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Anatole Ashraf

Chairperson

Debra Markell Kleinert

District Manager

Revised

September 18, 2024

Land Use & Housing Committee Meeting

This meeting was held in person

Land Use & Housing Committee Members – Present

Christine Hunter, Anatole Ashraf (PV), Pramet Kumar, Ann Marie Baranowski, Karesia Batan, Nicholas Berkowitz (PV), Danielle Brecker, Tannia Chavez (PV), Lisa Deller, Morry Galonoy, Kenneth Greenberg, Diana Kichler (PV), Lauren Springer, Michael Zoorob (PV), Patrick Martinez

Land Use & Housing Committee Members – Absent

Stephen Cooper, Sheila Lewandowski, Mary Torres

Land Use & Housing Public Members – Present

Land Use & Housing Public Members – Absent

Department of City Planning

Katie Crawford, Hye-Kyun-Yan

Community Board 2 Staff

Debra Markell Kleinert, District Manager, MaryAnn Gurrado

Elected Officials/Representatives

Isaac Blasenstein, Representing Council Member Julie Won, Jamey, Representing Assembly Member Raga

Guests

Sandy Anagnostou, Damian Corbett, Raymond Levin, Vinl Vo, Brad Leibin, Ryan Chenliven, Lawrence Sullivan, Justin Bailey, Fanny Chang

Christine Hunter welcomed everyone to the meeting.

Landmark Application – 21-33 45th Avenue, LIC

Rear Yard Addition

The applicant was not present at the meeting and this item will be postponed to October 16, 2024, Land Use & Housing Committee Meeting.

BSA 58-02 Northern Blvd Cal No. 202419-BZ

Update on Application

Sandy Anagnostou, Gerald Caliendo Architects, representative for the applicant, introduced Damien Corbett, General Manager, to this location and provided an update on the application.

Sandy Anagnostou discussed the updated landscaping plans, which included planters proposed all around the perimeter of the building. A rendering was shown depicting the planters and two proposed street trees on 60th Street. The driveway entrance was designed to be on 60th Street to avoid cars entering Northern Boulevard. There was discussion around whether this type of car sales model, with minimal showroom cars and online/appointment-based sales, aligned better with the community's vision for Northern Boulevard compared to traditional auto dealerships. Some felt it was still an inappropriate use for the residential zoning.

She reported they updated the plans based on the meeting with the committee and the comments from BSA. The next meeting at the BSA will take place either October 21, or October 22, 2024, their submission date is October 30, 2024.

- There are no used cars sold at this location.
- There are no parts, no service, no testing
- Vehicles will be either picked up at their home or business.
- The showroom cars are minimal and are not sold from the floor.
- Models can be checked online and there are some kiosks within the showroom,
- There are no parts, no service, no testing at this location.
- Trees can be accommodated on 60th Street and they propose two trees.

Q&A

(Motion made by Michael Zoorob and seconded by Morry Galonoy) to recommend that BSA disapprove the application.

(Motion Carried: Nine (9) were in favor of the motion; Six (6) opposed; no abstentions.

ULURP 49-39 Van Dam Street – Demapping – C220305MMQ

Raymond Levin, representing the JFB Realty Co., the applicant, provided the following information:

- The applicant owns two buildings on Van Dam Street.
- Proposed Action is a City Map Change – Proposing the elimination discontinuance and closing of a mapped but not utilized area adjacent to the Queens Midtown Expressway
- Proposed Development – An outdoor eating, drinking and seating area to be an accessory for a commercial restaurant proposed by the applicant owned development site on block 261, lots 10 and 15.
- M2-1 zoning district, primarily industrial and manufacturing uses,
- Queens Midtown Expressway on ramp from Van Dam Street.

Committee members expressed concerns about the isolated nature of the area near the expressway ramp and whether an outdoor dining establishment would realistically attract patrons. Questions were raised about the applicant's true long-term intentions for the site beyond just outdoor dining, such as potentially building given the manufacturing zoning. There was a desire expressed to maintain some green space and tree coverage on the city-owned lot if it is demapped, rather than it becoming fully paved. The condition and maintenance of the current city-owned lot was also questioned. Given the lack of publicly owned land as well as the total lack of green space in the surrounding area, there was concern that future disposition of the lot after demapping would not be in the public interest.

(Motion made by Anatole Ashraf and seconded by Lisa Deller) to disapprove of the application as the property should remain in the public hands.

(Motion Carried: Twelve (12) were in favor of the motion; three (3) opposed; (0) no abstentions.

City Planning Update:

Hye Kyung Yang discussed the OneLIC Plan and thanked the board for their work on the draft scope of work. The plan will be to meet every month at Land Use. The following topics will be discussed:

- Waterfront – October
- Public Realm – November
- Mapping Action - December

Committee members reiterated their frustration with the lack of transparency and specifics being provided so far in the neighborhood planning process. They stressed the importance of seeing tangible commitments, renderings, and follow-through on previous infrastructure and

open space promises that have been made over the years. There were questions about what actual authority and resources the City Planning team has to ensure an implementable neighborhood plan with mechanisms for developers to contribute to public realm improvements beyond just Mandatory Inclusionary Housing. The idea of a walk shop/tour of the waterfront area with City Planning and other agency representatives was generally welcomed as a way to facilitate discussion of site constraints and opportunities. Addressing the existing industrial businesses in the area and avoiding residential conflicts was noted as an important topic to cover.

Isaac Blasenstein, Representing Council Member Julie Won provided an update

- Announced, their office will try to share the Heart of the District Report next week. Council Member Won is requesting from everyone who has served on the board a long time to send them any documents they have on past commitments, large and small that were made and have not been completed as they are trying to compile a list.
- Provided an update on Hester Street.
- Announced that he would be leaving the Council next week. Thanked everyone and stated it was a pleasure working with the CB 2 Office and members.

The meeting was adjourned:

Respectfully submitted by:
MA Gurrado

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