



*Donovan Richards*  
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# Community Board No. 2

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*Anatole Ashraf*

*Chairperson*

*Debra Markell Kleinert*

*District Manager*

**December 18, 2024**

## **Land Use & Housing Committee Meeting Minutes**

***This meeting was held in Person and teleconferenced on Zoom***

### **Land Use & Housing Committee Members – Present**

*Anatole Ashraf (PV), Christine Hunter, Karesia Batan, Danielle Brecker, Tannia Chavez, Lisa Deller, Morry Galonoy, Kenneth Greenberg, Prameet Kumar, Sheila Lewandowski, Lauren Springer, Michael Zoorob*

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

*Ann Marie Baranowski, Nicholas Berkowitz, Tannia Chavez, Stephen Cooper, Diana Kichler, Mary Torres, Michael Zoorob*

### **Transportation Committee Members - Present**

*Dr. Rosamond Gianutsos (PV), Reilly Owens, Laura Shepard (PV)*

### **Land Use & Housing Public Members – Present**

*Fanny Chang, Stephanie Carr*

### **Community Board 2 Public Members – Present**

*Patricia Pan (PV)*

### **Community Board 2 Staff**

*Debra Markell Kleinert, District Manager, MaryAnn Gurrado*

### **Elected Officials/Representatives**

*Lily Zaballos, Representing Council Member Julie Won (PV)*

## **Department of City Planning**

*Katie Crawford, Hye-Kyung Yang, Feigele Lechtiner, Lara Merida*

## **Guests**

*Jimmy Arriaga, Brad Leibin, Dominic Stiller, BinBin Zheng*

Christine Hunter welcomed everyone to the meeting.

## **Landmark Application - 45-18 39<sup>th</sup> Avenue**

Jimmy Arriaga provided the following update:

- The application is for a project located at 45-18 39<sup>th</sup> Avenue, Sunnyside, NY.
- The proposed scope of work is the installation of AC split system with outdoor and indoor units.
- Compressors will be screened in. Visibility from the public thoroughfare is not possible because of the tall existing hedges to further hide the visibility. Adding a screened fence with louvered panels.
- Proposing installation of new 3 skylights in the attic and will not be visible to the public. The house is set back.
- They have revised the initial submission as per the previous meeting.
- Will notify the neighbors if they get a green light.
- Drawings were provided.

**(Motion)** Sheila Lewandowski seconded by Morry Galonoy to approve with the following stipulations

- All conduits should be internalized within the building to minimize exterior visual impact.
- The compressor should be relocated to the rear of the property, rather than the side, to reduce visibility from the street.
- If external components are necessary, they should be adequately screened from view.
- The Land Use & Housing Committee encourages the applicant to explore all possible internal routing options for the HVAC system before considering external installations.

**(Motion carried)** All were in favor by a show of hands with none opposed and one abstention.

## **Landmark Application – 39-69 45<sup>th</sup> Street, Sunnyside, New York**

Dominic Stiller the applicant provided the following information:

- They are proposing three (3) rear skylight additions to the new rooftop mounted on the 2<sup>nd</sup> floor roof. They are Velux Skylights (2 larger ones and one smaller one).
- Not visible from the street.
- Photos were reviewed.

**(Motion)** Sheila Lewandowski seconded by Danielle Brecker to approve the application.

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

Katie Crawford, Department of City Planning announced they would not be discussing the council mods for CHL this evening. The Council made changes to the areas of the proposal and they need more time to get materials together and be able to present this next time.

Christine Hunter suggested with or without visual authority we would like to have a conversation about zoning, even just looking at the zoning map because there are a lot of questions about it. What is allowable on the waterfront versus what is in their toolbox to impose other kinds of restrictions on the interim settings. She suggested she would find it more useful to go through the base summary on January 22, 2025.

Katie Crawford announced these presentations are intended to prepare you to review the draft neighborhood plan.

Katie Crawford, Department of City Planning presented the Long Island City Neighborhood Plan, copy attached (Attachment #1) and discussed the following:

Proposed street mapping actions for the Long Island City waterfront area. Key points included:

- Proposal to demap existing paper streets and map new streets, including a new loop road connecting 5th Street with 44th Avenue.
- Remapping of 44th Road to follow existing lot lines.
- Widening of 45th Avenue to provide space for one-way circulation and sidewalks.

The Committee members raised several concerns and questions:

- Requests for protected bike lanes and ADA accessibility on new streets.
- Questions about exact dimensions, ownership, and costs associated with new streets.
- Desire for more information on how street changes relate to overall rezoning plan and potential development.

The committee emphasized the importance of designing new streets with safety, accessibility, and sustainability in mind. City Planning explained the agency polling process, which involves seeking input from various city agencies and utilities on the proposed street changes.

The committee expressed interest in having a fuller presentation on the zoning proposal at an upcoming full board meeting. Concerns were raised about the timeline and process for reviewing and providing input on the plans before certification. City Planning committed to returning with more details as the application is finalized and to address the committee's questions and concerns.

A motion was made and seconded to adjourn the meeting.

Respectfully submitted by:  
MA Gurrado

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