



Community Board No. 2

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Lisa Deller

Chairperson

Debra Markell Kleinert

District Manager

September 22, 2021

Land Use Committee Meeting Minutes

Land Use Committee Members - Present

Christine Hunter
Thalia (Karesia) Batan
Tannia Chavez
Sally Frank
Morry Galonoy
Kenneth Greenberg
Benjamin Guttman
Katherine Sabal
Lauren Springer

Land Use Committee Members – Absent

Lisa Deller
Nicholas Berkowitz
Stephen Cooper
Elliot Park

Community Board 2 Staff

Debra Markell Kleinert
MaryAnn Gurrado

Guests

Vincent Petraro
Peter Cavaluzzi, FAOA Design
Wo Wu, Studio V
Fauenne Batan
Richard Lobel
Robert Marino
Alexa Gonzalez, Hive Public Urban Design

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

Jay Valgora, Studio V
Deniz Ece Ozturk
Grace Yu

Elected Officials/Representatives

Aileen Shiel, Representing Council Member Van Bramer

Christine Hunter welcomed everyone to the meeting.

Dutch Kills Public Space

Presentation of the Dutch Kills Public Space with American Lions at Jackson Avenue and Dutch Kills Street

Jay Valgora, Studio V introduced his colleagues.

He discussed the preliminary plans for this project and presented a power point presentation.

- The location of the project is beneath the bridge ramps adjacent to Dutch Kills Road east of Jackson Avenue
- The project would create a public space underneath a series of highway ramps
- The proposed name of the new park is The Underline, the Dutch Kills Open Space.
- Currently, the space is used for parking and DOT staging area.
- DOT will allow a local developer, American Lions, to pay for improvements to and maintenance of the new public space.

Questions were entertained.

BSA – 62-07 WOODSIDE AVENUE – cal. No. 181-80-BZ

This application is to reopen the BSA resolution to extend to extend the term of the previously granted variance. The BSA issued a resolution permitting, in an R6 district the erection of a four-story office and warehouse building for a term of twenty years.

Vincent Petraro, representing the owner of the property provided the following update:

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- The application is for an extension of the term for an additional 20-years.
- April 7, 1981, the BSA approved the variance to allow the building to be built.
- In 1982 and 1983 the Board gave additional time for the construction of the building
- In 2001 the BSA granted an additional 20-year term.

- The new request before CB 2 is for an additional extension of term for 20 years, which would last until 2041
- There have been no substantial changes to the building exterior or bulk, but there have been interior upgrades. Current tenants are the AIDS Center of Queens County, Mental Health providers of Western Queens an attorney's office and a physical therapy office.
- It is located on the north side of Woodside Avenue east of 67th Street.
- Requesting CB2 once again support the extension of terms for 20 years.

Benjamin Guttmann made a motion, and it was seconded by Kenny Greenberg that the extension be approved, and the variance made permanent.

The vote was 7 in favor of the motion; none opposed and 1 abstention.

Christine Hunter invited the applicant to attend the October 7, 2021 Board Meeting and to provide a photo of the building.

38-01 Queens Boulevard

Discussion on Community Facility and ground floor retail space.

Richard Lobel, from the office of Sheldon Lobel, represented the applicant and provided the following information:

- Property is located on the north east corner of Queens Boulevard and 38th Street.
- They are seeking to get input from the community.
- This was a brownfield site; it has already been remediated and signed off.
- Their original as-of-right plans included a multiplex movie theater, but they are now discussing a change in use.
- They have been halted since the COVID shutdown.
- They hope to make the building into a medical and life science facility hub, which would include medical space under the community facility use group and life science lab space under the office use group.
- Because the industry was decimated by the pandemic, they no longer have a commitment for the movie theatre, and are unsure whether they will proceed to incorporate that use or create a life sciences / medical building only.
- They are very early in the process.

Provided an introduction on the:

- Proposed Building
- Site History
- The Team

Project and next steps

- Site context and plan
- Current AOR Zoning: M1-4
- Proposed Zoning: M1-5

Questions and next steps were discussed. The proposed zoning change has not yet been calendared for ULURP

Christine Hunter recommended they reopen a conversation with Sunnyside Community Services which has multiple spatial needs. She also mentioned that a ground floor restaurant would help to activate that part of the Queens Boulevard streetscape.

Rafferty Triangle

This is a presentation of the upcoming temporary art installation at Rafferty Triangle

Alexa Gonzalez provided the following update:

- Part of a larger art series that is coming this fall to LIC, commissioned, and requested by the LIC Partnership.
- Their goal is to give new life to underutilized spaces and use it as a mechanism to transform the urban environment.
- The site plan was reviewed.
- Location 44th Drive and Hunter Street.
- Translucent panels will display love notes to LIC.
- Repainting of Thomson Avenue Bridge
- Ravenswood Generating Station
- Installation will be in place for six months to one year

Questions were entertained.

City Planning Update

Teal Delys provided an update on the following:

- Open restaurants.
- City Planning Hearing will be held on October 6, 2021.
- There are no upcoming ULURP Applications currently however there are some in the pipeline.

The meeting was adjourned.

Respectfully submitted by:
MA Gurrado

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