



*Melinda Katz*  
*Queens Borough President*

## Community Board No. 2

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*Patrick A. O'Brien*  
*Chairman*  
*Debra Markell Kleinert*  
*District Manager*

**June 24, 2015**

### **Land Use Committee Meeting Minutes**

#### **Attendees**

Lisa Ann Deller  
Shampa Chanda  
Richard Gundlach  
Patrick O'Brien  
Michael Son

#### **Absentees**

Stephen Cooper  
Anna Thea Bridge  
Kenneth Greenberg  
Charles Markey  
Elliot Park

#### **Public Members**

Joseph Conley

#### **Guests**

Penny Lee, NYC Department of City Planning  
Steve Whitesell, NYC Department of Parks and Recreation  
James Mituzak, NYC Department of Parks and Recreation  
Thomas Parker, McDonalds  
Christian Murray, Media  
Michael Widman, Phipps Houses  
Cora Cater, Phipps Houses  
Douglas Hanau, Phipps Houses  
Dan Silver  
Paul Januszeski, Rockrose

#### **Community Board 2 Staff**

Debra Markell Kleinert

Ms. Deller welcomed everyone to the meeting:

### **Consumer Affairs Application**

This is a renewal application for an **enclosed** sidewalk café with 8 tables and 16 seats at Star Parker LLC/ DBA / McDonalds, located at 57-25 Roosevelt Avenue, Woodside.

The applicant, Thomas Parker provided the following update:

- Purchased McDonalds last year and it is his second year as the owner.
- Explained sidewalk café was created by previous owner.
- No change in the application.
- Previous owners were very involved in the community.
- Mr. Parker states he would like to continue to help the youth in the community.
- Very community based and currently supports two soccer teams.

Ms. Deller stated McDonald's has been a good neighbor and CB2 has not received any complaints with regard to this location. Ms. Deller reported that the Land Use Committee does not meet during the summer. Therefore, we can make a recommendation to the Executive Board and respond to Consumer Affairs.

### **Parks Department**

Presentation by the Parks Department on the Big Bush Parks Schematic Design.

James Mituzak, NYC Department of Parks and Recreation, design Director, Queens Landscape Architect and Steve Whitesell, NYC Department of Parks and Recreation, Project Manager.

The Parks representative provided an update on the following:

- Working on the northern area of Big Bush Park, currently occupied by the handball courts, top playground and spray shower approximately .9 acres of the 2.5 acre park.
- Big Bush created by Mayor LaGuardia 1936, construction delayed until construction of BQE and dedicated in 1971.
- Renamed Big Bush by Commissioner Stern in 1987.
- Goals for the project are to increase play for children of all ages, including water play, exercise and activities for seniors.
- Increase planting and permeable areas to combat flooding in the eastern section
- Upgrade existing materials such as lighting, paving and fencing.
- Preserve seamless connection to the surrounding neighborhood.
- Park is located in Woodside, Queens, adjacent to Calvary Cemetery, Queens Boulevard to the north, BQE to the south, and is an isolated triangle and 61<sup>st</sup> Street.
- Boundaries were reviewed.
- No flood hazard.
- No active recreation in the area.
- Existing conditions, senior housing to the north, handball courts, comfort station that will not be dealt with, trees, spray shower and play area.

The schematic design was reviewed and the plans are listed as follows:

- There are currently two storage containers near the comfort station that will be removed and relocated which are used by the Parks Department.
- Relocate play area to a more central location adjacent to the comfort station.
- Passive seating game table area for seniors and neighborhood residents.
- Open the edges to pedestrian traffic coming from north, west and south.
- Provide lawn and landscaped area to give a visual barrier from noise and activity.
- Removing 13 trees in questionable condition.
- Add significantly more trees, shrubs and lawn, e.g. flowering trees, shrub plantings, etc.
- Devote most of the area to tot play and add a water play area in a sunny location.
- There was a study on utilization of the handball courts and it was discussed at the scoping meeting. There is a total of 8 and now will be a total of 5. More space will be devoted to child play.

Mr. Conley spoke about the on-site meeting. This is a redesign of what was originally proposed. There is an area for seniors, children and active recreation.

The representative stated they will be increasing the percentage of green to absorb storm water and reduce flooding. Increasing to 31% permeable and will add trees and shrubs. Swing area will be enclosed.

Parks stated all benches will all have arm rests to prevent people from sleeping on them.

In response to a question, the rep stated there is no funding for the Comfort Station at this time

The time frame of the construction project was discussed and the project will take approximately one year to complete.

A suggestion was made to enclose the child play area with a fence so that children don't run out of that space.

Parks is requesting a letter of support from the Board due by July 23, 2015.

**DOT Revocable Consent for Planters at 43-08 Crescent Street, LIC**

- The applicant Rockrose is applying for a revocable consent from DOT for planters. The applicant is planning on installing and maintaining 10 reinforced concrete planters along the sidewalk on 43<sup>rd</sup> Avenue in Long Island City. This project is for beautification.

Paul Januszewski, Rockrose provided the following update:

- Seeking a revocable consent from DOT to install planters on 43<sup>rd</sup> Avenue.
- 10 planters on 43<sup>rd</sup> Avenue that will contain flowering cherry trees that would flower approximately 20 feet high.
- When they built the building they were unable to put in tree pits, as there were underground utilities.
- DOT changed their policy and this is the only street that meets the requirements.

- Were unable to put any trees on Crescent Street.
- Plans were reviewed.
- Planters will be 3 feet tall.
- There will be trees with ornamental grass.
- Rockrose will maintain and replace them the planters.
- This must go before the Public Design Commission in July.
- Trees can grow to 20 feet.
- Dark grey, square concrete planters.
- Ground floor has a gym, and the other space is a retail space.
- Seeking a Letter of Support.

### **Phipps Barnett Project**

Michael Wadman, Vice President of Real Estate Development, Phipps Houses introduced the following individuals:

- Carol McAteer, Project Manager, Real Estate Development Group
- Douglas Hanau, Sunnyside, Phipps Garden Apartments
- Herbert Mandel, MHG Architects, PC
- Dan Silver, and Joshua, MHG Architects

Mr. Wadman provided the following presentation:

- Phipps Houses has been in the neighborhood for a long time.
- This is a preview of what will be a formal ULURP presentation in the fall for a project on Barnett across from Phipps Garden Apartments.
- Currently a large parking lot zoned for manufacturing.
- They are working with City Planning to come up with a rezoning to build an approximate 220 unit apartment building on this site.
- Intend to use one of the City's recently revised middle income housing programs for moderate and middle income residents.
- Small low income band similar to 80/20 program.
- 30 percent of the units will be at 100 percent of median income which would be a family of 4 earning \$85,000 this year.
- Half of the people would be 130% of AMI, same family earning \$105,000 per year, 20 % at 50%.
- Phipps believes that this is the right kind of affordability.
- Owned land since the 1950's.
- This will be a handsome building to improve the streetscape.
- Planning on having a Universal Pre-K program at the site.
- Energy efficient, solar paneled, landscaped, etc.
- This is an informal preview. The project has not been certified by City Planning yet.

The representative provided an overview of the project and reviewed the plans for the project as listed below:

- The plans were reviewed and the proposal is to build a 10 story building.
- The building will be set back from the sidewalk and produce a wide streetscape.
- Proposing to map a district which is mapped as an M1 R7-1 special district which will allow to build with a couple of special provisions.
- Traffic flow around the site was discussed.
- LIRR yards were a challenge, tried to accommodate it.
- Will plant another row of trees along the sidewalk and will have a tree canopy.
- Ground floor units will have private yards in front and entered through main entrance of the building.
- Single entrance with 3 components and 3 elevator cores.
- Each core will have two elevators and stairs for fire egress and access.
- West end will have a UPK and an outdoor yard for UPK facility.
- Parking will be accessed from either end. Providing parking for 100 to 200 attended parking spaces.
- 2<sup>nd</sup> floor will have a deck which reaches out to rear property line, overlook the railroad.
- Will provide green roofs at the setbacks and locate solar collectors, to reduce energy consumption.
- 4,000 square feet for UPK, 50 and 75 kids, classroom and kitchen and support facilities.
- Asking for special provisions where setbacks are required.
- The ULURP Application will apply to the land that Phipps owns.

The Committee spoke about complaints from the residents of Phipps Houses regarding maintenance and new lighting. Mr. Hanau said to forward any complaints to his office.

A discussion about parking and subsidy levels took place.

The Phipps representative said that they are required to produce about 100 parking spaces which is a 45% parking ratio. They will have 199 parking spaces.

In regard to the current parking lot, they said that RCN Cable and Steve Madden reserve a block of spaces for their offices.

A discussion about the ground floor (mazinette) apartments. The Phipps architect said these apartments would have yards facing the street.

The representative discussed the timeline of the project which will be certified in the Fall and they hope to close the financing this fiscal year, June 2016. It will take approximately 2 years to build the building.

The representative stated the building would be energy efficiency and have a green roof, deck and green space, solar panels, sound insulation.

**This is a renewal application for an enclosed sidewalk café with 8 tables and 16 seats at Star Parker LLC/ DBA / McDonalds, located at 57-25 Roosevelt Avenue, Woodside.**

Will make a recommendation to the Executive Committee to recommend renewal.

**Parks Department on the Big Bush Parks Schematic Design**

Patrick O'Brien made a motion to include fencing around the playground for the 2-5 year olds and separate gates for the 5-12 year olds for safety and security purposes.

All were in favor by a show of hands.

A discussion about improvements to the comfort station took place.

**DOT Revocable Consent for Planters at 43-08 Crescent Street, LIC**

A motion was made and seconded to send a letter of support for the planters. All were in favor by a show of hands.

**Discussion on the application for the Zoning Quality and Affordability Text Amendment.**

Ms. Deller discussed letters and emails with different levels of opposition and some in support.

The comment period for the scope ended April 30, 2015 and we wrote a letter requesting an extension and it was not extended. We identified infrastructure and density as the needs of our community. This will be referred out by DCP and go through the ULURP process in the fall.

Ms. Lee stated it is a moving target and it could happen as early as August or September and in the event it happens in August, those two or three weeks it would not be docked against the 60 days but added to the 60 days. We do not have a date yet.

Ms. Deller and Mr. O'Brien attended the presentation by City Planning.

The opposition from the Queens groups was against the parking requirement, and a number of those were community districts further east than us where more people have cars.

Ms. Lee stated the parking requirement elimination within the transit zones that would be established only applies to the affordable housing does not apply to the market rate. The market rate would still have the regular parking requirement which is typically 50%. The majority of a building would be market 80 /20 building it would still be 50%.

A discussion about transit zones took place.

Ms. Lee reported on the Community Specific Areas that the text amendment refers to.

A short discussion followed.

Respectfully submitted by:

**MA Gurrado**

**06242015 Land Use Committee Meeting Minutes**