for 2 ½ years and is getting close to opening the new facility.
- Everything will get refaced, and encouraged all to take a look at it.
- The new Mount Sinai Queens is a \$150 million project with 140,000 square feet. Some of the features are as follows:
 - There will be an expanded, state of the art Emergency Department with 34 patient bays, nine observation beds and a "drive-through" ambulance bay that will offer a covered entrance and privacy to those patients, a separate walk-in entrance and a new imaging suite which is scheduled to open the winter of 2016.
 - Six new operating rooms plus a new Interventional Radiology Suite with the latest technology for a total of ten OR suites – together with holding, recovery and waiting rooms scheduled to open in Spring 2016.
 - An integrated, multi -specialty medical practice: New primary care physicians in Internal Medicine, Family Medicine, OB/Gyn and Pediatrics scheduled to open in spring 2016.
 - New specialists in Cardiology, Endocrinology, Gastroenterology, General Surgery, Pulmonology, Orthopedics, Thoracic and Vascular Surgery and others scheduled to open spring 2016.
 - New outpatient imaging: a full imaging suite, including MRI, PET/CT, bone density, mammography, X-ray and ultrasound scheduled to open winter 2016.
- For more information visit their website at www.mshq.org or call (718) 932-1000.

Ms. Schwab entertained questions.

Public Comment

Dorothy Kominsky

Ms. Kominsky spoke about the following:

- Respect for one human being to another and believes respect is lacking.
- Ms. Kominsky believes there is discrimination and disrespect and feels she has been denied CB 2 Board Membership since Council Member Walter McCaffrey was in office. She has been involved in civic organizations since the age of 18.
- Spoke about her opposition to the bike lanes.

Bill Kregler

Mr. Kregler spoke about the following:

- Snow Removal in Woodside was a complete failure.
- Stated there was a change in procedure and that the DOS has 150 years of experience on how to remove snow.
- Spoke about 63-14 Queens Boulevard.
- Spoke about the 70th Street conversion from a two way to a one way from 51st Avenue to Queens Boulevard. Presented a letter from the School for Language and Communication Development and reported that they were never notified of this proposal. He has collected petitions in opposition to this issue.
- Requesting that the Queens Boulevard bike lanes be moved to the right lane.

Board Member Carol Terrano stated that she was not notified of the 70th Street Conversion matter.

Ms. Denise Keehan-Smith stated that Richard Gundlach brought the issue up at the last board meeting and that it has been going on for a few years. DOT conducted a study of the location. The request came from CB 2, the petitions against came from CB 5.

A short discussion followed and Richard Gundlach stated this was put in for a one way due to the street being too narrow.

Jim Condes

Mr. Condes spoke about the following concerns:

- Requested that CB 2 recommend that Access A Ride be added into the 2017 Budget.
- Spoke about the 2016 Budget and that there was nothing allocated for seniors or veterans.
- He stated that no one seems to care about disabled people and seniors who need special transportation.
- Spoke about the Mayor's Preliminary Budget has which is a \$150 million budget and that nothing has been mentioned for disabled people who are unable to take the subways.
- Reported that Council Member/Majority Leader Jimmy Van Bramer was on PIX 11 and that he spoke about the drivers, which is just touching the tip of the iceberg.
- Is requesting that Council Member/Majority Leader Jimmy Van Bramer meet with the Mayor with regard to disabled New Yorkers.

Jeremy Rosenberg

Mr. Rosenberg spoke about the following:

- Reported that there is a road hazard on 47th Road and 5th Street and stated the DOT has advised they will be conducting a study of this location.
- Spoke about pedestrian ramps and hydrants that were blocked by construction vehicles during the snow storm which created a hardship for many. He is requesting that CB 2 make violating a really important parking law and a prerequisite for any future development to respect people with disabilities.

Jenny Vidal

Ms. Vidal requested that Community Board 2 vote no to the Paragon Paint Project.

James Chan, Sunnyside Community Services

Mr. Chan provided an update on the following services:

- Pre-K enrollment for September begins next week.
- Western Queens Caregivers Network provides help for those who care for a sick relative that is suffering with Alzheimer or Dementia.

Patricia Dorfman

Ms. Dorfman spoke about the following:

- The Brooklyn/Queens Connection and that it should be called the Queens/Brooklyn Connection.
- The Paragon Paint Project.
- The Sunnyside Chamber Meeting will take place on February 23, 2016 at NY Style Eats at 8:00 am to discuss vendor issues.

Pat Lowenhaust, Queens World Film Festival

Ms. Lowenhaust provided information about the March 15-20, 2016 Queens World Film Festival. She announced that a press conference was held to announce the 6th Annual Film Festival. Flyers were distributed. Anyone interested in further information can visit the website at: www.queensworldfilmfestival.com.

Hanif Yazdi, Mayor's Office of Immigrant Affairs

Mr. Yazdi provided an update about the following:

- IDNYC Municipal ID Card Program has been extended for another year and 700,000 people have already registered.
- This card provides free one year membership to the Museum of the Moving Image and many other museums.
- He encouraged all to call 311 to make an appointment and to visit the website.

Miguel Cavanos

Mr. Cavanos spoke about the following concerns:

- Construction boom in LIC.
- The need for good paying construction jobs, many contractors are trying to cut corners.
- Reported that undocumented workers are being exploited and are not being treated equally when applying for a job.
- Spoke about belonging to the electrical union which offers good benefits.
- Discussed the issue of affordable housing.
- Reported a 20-story Holiday Inn Express hotel is being built in an M1-1 Zone.

Mr. O'Brien encouraged Mr. Cavanos to contact the CB 2 office with the address of the hotel.

Michael Donnelly, NYCDDC

Mr. Donnelly spoke about the following:

- Welcomed the Paragon Paint representatives
- Tried to reach out to Simon Baron and got no response.
- Reported the developer is using people from Scranton, PA to do work on this project and that the developer does not intend to hire people from the community.
- Looking for a commitment from CB 2, with help of the BSA, to speak about hiring responsible workers who live and work in Queens.
- Looking for responsible contractors to bid on this work who have good retirement benefits and health care for their employees.

Angel Diaz

Mr. Diaz spoke about the following:

- Moved to Woodside and is seeking to bring the neighborhood together but does not know how.
- Wants to assist in beautifying the community.
- Spoke about the decay of the 52nd Street subway station.
- Parks need more care.
- Seeking to create a beautification group.
- Wants to build a website
- Created a Facebook page called Woodside Vibe.

Mr. O'Brien encouraged him to contact the Community Board 2 office and suggested he reach out to Woodside on the Move.

William Sadd, President Sunnyside Kiwanis

Mr. Sadd provided an update on the following:

- There is a new social mixer taking place on the first Friday of each month to help support the local food bank at St. Teresa's. For more information the website is Sunnysidefirstfridays.org.
- The mixers are held at a different location each month. They have partnered with Sunnyside Community Services and Sunnyside Shines.

A board member announced that St. Raphael's also has a food pantry that runs on two different days.

52nd Street Subway Station

Mr. O'Brien stated that Yoni Bokser of the Queens Borough President's Office reported that the 2015-2019 Capital Plan for the MTA has \$22 million allocated for the 52nd Street Station.

Consumer Affairs Application 51-29 43rd Avenue, Woodside. This is a new application for an unenclosed sidewalk café with 4 tables and 8 seats at Café 52 Restaurant Corp. located at 51-29 43rd Avenue, Woodside.

Jenny Hong, the representative for this application stated the following:

- The applicant is seeking a new application for an unenclosed sidewalk café with 4 tables and 8 chairs.
- Ms. Hong presented a diagram and reported the hours of operation are 7pm to 11:00pm and the establishment has a beer and wine license.
- The width and depth of the sidewalk was discussed.

Ms. Deller reported that CB 2 received the application and did not have enough time to bring it to the Land Use Committee Meeting.

Ms. Deller made a motion and it was seconded to table the matter for the February 17, 2016 Land Use Committee Meeting and that a vote will take place at the full board meeting in March.

BSA Application Paragon Paint 45-40 Vernon Boulevard – 233-15-BZ

BSA Application BSA No: 233-15-BZ - Paragon Paint building and adjacent parcels located at 45-40 Vernon Blvd LIC, NY – the applicant is seeking to convert the Paragon Paint building and adjacent parcels to residential use and develop the remainder of the site for residential and retail use. The project would contain an 8-story, a 13-story, and a 28 story building and would feature a waterfront public access area providing 18,074 square feet of publicly accessible open space along Anable Basin.

Brent Carrier, one of the developers of the project provided the following presentation:

- Stated that this is an exciting project. The site has been a toxic site in an area of a growing residential community and they are seeking to create something that benefits the community and to make it a safe environment for the community.
- Provided the history of the site and explained the plans to develop the site. The site has had a long history of industrial use.
- Explained that he has been in the community for approximately 15 years and has done environmental clean-up including the Maximillian Building and the Paragon Paint Building.
- Create a more amenable facility in the neighborhood and be respectful of the history of the community.
- Seeking permission to convert the Paragon Paint Building to residential use and develop the remainder of the site for residential and retail use.
- The building has been vacant for 20 years.
- To obtain a variance they have to address 5 findings.

Michael Bogin, Sive Paget & Riesel, PC Environmental Attorney provided the following presentation:

- Great to see so many people come out whether for or against the project and remarkable to see so many participating in the public process.
- Paragon Paint site has a long environmental history.
- It is included in the Brownfield Clean-up program and even among the Brownfield Clean-up Program, it is considered one of the unique ones he has worked on and that he has seen over the past decade in the program.

- The site was an industrial site for over 100 years. It was a paint, varnish and metal painting facility, which led to the site having a number of different kinds of contaminants. Those contaminants have impacted the soil and groundwater of the property.
- NYS Department of Health found it was a significant threat to public health and safety.
- When the current ownership acquired it in 2011, very little had been done.
- Found over 200,000 gallons of storage capacity of underground storage tanks, and, found another 200,000 gallons of storage capacity above the ground storage tanks.
- There were two dozen underground storage tanks. There were over 100 above the ground storage tanks within the paint factory building. The result of this was a mixture of solvents; oil metals in the soil and groundwater. The building was unsuitable for occupancy and was considered a Federal Resource Conservation and Recovery Act (RCRA) closure site because of the interior issues. They included inches of paint, varnish and other waste material. The building had to be gutted and the floors scraped down to the concrete and beyond. The site is a unique location as it is on the waterfront and makes it problematic as it has a high groundwater table.
- Contaminates can migrate into Anable Basin. The owners will build a new sheet pile bulk head that will stop the migration from contaminating the property.
- The site is problematic because it is not an industrial area and residents are close by. Due to the amount of excavation, the DEC required them to clean up the entire property under an enclosure tent to stop the nuisance odors.
- The property has been remediated and they expect to receive a document from the DEC sometime this spring. It is now a productive use for the first time in decades at a significant cost to the developer.

John Donley, Landscape Architect

Mr. Donley provided a slide presentation showing the existing conditions of the project. The proposed waterfront access area is part of the waterfront public access area plan at Anable Basin. This proposed intertidal plaza engages the waterfront, celebrates its ecological history by reintroducing a thriving salt marsh habitat and exhibits the tidal rhythms for the enjoyment of the public.

Georgian Tieman, SHOP provided the following update:

Ms. Tieman presented slides and described what can be done on the site. She explained they do not have to provide any upland connection and want to open the site to the public and maintain the Paragon Paint building. Ms. Tieman's presentation was inaudible.

Matthew Barron, Simon Barron

Mr. Barron provided the following update:

- He spoke about his firm and stated they have been in Long Island City for approximately six years. He also discussed two development projects at Queens Plaza.
- Stated he is a member of the LIC BID Board.
- He added that he is a long term owner and stated this project will add value to the community.
- Wants to listen and address concerns.
- This site was an environmental dirty site that was uninhabitable and he took risks to make it habitable.
- Believes in the design and is asking for less FAR and that they are creating a gateway that will have views to Manhattan.

- Will have a large park open and available to the community.
- Discussed labor issues and said his organization is not anti-union, not looking to take advantage.
- Stated he grew up in affordable housing, not taking anything away from the community.
- This was a vacant building and tried to go above and beyond.
- Population is growing and prices will go up, and the project is not contributing to the housing crisis.

Public Comment

Tom Paino

Mr. Paino spoke about the following:

- Has lived and worked in the area since the late 1980's. Thinks it is a great design but the project is too dense and too high in the context of the neighborhood.
- LIC is under siege with construction.
- It is very difficult to get onto the number 7 Line.
- Supports development and spoke about tax incentives from the State going into the project, including a 421 a-tax incentive.
- Discussed the reasons he is opposed to the project and asked the Board to vote against it.

Peter Johnson

Mr. Johnson spoke about the following:

- Lives a block away from the Paragon Paint site and spoke about his concerns regarding the elevation of the proposal.
- He reported that the NY Blood Center is a critical facility and was totally flooded during Hurricane Sandy.
- Requested to know the design for the flood water.
- Discussed sites that could have been purchased throughout Queens and discussed tax benefits and real estate tax issues.
- He stated the Paragon Paint project is not sustainable.

Vincent Pitaro

Mr. Pitaro spoke about the following:

- He is a real estate attorney and resident of the area for 20 years. He is strongly opposed to the Paragon Paint project and believes it is out of place and out of scale. The 28 story building will loom over the adjacent buildings and surrounding blocks that are four to five stories in height.
- He believes that permitting development on the site sets a bad precedent. If the project proceeds, it will encourage adjacent owners on the other side of Vernon Boulevard.
- The project may look nice on its own, but at the end of the day it will be a disaster.
- He believes the claim of a hardship is hollow.
- Discussed the Maximilian Project on 5th Street.

John Bradley

Mr. Bradley is a resident of the area and spoke in opposition of the project as they are setting a risky precedent.

Rebecca Olinger

Ms. Olinger lives two blocks from the Paragon Paint building and spoke about the shadow of the project over Murray playground. She believes this will set a precedent in the area. She asked the Board to consider these issues.

Meir Newman

Mr. Neuman owns a business on Vernon Boulevard and spoke in favor of the Paragon Paint Project and thanked the developers for cleaning up the site.

Mr. O'Brien noted the following:

- He spoke about the concerns that have been discussed among the Land Use Committee Members.
- It is important to counter balance the many things that were heard.
- There are many positive aspects of the project including the environmental clean-up; which is wonderful and very welcome. The opening of a public access through to Anabel Basin is beautiful and visionary and also would be very welcome.
- The commitment to including affordable housing is a positive thing.
- The application that we are being asked to approve or vote on is a spot zoning device in an area that begs for a more comprehensive plan as to how all of the waterfront area there should be developed.
- We will ask the Department of City Planning to undertake a formal study and identify the study area, that will go from the site west of the river and north along the river and whatever appropriate areas should be included in that study. So when a development takes place it does not take place on an ad hoc basis.
- Mr. O'Brien stated, the comments and discussions that CB 2 has had is that it is not in a vacuum but rather it is in an area so extensively and overly developed. There is no access to trains, medical facilities and schools. To do something like this on an ad hoc basis through a one-time spot zoning variance mechanism is of concern. Our view requires a much more comprehensive study and requires a commitment with effort and time from DCP. Doing so will ensure that when this project or other projects along the waterfront are developed, it is done according to a set of parameters that have been identified, vetted and gone through a public process of hearings as opposed to a variety of different types of plans.
- Mr. O'Brien spoke about the other negative impacts on the community. The plan identifies the surrounding area in a selective way by looking to the river where the hi-rises are but not to the low-rise nature of Vernon Boulevard.
- There was a long process of rezoning that took place in the 1990's to 2004 to protect this. When you identify the neighborhoods that will be impacted, not only do you have low rise residential on Vernon but you also have industrial districts to the north and to the east. There are problems in how the neighborhood is identified and whether there will be a negative impact.
- The height and density of the main tower is a concern.

- BSA procedure is such that we have to react to it and sadly, this Board has been burned by the result of BSA decisions in the past.
- Mr. O'Brien discussed the BSA findings that have to be met in order to grant the variance. One of the findings has to do with the conditions that create the hardship; they were not created by the owner. But, they have to make a finding that these conditions were not created by predecessors and interest to this owner.

Questions were entertained.

Mr. O'Brien thanked the developers for the presentation on the Paragon Paint Project.

Attendance

Total Present 31

Absent 15

Approval of the Community Board 2 Meeting Minutes for December 3, 2015 and January 7, 2016.

A motion was made and seconded to approve the Community Board 2 Meeting Minutes for December 3, 2015 and January 7, 2016. All were in favor by a show of hands.

Chairman's Report

Mr. O'Brien provided the following update:

- Mr. O'Brien welcomed Regina Shanley and Don McCallian who have been ill. Mr. O'Brien also wished Beth Sexton and Patrick Murray a speedy recover, as they have been under the weather.
- CB2 attended Borough President Katz's State of the Borough on January 21st, 2016 held at Queens College. Many board members attended.
- Tonight is the Mayor's State of the City address. CB 2 was invited; however, our Board Meeting is scheduled at the same time.
- CB2 attended the Mayor's press conference on Vision Zero and making Queens Boulevard even safer with better signage and working with the community.
- Debra Markell Kleinert participated in conference calls throughout the weekend and week with the Mayor's Office, the Council Member's Office and NYC agencies discussing complaints on the snow removal. We thank the Department of Sanitation for their assistance. CB2 received numerous complaints and each of them was resolved.
- Chairman O'Brien announced that he and Captain Travaglia testified at the SLA Hearing on Show Palace and the SLA denied their application.
- CB 2 held a public hearing on the Paragon Paint building in LIC and it was well attended.
- Chairman and Denise Keehan-Smith attended press event with Council Member Van Bramer in LIC on the Long Island City/Hunters Point Reconstruction Project.
- Mr. O'Brien announced the Mayor's commitment to fund more schools, specifically in the Long Island City/Hunters Point area. Thanked Council Member/Majority Leader Jimmy Van Bramer's Office.
- The website is being updated regularly and will contain committee meeting minutes. Mr. O'Brien discussed FOIL requests and the process to obtain information. More

information will be posted to the website which will make it easier to obtain information.

- The City Services & Public Safety Committee Meeting has been cancelled as the agenda is very short. The next meeting will take place on March 9, 2016.

District Manager's Report

Ms. Markell Kleinert provided the following update:

- Reminder Wifi Access in the center is (SunnysideTW and the password is sunnytech321.)
- Presented CB2 Budget Priorities to the Borough President this past month.
- Debbie attended the Patrol Borough Queens North (Satcom) Year in Review with the 108th Pct and they are leading in crime reduction.
- Debbie participated in conference calls throughout the weekend and week with the Mayor's Office, the Council Member's Office and NYC Agencies discussing complaints on the snow removal. We thank the Department of Sanitation for their assistance. CB2 received numerous complaints and each of them was resolved.
- The Website is updated regularly. We have added additional useful links to City Agencies to make it easier to navigate the City System. Ms. Markell Kleinert thanked DOITT for their partnership. We are in the process of adding additional Committee Meeting Minutes. The website address is: www.nyc.gov/queenscb2

Department of City Planning

Ms. Lee stated that an address listed in the CB 2 Newsletter at 39-65 47th Street scheduled for demotion is in the Sunnyside Gardens Historic District.

Transportation Committee

Ms. Denise Keehan-Smith provided an update on the following:

DOT did a feasibility study and they approved speed bumps at the following locations:

- (1) 61st Street, Queens Boulevard and 47th Avenue (southbound)
- (1) 61st Street, Queens Boulevard and 47th Avenue to Laurel Hill Boulevard (southbound)
- (2) 63rd Street, Queens Boulevard and 47th Avenue (northbound)

A motion was made and seconded to support the Speed bumps for the noted locations. All were in favor by a show of hands with 0 opposed and 0 abstentions.

70th Street One Way Conversion

Ms. Keehan-Smith provided an update on the 70th Street conversion which has been going on for a couple of years. She discussed this with CB 5 and reported that they did not have a problem with the conversion. DOT approved it.

Ms. Terrano stated that she did not remember hearing anything about this issue.

Mr. Conley, public member stated that DOT approved it and it has been brought up to CB 2 many times and encouraged her to check the meeting minutes.

Ms. Terrano said there is a school there for mentally disabled and children who attend CCD every week. In addition, the pastor of the church was not aware of the issue.

Joe Conley discussed the boundaries of the one way conversion and reported it does not go all the way to Queens Boulevard.

Q47 Bus at 69th Street and 50th Avenue issue

MTA notified CB 2 the bus stop was taken away due to the construction project and that it is temporary. MTA is planning on having the bus stop put back. The bus stop will be reinstated as per MTA and they are working with DOT to have it put back.

Health & Human Services Committee Meeting

Ms. Terrano announced that the Committee discussed various assignments they will be working on.

Environment Committee

Ms. Morehead provided the following update:

- Discussed a hazardous condition with people living on sail boats at Newtown Creek. The storm Jonas collapsed a bulk head at Newtown Creek. PD will be serving notices to all the boats on private property on Newtown Creek and they must be removed.
- Spoke about the effort to have underground streams daylighted.
- Discussed the need for a support letter on the Montauk Cutoff. Ms. Morehead spoke about the rail cars that can be used for space and discussed the use of containers at the site. Smiling Hogs Head Ranch is doing composting for use in their community garden. The proposal is to expand this operation because in 2017 restaurants will not be able to dispose of their compostable garbage.

Lisa Deller made a motion and it was seconded to send a letter of support for this project to support maker space, artist space, education and training. All were in favor by a show of hands with none opposed and no abstentions.

PARAGON PAINT PROJECT

Ms. Deller reported on the following:

- The project will include an 8, 13, and 28 story buildings and will feature a waterfront public access area providing 18,074 square feet of publicly accessible open space along Anable Basin.
- The project will provide 344 residential units and 24 parking spaces.
- The site is located in an M1-4 Zoning district.
- The developer needs to make 5 findings in order to get a variance from the BSA.
- The unique physical condition is a diamond in the rough. This is market rate housing with gorgeous views and people will love to live there.

- The developer cleaned it up and if they wish to sell it they can sell it and get back everything they put into it.
- However, the Vernon Boulevard corridor is primarily a two story residential area and the developer's plan is out of context with the existing community. In addition there is no commitment to build affordable housing without the 421A tax break.

Kenny Greenberg made a motion to oppose the application and it was seconded by Dorothy Morehead.

Ms. Deller reported that the Land Use Committee did not vote on the issue. Members of the Land Use Committee spent a lot of time working on the issue and discussing it among members. The public hearing in LIC substituted for the Land Use Committee. Approximately 100 residents came to speak out and while there were a few in favor of the project it was largely opposed.

Mr. O'Brien stated the LUC Committee was unable to vote as there was not a quorum to bring it to a vote. The consensus of the LUC was to oppose the application.

A discussion followed with some board members speaking in favor of the project.

Ms. Deller stated the LUC has spent a lot of time looking at the area from 44th Drive to the waterfront to 11th Street. It is zoned as an M14 and is vulnerable to further residential development. The City needs to address the zoning in this area in a comprehensive way.

Kenny Greenberg discussed his opposition to the project.

Kenny Greenberg modified the motion to oppose the application and would like the board to delegate to the executive committee, the ability to enumerate the reasons for the opposition that were articulated at the meeting tonight.

The developers have made a commitment that this will be an ongoing conversation to make it better for the community but that we have constraints to vote on what is on the table.

The vote was 24 in favor, 4 opposed 2 abstentions.

The next Community Board 2 Meeting will take place on March 3, 2016

The meeting was adjourned.

Respectfully submitted:
MA Gurrado

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