



# Community Board No. 2

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*Morry Galonoy*

*Chairperson*

*Debra Markell Kleinert*

*District Manager*

**November 17, 2021**

**Land Use Committee Meeting Minutes**

**This meeting was teleconferenced on Zoom**

## **Land Use Committee Members - Present**

Lisa Deller  
Christine Hunter  
Thalia (Karesia) Batan  
Nicholas Berkowitz  
Tannia Chavez  
Morry Galonoy  
Kenneth Greenberg  
Lauren Springer

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

Stephen Cooper  
Sally Frank  
Benjamin Guttmann  
Elliot Park  
Katherine Sabal

## **Community Board 2 Staff**

Debra Markell Kleinert, District Manager  
MaryAnn Gurrado

## **DCAS**

Kerry Low  
Jason Ortiz

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

## **AECOM**

Daniel Arnold  
Deborah Howes

## **HPD**

Kevin Parris  
Jeong-Ah Choi

## **NYC Department of City Planning**

Teal Delys  
Sarit Platkin  
Julien Sneck

## **NYC Department of Transportation**

Gretha Suarez  
Dorrit Blakeslee  
Jessica Wurwarg  
Caitlin Churchill  
Kees Stahl

## **Guests**

Rob Basch, Hunters Point Conservancy  
Kristal Milla  
Lisa Mitossian

## **HPD – Parcels D & E**

Discussion of community priorities in advance of a future RFP for Hunters Point South (HPS) Parcels D & E

Keven Parris, Director of HPD's Queens and Staten Island Planning Team provided the following information:

- HPD will go through an RFP process for parcels D and E. The pandemic set them back. The two parcels are high priorities with the agency, and they are looking at an RFP for 2022. This is a pre-RFP discussion.
- HPD wants to get a better sense from the community of the initial priority for Parcels D & E.

- There has been conversation in the community regarding these last few portions of the development.
- Site map was reviewed.

Lisa Deller invited Rob Basch who spoke about his history with the Hunters Point Conservancy and provided his observations about the development and the need for more open space. HPC is seeking shared recreational space for the area and for the neighboring schools.

Christine Hunter discussed affordable home ownership opportunities which would strengthen and broaden the neighborhood, giving lower income people a more secure stake in the area.

Kenny Greenberg recommended a non-traditional approach to these sites rather than more similar residential towers.

Karesia Batan discussed the need for open space and green space.

Lisa Deller discussed commercial space and asked if these new buildings contemplate commercial space. She recommended that commercial space be deeply affordable, and the lease terms be long-term.

Nick Berkowitz discussed parkland, education space and medical facilities and asked that these be prioritized as they are necessary in our community. Sewage infrastructure is an ongoing concern.

Lisa Deller discussed the Land Trust Concept and requested the involvement of not-for-profit developers who would prioritize affordability in perpetuity.

Lisa Deller discussed the issue of resiliency.

### **DOT HUB 47-25 34<sup>th</sup> Street**

Dorrit Blakeslee, NYC DOT provided a presentation by DOT on a proposed project at the Hunters HUB (47-25 34<sup>th</sup> Street, LIC)

A copy of the presentation is attached (Attachment #1).

DOT would develop this project through a long-term lease of 20 years.

Lisa Deller discussed energy saving measures and asked about the installation of solar panels as well as electric car chargers and bike parking. The DOT vehicles planned for use at the site are not currently electric; there will be 100 specialty DOT vehicles that have special camera equipment. They will have trucks and large vehicles parked on site.

Gretha Suarez reported the Bike Share Unit is looking at this area for the bike expansion. They are in the process of going through all the public feedback and giving access to this area and will be locating some stations there.

Lisa Deller asked about the number of people who bike to work, and the number of people anticipated to work in this building.

Christine Hunter requested the following:

- Feasibility study of a solar canopy over the parking lot rather than just on the roof. It would be a great example for parking lots across the city
- Requested they add Street trees as the area is lacking in trees.
- More attractive fence around the parking area would benefit the area.

Kenny Greenberg asked about job training opportunities.

Questions were entertained.

### **Street Co-naming in honor of Jaiden Colon**

Discussion on a request by Kristal Milla to recommend a street co-naming at the corner of 39<sup>th</sup> Road and 52<sup>nd</sup> Street for her son Jaiden Colon. She stated that her family are long-time residents of Woodside. Her son passed away at the age of 17. He attended PS 11 and played basketball at Windmuller Park. He was well known in the community.

Karesia Batan asked if there were any efforts made in coordination with his school or afterschool program that maybe could do something in his honor to commemorate him in his community.

Lisa Deller requested Kristal Milla provide CB 2 with additional information about Jaiden and that she reach out to the Council Member's Office. Kristal Milla will be reinvited back to attend the December 2021 Land Use Committee Meeting.

Questions were entertained.

### **Department of City Planning Update**

Teal Delys introduced the following individuals:

- Sarit Platkin
- Julien Sneck

The Principles of Good Urban Design initiative – The purpose of this initiative is to create an interactive website that will engage and empower communities citywide to better their built environments through ensuring that the Urban Design Principles Incorporate all neighborhood perspectives and needs. The website is [goodurbandesign.nyc.gov](http://goodurbandesign.nyc.gov)

A copy of the presentation is attached. (Attachment #2)

Lisa Deller asked if they reached out to the NYCHA Campuses. The response was yes.

Christine Hunter suggested they send this presentation to the CUNY Schools. Morry Galonoy said there are many colleges and universities that would get a lot from this.

Questions were entertained.

**Teal Delys provided the following update:**

- Open Restaurants was approved by the CDC on Monday with a modification that the City-Wide Text Amendment will not go fully into effect until DOT's engagement process is fully completed.
- Text Amendments related to Hotels and to Health and Fitness still need to be voted on by the City Council
- Teal said that the DOT Hub has taken a long time to get to this point. DOT has not filed their Land Use Application yet. Could certify in January.

**Street Renaming Discussion**

- Kenny Greenberg suggested looking at the street renaming guidelines again.
- Lisa Deller stated that our recommendation would have to go to the Council Member.
- Christine Hunter discussed the possibility of finding another way to memorialize this child if the request does not meet the criteria for a street renaming, perhaps something in the park.
- Lisa Deller suggested she and Morry review the criteria for the street renaming guidelines and asked if Christine Hunter would be a part of this also.

The meeting was adjourned.

Respectfully submitted by:  
MA Gurrado

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