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Queens Borough President

Community Board No. 2

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Patrick A. O'Brien
Chairman

Debra Markell Kleinert
District Manager

March 16, 2016

Land Use Committee Meeting Minutes

Attendees

Lisa Deller

Stephen Cooper

Sally Frank

Kenneth Greenberg

Richard Gundlach

Patrick A. O'Brien

Elliot Park

Absentees

Anna Thea Bridge

Charles Markey

Michael Son

CB 2 Staff

Debra Markell Kleinert

Department of City Planning

Penny Lee

Alexis Wheeler

Guests

Gillian Connell, NYC EDC

Merik Mulcahy, NYCEDC

Eleni Bourinaris, NYCEDC

Brigid Keating, NYCEDC

Philip Strom, NYCEDC

Richard Mulieri, MTACC

Andrew Nigro, MTACC

Shane McKeon

Greg Alagna, Taco Bell

James Coakley, Treasure Island Self Storage

Neil Weisbard, Treasure Island Self Storage
Jordan Most, Sheldon Lobel
Stephen Miller, Council Member/Majority Leader Jimmy Van Bramer's Office

MTA East Side Access – Update

Eric Zaretsky and Richard Mullieri provided the following update:

Ms. Deller introduced Eric Zaretsky, Richard Mullieri, Andrew Nigro, East Side Access.

Ms. Deller reported that she had a telephone conversation with East Side Access representatives to discuss why East Side Access is not able to fulfill a promise that was made to install a wall with vegetation adjacent to the rail road tracks and what we might do as an alternative.

Andrew Nigro, East Side Access provided the following update on the upcoming construction project, a copy of which is attached.

- The Contract is CH057, Harold Structures Part 3
- Contractor is Tutor Perini
- Contract Value \$79.9 Million
- Duration: 30 months
- This contract is responsible for the continued work to upgrade the civil railroad infrastructure with Harold Interlocking and Sunnyside Yard as well as track and tunnel work for the future LIRR service to Grand Central Terminal.

Mr. Zaretsky stated most of the overnight work has been done already. They have reconfigured some of the work and have knocked the overnight hours down to five or six, which is down from the original plan of approximately 17 overnight periods of work.

Mr. Zaretsky stated that each week they send out an email with the work schedule for the coming week. This schedule is also distributed to neighbors within the Sunnyside Gardens community. East Side Access representatives have done much outreach within the community and they try to address the concerns that people have.

Mr. Cooper reported that he has heard work going on at 3:00 am. The representatives stated they will look into the matter and report back.

Mr. O'Brien asked if there is an overnight construction manager at the site at all times. Mr. O'Brien asked for dates and times.

Mr. Zaretsky provided an update on the community requests that have been answered along 43rd Street. He stated their goal is to leave the area better off than it was found in the public areas. Ms. Blugh Willis is out there making sure the area is cleaned, however graffiti is an ongoing battle in the area.

Ms. Deller asked about the lighting under the 43rd Street trestle. Mr. Zaretsky stated they will be working on how they can fix this problem as it is complicated. He reported it will take much longer to have lighting replaced or installed and was unable to provide more information.

Ms. Deller asked about the tree plantings.

Mr. Zaretsky discussed that with reference to the retaining wall, it will not be able to be done. It was not included in the work because it could not be done. Mr. Cooper asked how long ago had this decision been made.

Mr. Cooper said, that when we met many years ago, ESA indicated they wanted to build this additional track closer to the community plus apartment buildings. The Board indicated it would be untenable unless there was some noise attenuation that occurred. The Board was provided with materials and designs for the sound attenuation barrier and ESA agreed to do it. Mr. Cooper asked, when was it decided that it would not be done, before or after the exercises of picking out the wall?

Ms. Deller stated there is more noise and frequency of trains and we are seeking mitigation.

Ms. Deller asked about lighting which is an issue under the 43rd street and 48th Street trestles.

The representative stated they want to move forward and have the Board recommend alternative community benefits.

Economic Development Corp. – Update on Hunters Point South Phase II

- Ms. Deller introduced the EDC team:
- Eleni Bourinaris, Government and Community Relations Queens Projects, EDC
- Julian Karl, Development Department, EDC
- Merik Mulcahy, Real Estate Group, Procurement Process, EDC
- Brigid Keating, Capital Program, Project Manager, Hunters Point South Project
- Philip Strom, Capital Program, Manager ,Hunters Point South Project

Ms. Bourinaris distributed copies of Vernon Boulevard – LIC Waterfront Mixed Use Redevelopment RFP, a copy of which is attached.

- The representative announced the RFP was released on February 25, 2016 and wanted to provide an update. The location is near the Water's Edge Restaurant. The RFP includes a provision that the developer provide a 600 seat school. EDC is working closely with SCA.
- The committee discussed the large number of residential units and the lack of infrastructure and city services.
- RFP proposals are due to EDC in May.
- April 1, 2016 Information Session at EDC.

Provided an update on Hunters Point South Phase II Waterfront Open Space.

- The representative presented a slide of the site
- Construction team is there working steadily.
- Debra Markell Kleinert attended the ground breaking ceremony.
- HPS plan is unchanged.
- Art piece was discussed, CB 2 wanted more involvement. EDC plans to come back with artist late spring early summer to present.
- Phase II Design and construction of infrastructure is in process.
- There will be a class A bike Route throughout Hunters Point South

Landmark Application – 39-54 48th Street, Sunnyside-

Ms. Deller reported this is a new LPC application for 39-54 48th Street. This application is to complete work on exterior alterations.

- The applicant discussed two violations issued to his property on 48th Street.
 - The applicant discussed damage to his slate roof that caused leakage. The applicant said that a local architect recommend he use Eco Star material as an alternative to slate. He had the roof done which looks like slate and matched the colors as best he could. The applicant received a violation concerning the work done on the roof without a Landmarks Permit.
 - The applicant discussed violations received for back yard work including a spiral stair case, deck enclosure and the installation of pavers and presented photographs.
- The applicant is seeking to remove his awning and wants to install an A-frame with slate on side. He has received a permit for pointing and is seeking to pursue the installation of windows. The applicant is seeking to get violations lifted.
- The applicant will be meeting with Landmarks on April 5, 2016. Ms. Deller spoke about the timing of this application and requested the applicant attend the April 7, 2016 CB 2 Meeting.

A motion was made and seconded to not oppose the application for roof deck and enclosure and is using a substitute for slate.

A motion was made and seconded not to oppose the application. The vote was unanimous with 7 in favor o opposed and 0 abstentions.

BSA Application-60-06 / 12 Northern Blvd – 17-92-BZ

Ms. Deller reported this was to discuss a proposed variance application for the eating and drinking establishment (Taco Bell) with an accessory drive-through facility and parking which does not conform to the use regulations.

Michael Nacmius, representative for the applicant provided the following update and introduced the Store Manager, District Manager and Vice President of Operations:

- The applicant contracted Rose Fence, Inc. to repair the rear yard fence, by ensuring it is the required height of eight (8) feet. The fence will be repaired and new opaque privacy slats will be installed.
- The applicant will retain a landscaper to restore 60th Street side planters. The shrubbery will be restored, weather permitting. There was an issue that a tree was cut down in front of the premises. The current owner paid a fine for cutting down the trees and the City replanted a street tree.
- The applicant has changed the hours of operation to 1:00 am. Also in response to the noise from the drive-thru speaker, the decibel level has been lowered from level 10 to level 7. The workers can still hear drivers in the drive-thru, but the noise from the drive-thru is now lower.
- The applicant proposed changes to the signage, specifically the Taco Bell signs on the buildings. The current signs are rounded at the top, but will now be a square at the top, and increase in height by approximately one foot. The building height will remain unchanged and there are no structural changes to the building. Any changes to the signage will be approved by the BSA.
- The applicant has contracted with Environmental Services, Inc. to pick up garbage and recycling at the Premises after 6:00am, and only during the daytime. Letter was provided.
- The applicant has contracted International Towing & Recovery, Inc. who will provide snow removal service for the parking lot and sidewalks at the Premises. Letter was provided.
- According to the project architect, the dumpster must be located in the back corner, because under the zoning resolution, it must be located 50 feet from every street frontage. The drive thru design is dependent on the location of the dumpster. Therefore, the applicant cannot change the design of the drive thru, since the dumpster cannot be relocated.
- The applicant has contracted C & G General Contractor, who replaced light bulbs on the light poles at the rear of the premises and installed light shields to lessen impact on neighbors. The lighting still provides a safe environment in the parking lot at the premises. Invoice provided.
- The franchise operator was present at the meeting as they were not previously aware of these issues. They want to be good neighbors.
- The operator met with their immediate neighbor next door who was very happy with the work being done on the fencing.
- Mr. O'Brien requested a bullet point summary of the changes in writing.
- Ms. Deller requested the applicant attend the April 7, 2016 full board meeting.

A motion was made and seconded to approve the application with the stipulation that the operator provide a written summary of the changes that had been made. The vote was unanimous with 7 in favor o opposed and 0 abstentions.

BSA Application-45-26 51st Street – BSA 1016-11852-A

Ms. Deller announced that this BSA application was for a proposed variance for the Treasure Island of Asbury Park Self Storage LLC, to allow construction of a four story building with cellar, 29,077 square foot, use-group 16 self-storage facility of a zoning lot which includes Lot 53 and a portion of Lot 54 on Block 2283, Queens.

Neil Weisbard, Pryor Cashman LLP, Council to Treasure Island of Asbury Park Self Storage LLC provided the following update:

- The applicant is seeking a special permit from the New York City Board of Standards and Appeals to construct a four story building with cellar, 29,077 square foot, Use Group 16 self-storage facility on a zoning lot which includes Lot 53 and a portion of Lot 54 on Block 2283, Borough of Queens within the unimproved portion of 51st Street
- The site consists of Lot 53 and a portion of Lot 54, located on the west side of 51st Street, between 47th Avenue and Queens Boulevard.
- The proposed four story with cellar, self-storage building will contain approximately 56,264 gross square feet and 29,077 square feet of zoning floor area.
- The site will contain two curb cuts seven parking spaces two loading berths, a turn-around area and landscaping.
- The applicant proposes to construct the front wall of the proposed building in the exact area of the existing street wall of the building on Lot 53, but will be reduced in length to approximately 137 feet.
- The requested bulk waivers of are necessary to address the non-compliance of street wall and sky exposure plane requirements resulting from the location within the unimproved street and the zoning lot shall comply with all applicable zoning regulations as if the unimproved portion of 51st Street was not mapped.
- If the Applicant is required to construct the Proposed Building beyond the unimproved portion of 51st Street, the Proposed Building could not contain a fourth floor due to an extremely inefficient floor plate and would be unable to utilize all floor area available for development.
- Photographs were presented.
- Questions were entertained.
- The applicant is in contract to buy the site and discussed the hours of operation which will be from 8 am to 8 pm Monday through Friday and on weekends from 9 am to 5 pm.
- The applicant has been in the business a long time, and currently operates three3others in New York City and 2 under construction. They are not calendared at the BSA as of yet and are hoping to be scheduled soon.
- Ms. Deller invited the applicant to the April 7, 2016 full board meeting.

A motion was made and seconded to approve the application. The vote was unanimous with 7 in favor 0 opposed and 0 abstentions.

BSA Application-64-01 Woodside Avenue – 138-11-A

- Ms. Deller reported this is to discuss a proposed application that allowed construction to continue on a seven-story mixed use residential / community facility building under the R 6 zoning regulations (renewed application no. 420251355-01-NB). This application is to extend time to complete construction and secure a Certificate of Occupancy for the premises.
- The representative for the applicant stated he attended the February 17, 2016 Land Use Committee Meeting and also attended the full board meeting, however was informed he would be invited back to the Land Use Committee Meeting. He stated he sent a letter to address questions posed by the Committee.

- The representative reported the premises is owned by 64-01 Woodside Realty, Inc. the same applicant as in 2011. While the applicant name remains the same, 64-01 Woodside Realty, Inc., control of the entity changed in 2012.
- The attorney stated he only has dealings with the architect and project manager.
- The BSA granted a window of 4 years in which to complete construction, at that time period they completed the work in the time frame, but they did not complete in getting C of O. They are waiting for a final inspection. The building is complete; however no one is living there.
- The sewer delays were caused by an administrative issue.
- This is an administrative issue and is past being a land use issue.
- Ms. Deller discussed the sewer issue.
- Need BSA to extend the time in which they can get the certificate of occupancy.
- It has never been occupied.
- 27 units are habitable.
- The applicant stated there are two alternatives.
- Street tree plantings were discussed.
- There was a discussion about the applicant having to be in compliance with Zone Green, which was adopted April 30, 2012.
- The applicant said they would get plants in the ground and will send a letter.

A discussion followed.

Ms. Deller stated the Committee will not vote on this today and that the matter will be tabled will be invited to the next Land Use Committee Meeting as a recommendation will not be made to the full board. Ms. Deller requested information on the plantings, the DOB signoffs as well as compliance with "greening" regulations.

City Planning

Discussion on timeframe for initial steps for setting up the LIC waterfront working group.

Alexis Wheeler discussed plans for working group for the waterfront area, from the Queensboro Bridge south to Anable Basin.

The committee discussed the potential stakeholders which would be a group of approximately 8 to 10 people. The Committee discussed some of the possible groups which are listed as follows:

- LIC Partnership
- CB 2
- Business owners such as Plaxall
- Hunters Point Community Coalition
- Hunters Point Community Conservancy
- Arts & Cultural
- EDC
- Trade Association
- Chamber of Commerce

MTA

Mr. Cooper made a motion that Assemblywoman Cathy Nolan and Senator Gianaris and Congresswoman Carolyn Maloney be contacted to discuss the failure of East Side Access to install noise attenuation improvements.

A discussion followed.

The meeting was adjourned.

Respectfully submitted by:

MA Gurrado

Attachments

03162016LUCMM

MTACC East Side Access Project

Queens Community Board 2
Land Use Committee

March 16, 2016



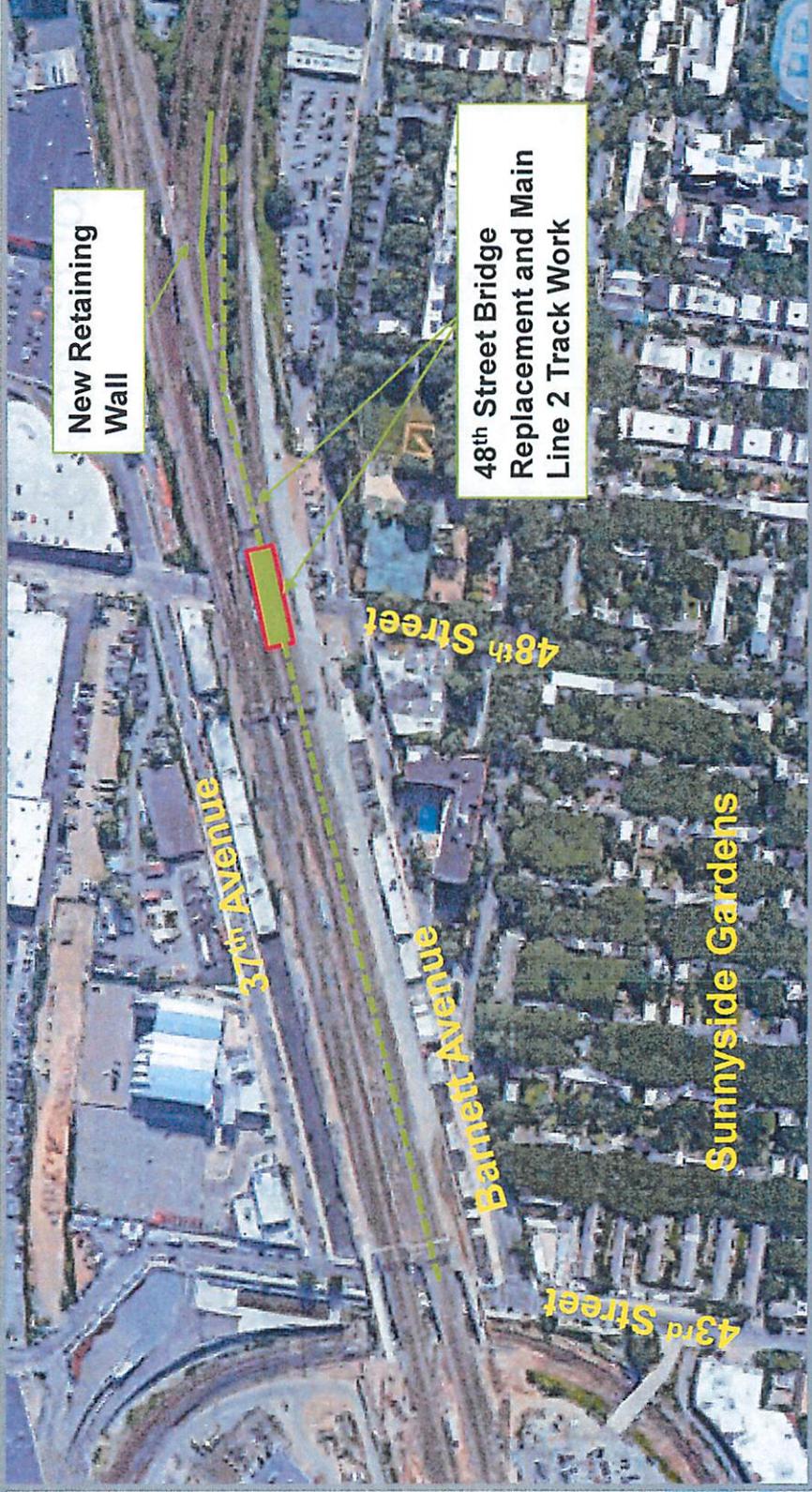
New East Side Access Contract

- **Contract:** CH057 – Harold Structures Part 3
- **Contractor:** Tutor Perini
- **Contract Value:** \$79.9 Million
- **Duration:** 30 months
- This contract is responsible for the continued work to upgrade the civil railroad infrastructure within Harold Interlocking and Sunnyside Yard as well as track and tunnel work for the future LIRR service to Grand Central Terminal.



Work near Sunnyside Gardens

- Replace an obsolete train bridge over 48th Street
- Construct a retaining wall east of 48th Street
- Install new tracks and associated signal and power systems
- Demolition of signal bridges and other associated obsolete structures



Intended Schedule of Work

- Work will be underway from now until Q2 2017:
 - **March 2016 to May 2016**
 - 48th Street Bridge demolition
 - Retaining wall excavation
 - **May 2016 to October 2016**
 - Bridge reconstruction and street restoration
 - Retaining wall construction
 - **September 2016 to Q2 2017**
 - Track and switch construction
- As often as is possible work will be scheduled for weekdays and daytimes on weekends
- For worker safety as well as for the safety of the traveling public, track outages are required for work in close proximity to active rails

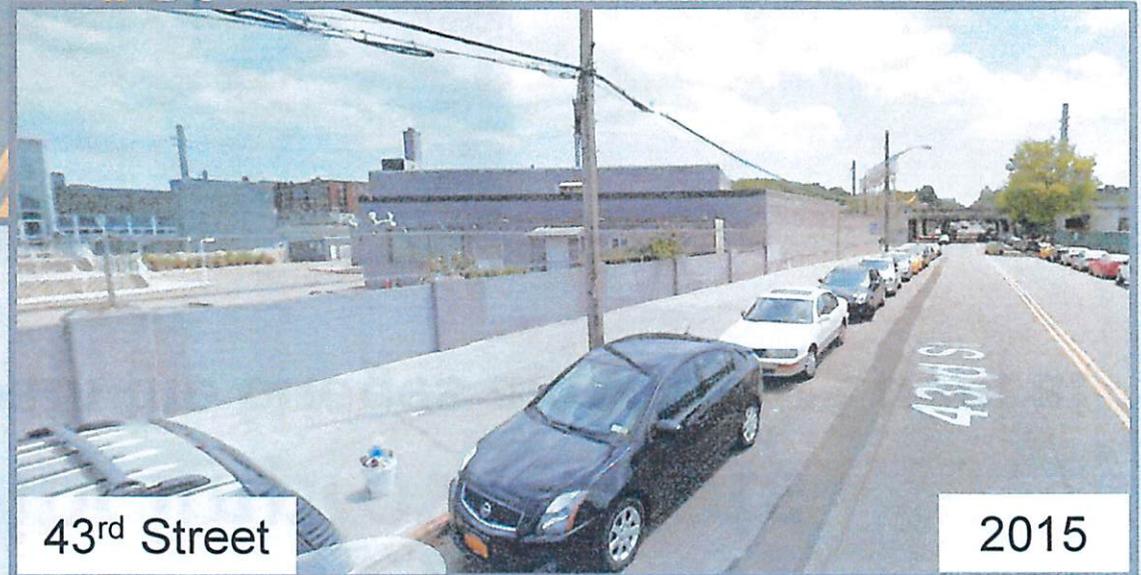
Community Improvements

- New sidewalks and roadbed along 43rd Street north of 37th Avenue

2009



43rd Street



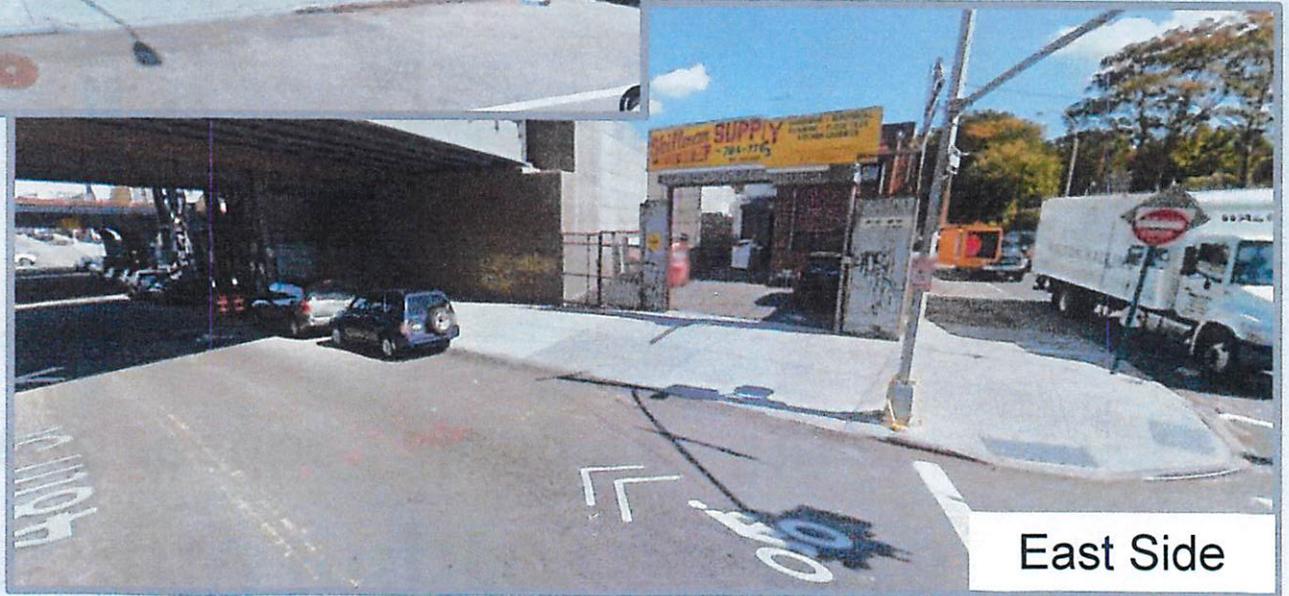
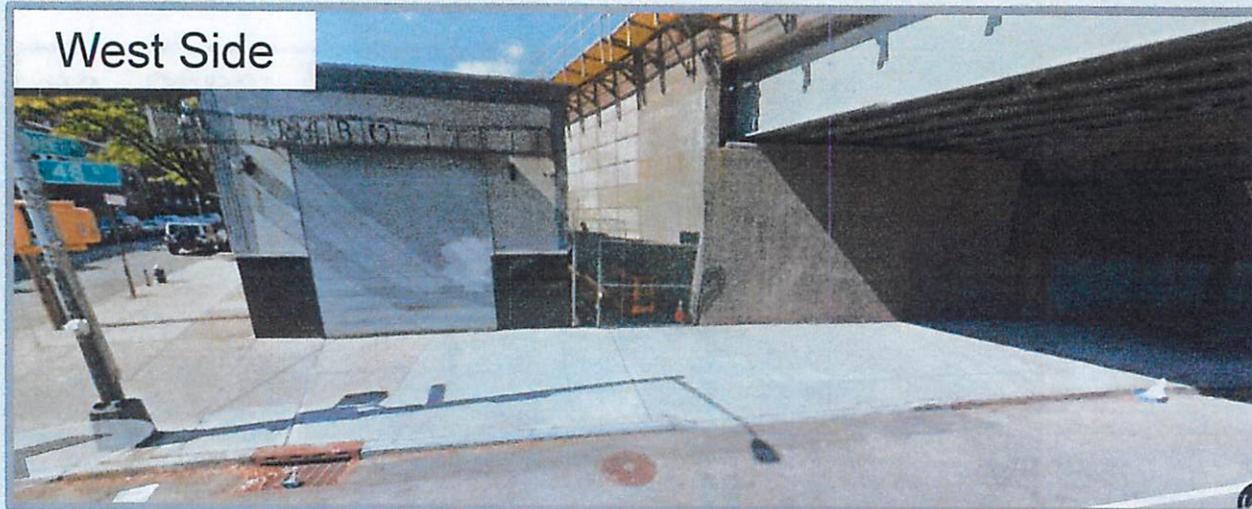
43rd Street

2015



Community Improvements

- New sidewalks beneath the bridges along 48th Street at Barnett Avenue



East Side



Community Requests Answered: Conditions Along 43rd Street

- Area cleaned and homeless individuals removed in collaboration with MTAPD
- Permanent security fence installed
- Monthly cycle of graffiti and sidewalk trash removal and weeding along plywood barrier north of 43rd Street Bridge is underway by the contractor



Additional Community Requests:

- We will not be able to install a fence or vegetation along the retaining wall
 - Risks to LIRR workers and train operations will not allow for it
- We are seeking input from the community on possible alternatives, such as:
 - Street trees, tree guards, bike racks, *CityBenches*.....



Stay Informed and in Touch

Three ways to sign up for weekly email updates:

- Send an **email** from your preferred email address to **outreach@mtacc-esa.info** and be sure to specify “Sunnyside, Queens” in the body of the email
- On the **web**, go to **www.mta.info/esa** and click on “Contact Us” in the navigation column on the left. Follow the links provided on that page to sign up.
- By phone, (855) 4-MTAESA to leave a message with your email address spelled out

ESA Community Outreach Contacts:

Lisa Blugh-Willis
Manager, Communications
and Community Outreach
(212) 695-8234 (O)
(914) 325-5626 (C)
lbwillis@mtacc-esa.info

Eric Zaretsky
Director, Communications
and Community Outreach
(212) 695-3729 (O)
(917) 680-1903 (C)
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Vernon Blvd – LIC Waterfront Mixed-use Redevelopment RFP

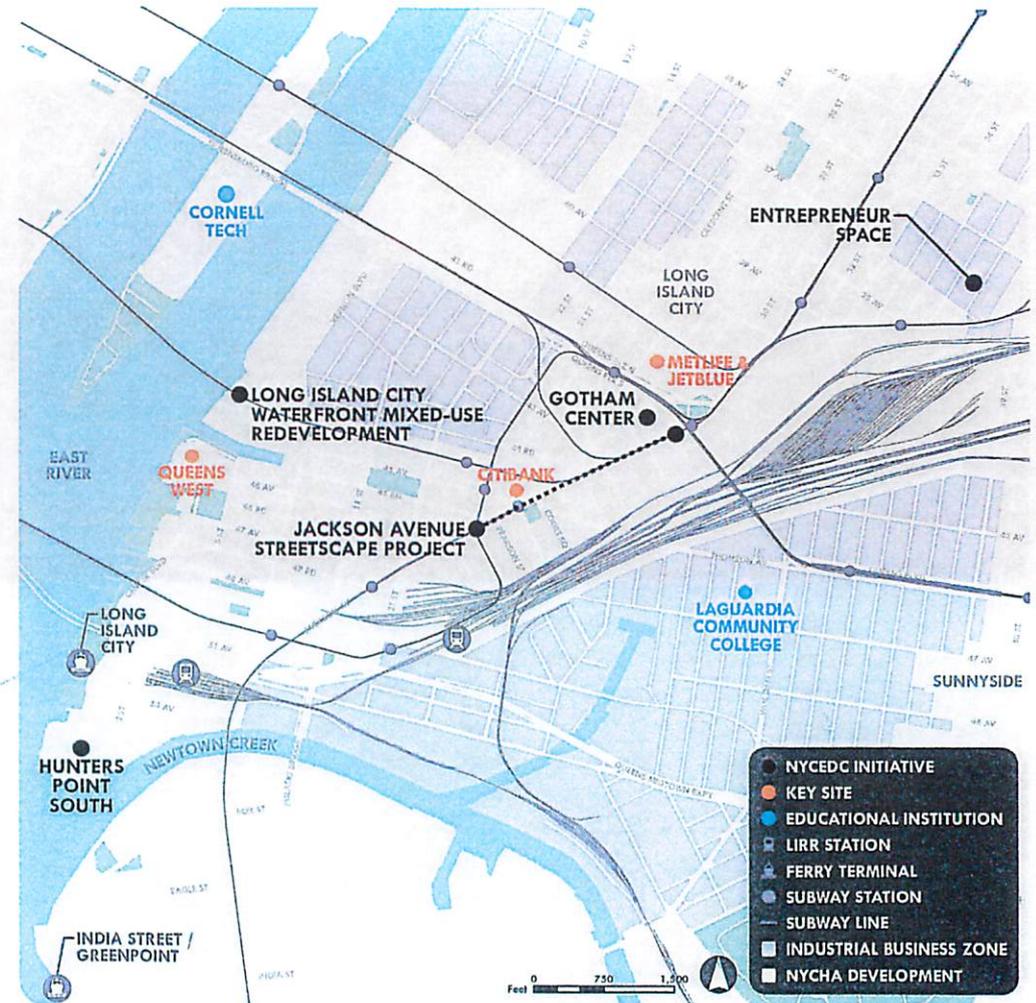
Queens Community Board 2

March 2016



RFP Goals

- Maximize new commercial space in LIC for advanced manufacturing and industries with projected job-growth
- Mixed-income affordable housing
- Publically accessible waterfront open space



Site Overview

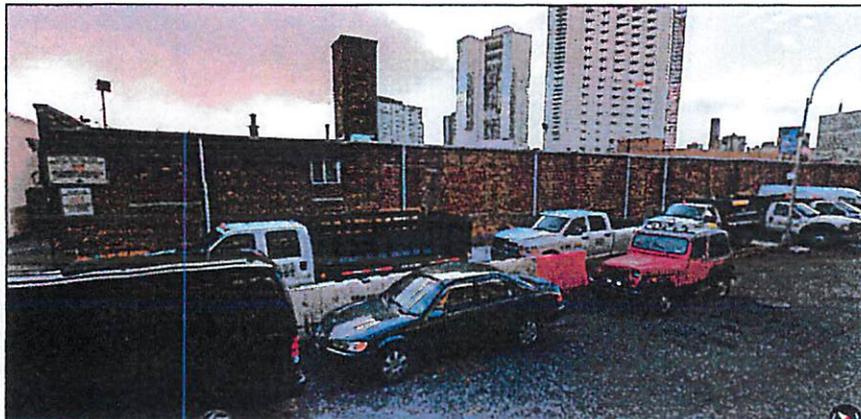
- Two City-owned sites (~205k SF):
 - ~160k sf Waterfront Site
 - ~45k sf CDOT Site
 - ~1.2M SF buildable

- Waterfront site:
 - ~80k sf Parking lot used by DOE
 - ~80k sf lands underwater (of which ~20k is leased out by City)

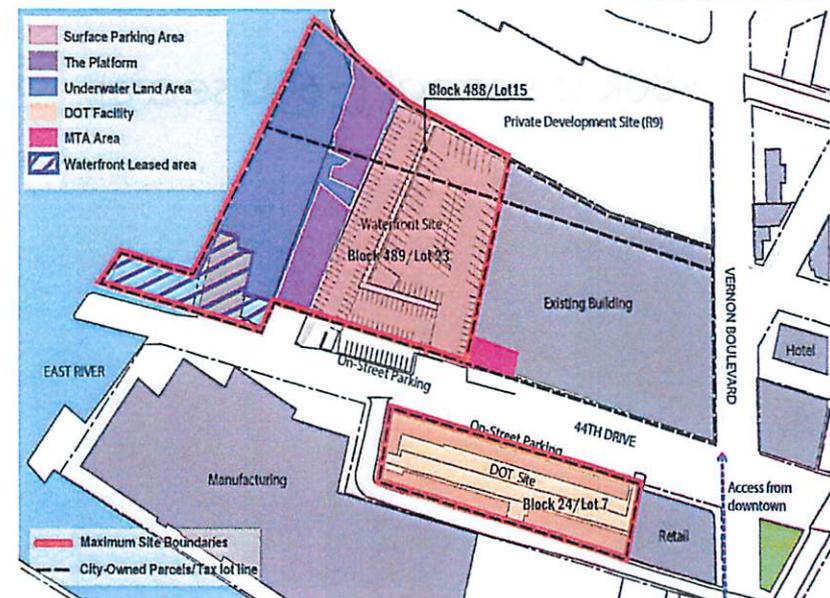
- CDOT site:
 - 20k SF 1- story brick building
 - 25k SF outdoor storage & parking



Aerial view of the sites



View looking SW at CDOT building from 44th Drive



Proposed Program

RFP is an opportunity to deliver significant affordable/flexible **commercial space**, affordable **housing**, waterfront **open space** & a **school**

- At least 1 acre waterfront open space
- More than 300,000 sf of office / production space
- ~700 -1,000 residential units
- ~80k sf school (~600 seats)

Next Steps

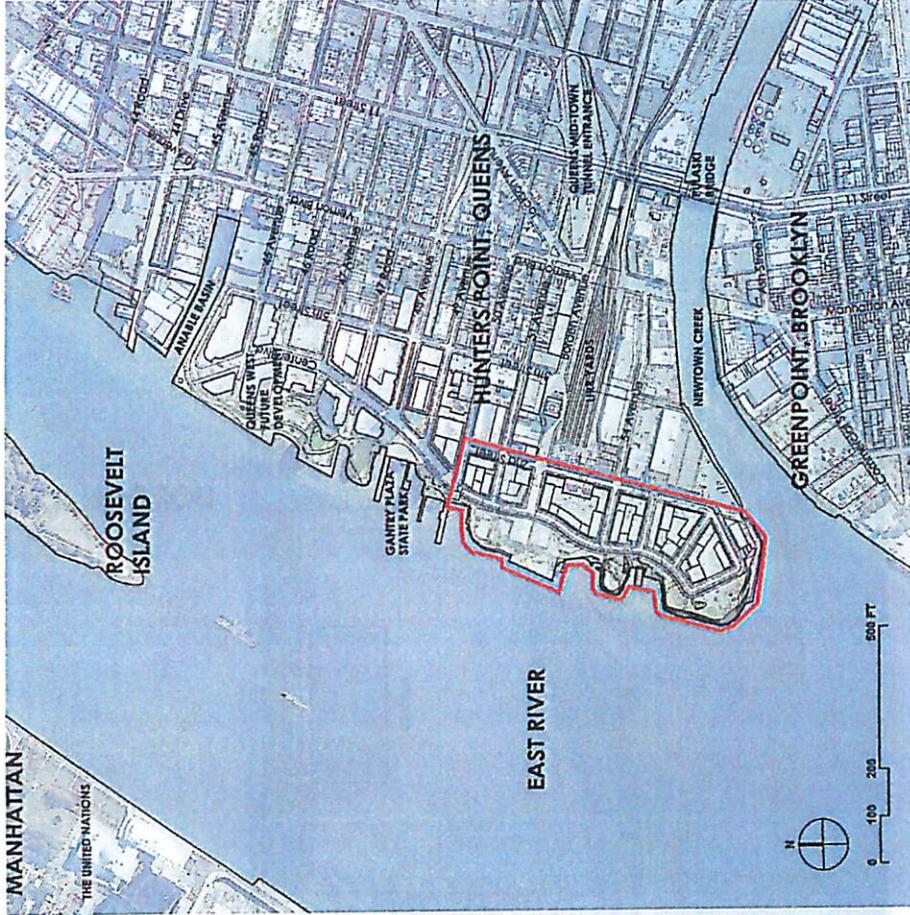
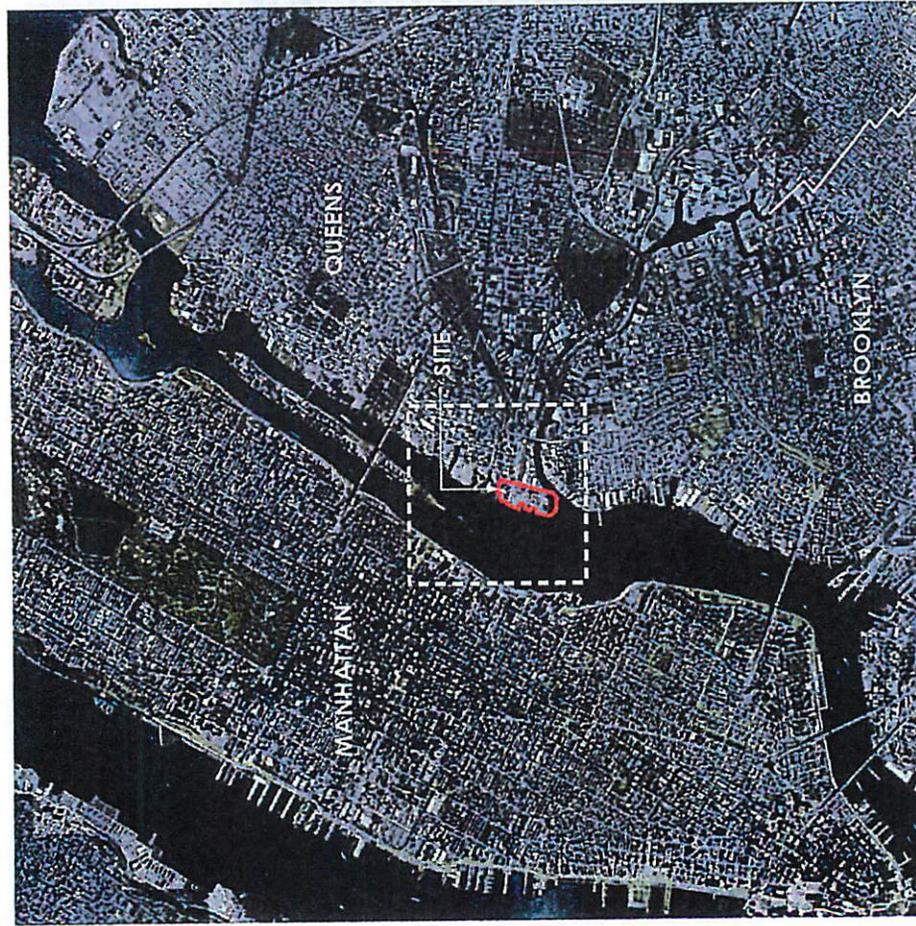
- RFP Release: February 25, 2016
- Information Session: April 1, 2016
- RFP Responses Due: May 26, 2016
- Developer selection:
Winter 2016/2017
- Environmental Review (CEQR):
Spring-Summer 2017
- ULURP certification: Late 2017



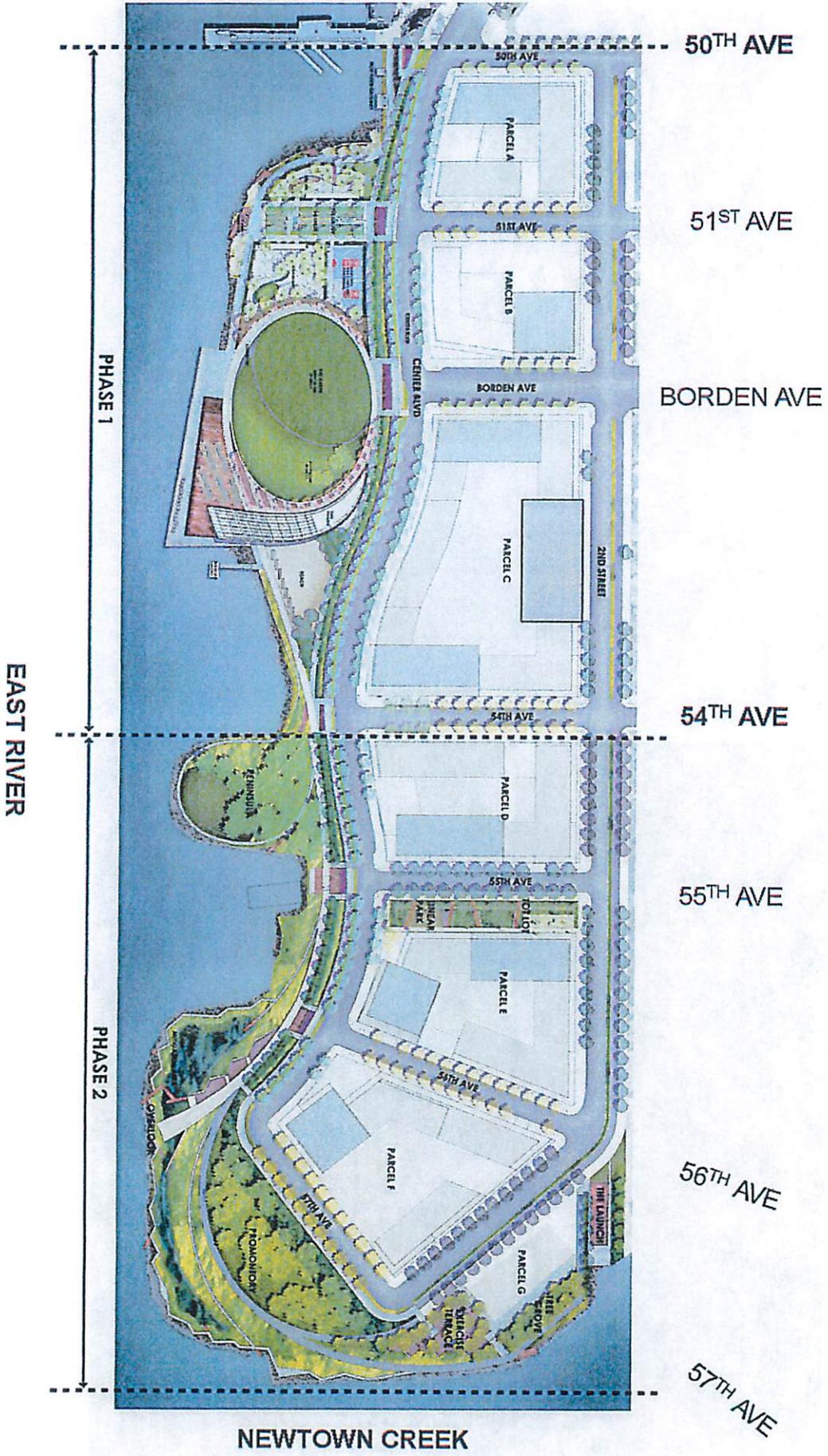
Questions?



Hunters Point South Phase 2



Hunter's Point South Development Plan



Preliminary Construction Schedule

NYCEDC is pleased to announce the preliminary construction schedule for the Waterfront Park project. The project is expected to start construction in the second quarter of 2016 and is anticipated to be completed in the fourth quarter of 2018. The project will be a multi-phased construction project, with the first phase focusing on site preparation and the second phase focusing on marine and revetment infrastructure. The third phase will focus on the construction of the waterfront park itself. The project is expected to be a significant addition to the city's waterfront and will provide a new public space for the community.

2015				2016				2017				2018			
Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
SITE PREPERATION															
				MARINE & REVETMENT											
				INFRASTRUCTURE											
								WATERFRONT PARK							

For questions or concerns regarding projects in Queens:

Eleni Bourinaris, Assistant Vice President

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