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Anatole Ashraf

Chairperson

Debra Markell Kleinert

District Manager

November 20, 2024

Land Use & Housing Committee Meeting Minutes

This meeting was teleconferenced on Zoom

Land Use & Housing Committee Members – Present

Anatole Ashraf, Christine Hunter, Prameet Kumar, Ann Marie Baranowski, Nicholas Berkowitz, Danielle Brecker, Lisa Charles, Tannia Chavez, Lisa Deller, Mory Galonoy, Kenneth Greenberg, Diana Kichler, Sheila Lewandowski, Lauren Springer, Michael Zoorob

Land Use & Housing Committee Members – Absent

Karesia Batan, Stephen Cooper, Mary Torres

Community Board 2 Board Members – Present

Dr. Rosamond Gianutsos, Laura Shepard

Land Use & Housing Public Members – Present

Fanny Chang, Stephanie Carr

Elected Officials/Representatives

Lily Zaballos, Representing Council Member Julie Won

Department of City Planning

Katie Crawford, Feigele Lechtiner, Lara Merida

Guests

Joseph Sutkowi, T. F. Kehoe, Matthew Washington, Sola Olosunde, Kevin Davis; Keith Buckley, Chris Furlong

Christine Hunter welcomed everyone to the meeting.

Presentation and Discussion: Joseph Sutkowi from the Waterfront Alliance

Provided a presentation on Resilience, Ecology and Access in Long Island City. This is a regional organization whose scope includes the NYC and NJ harbor.

Discussed WEDG Guidelines. Their fundamental goal is that the waterfront should be a community's greatest asset.

There are three fundamental pillars they are working on: Resilience, Ecology, Access.

For projects applying for WEDG certification, they provide a review of the project design in depth and work closely with their architecture and landscaping team.

WEDG guidelines applicable to LIC North

- Ensure that environmental justice issues are recognized in the planning process
- Exceed the minimal DCP standards for continuous shared public walkways and public open space.
- Demand living shorelines or nature-based features that offer resilience and ecological benefit.
- Design to incorporate health and wellbeing, affordable amenities and programming for the community.
- Set higher resilience standards than city requirements for stormwater and coastal storms, prioritizing community level flood resilience.

What WEDG Can Do

- Guide Engineers and architects to design projects that create community and environmental benefits.
- Set performance targets that city officials and developers can use in decision-making.
- Act as a watchdog to ensure that a project's claims are legitimate.
- Provide specific technical feedback on project plans along 143 metrics.
- Assess whether project plans align with community feedback.

There was a resolution by CB 2 submitted in 2019 which supported WEDG certification for all future waterfront projects within the CB2 district.

What WEDG Can't Do

- Force compliance. WEDG is a voluntary standard, but you hold more power and trust.
- Provide input on local issues. WEDG can assess how the project responds.

- City agencies elected official and community boards can prioritize WEDG compliance in requests for proposals, zoning guidance, and land transactions.

WEDG verified projects were discussed.

Q & A

Landmark Application:

39-45 48th Street, Sunnyside, NY

Keith Buckley, Architect representing the owner provided the following information:

- This is for a covered porch on the rear side is old and dilapidated, submitting a new proposal for replacing it and building a new one with double hung windows and addressing a violation which is an existing condition to resolve with Landmarks through a public hearing.
- Drawings were presented.
- Exterior vents installed after designation and corrections that were done. They have had a violation for years.
- Trying to get them approved by Landmarks.
- This is in Jefferson Court.

(Motion) Prameet Kumar and seconded by Christine Hunter to make a recommendation to send a letter of support.

(Motion carried) All were in favor by a show of hands with none opposed and no abstentions.

Landmark Application:

45-18 39th Avenue

Chris Furlong reported the architect could not attend the meeting.

- The application is covering and placement of HVAC Unit.
- Reach out to Landmarks for guidelines so people have more clarity from the beginning.
- Photos were presented.
- Hedges block visibility from the street.
- This is an end house that faces 39th Avenue and 46th Street, corner lot.
- One unit faces 46th Street.
- They are very visible from the street.

Christine Hunter recommended that they speak to Landmarks to see if they have guidance to offer and are recommending, they internalize the lines and that it would be better not to have visible connections on the east side of the house visible to 46th Street. We would like to know

if Landmarks have developed recommendations regarding the installation of these units that they could provide to all applicants so the systems could be designed in accordance with their recommendations.

Christine Hunter will draft correspondence for clarity on this so they can issue guidelines.

(Motion) Sheila Lewandowski seconded by Patrick Martinez to table.

(Motion carried) All were in favor by a show of hands with none opposed and no abstentions.

Katie Crawford, Department of City Planning provided the following update:

- Private Applications – No update at this time.
- Provided an update on BSA questions she has been receiving.
- DCP handles the zoning itself. BSA is relief valve to DCP zoning rules. They are their own separate agency.
- DCP has no hand in BSA applications.
- The Paragon Paint site, which has been granted a BSA variance, will still have to conform with the current Waterfront Access Plan for the LIC waterfront.

Katie Crawford provided an update on the OneLIC Neighborhood Plan and provided a presentation. A copy of the presentation is attached.

There was an extensive Q & A, including discussion about the need for substantial inland public park space to serve the additional population growth that would result from the proposed rezoning.

Q & A

Ann Marie Baranowski reported on the following:

- Announced she sent a memo to Christine Hunter to be shared with the Land Use & Housing Committee.
- She provided an update on a conversation she had with David Briggs, an architect and a principal at a firm in Manhattan.
- David Briggs was involved with the Gowanus special district zoning process as a Community Board Member. He founded a non-profit Gowanus by Design during the zoning process. David Briggs mentioned three points:
 - To make sure Council Member Julie Won was in support of our recommendations. These recommendations live within the letter that we sent on the draft scope of work. He also said that what the Gowanus community board did was to create some points of agreement.

- Ann Marie Baranowski suggested we start going through the draft letter and figuring out what those points of agreement are and to work with the Council Member to make sure those points of agreement are conditional to the rezoning going ahead.
 - David Briggs recommended that the Community Board/Land Use & Housing Committee should assemble any and all community-based organizations to gather their support for these points of agreement that we might create. These points should reflect what the community wants to accomplish from the zoning process. We need to be ready with what we think we want for this rezoning.
- Ann Marie Baranowski reported in the memo she listed some resource links. DCP has a great website on the rezoning study. It identifies zoning issues and non-zoning issues in terms of quality of life for the neighborhood.
 - She also put a link to an interesting article from City Limits on the status of the Gowanus Rezoning. There are concerns about the combined sewer overflows. This will be an issue in terms of rezoning the OneLIC area as well.

Christine Hunter said she will forward this to the Environment, Transportation and Land Use Committees.

A motion was made and seconded to adjourn the meeting.

Respectfully submitted by:
MA Gurrado

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