



Donovan Richards
Queens Borough President

Community Board No. 2

43-22 50th Street, 2nd Floor
Woodside, New York 11377

(718) 533-8773

Fax (718-533-8777

Email qn02@cb.nyc.gov

www.nyc.gov/queenscb2

Anatole Ashraf

Chairperson

Debra Markell Kleinert

District Manager

June 18, 2025

Community Board 2 Meeting Minutes

This meeting was held in person and teleconferenced on Zoom

Community Board 2 Board Members – Present

Amparo Abel-Bey, Nellie Afshar, Anatole Ashraf, Ann Marie Baranowski, Karesia Batan, Nicholas Berkowitz, Danielle Brecker, Carlos Castell Croke, Evelyn Chango (PV), Tannia Chavez, Osman Chowdhury (PV), Stephen Cooper, Warren Davis, Lisa Deller (PV), Morry Galonoy, Dr. Rosamond Gianutsos, Alexandra Gonzalez (PV), Camille Gray, Kenneth Greenberg, Corey Hannigan, Mohammad Hossen, Christine Hunter, Diana Kichler, James Kim, Prameet Kumar, Chhemang Lama, Bradford Leibin, Sheila Lewandowski, Benjamin Lucas, Patrick Martinez, Eric Narburgh, Reilly Owens, Jolly Patel, Randy Plemel, Pia Rahman, Oumaya Saab (PV), Norberto Saldana, Alyssa Sawicki, Phugelzen Sherpa, Ryan Smith (PV), Caroline Spitzer, Lauren Springer, Amaurys Valdez (PV), Alaina Van Slooten, Michael Zoorob

Community Board 2 Board Members – Absent

Unexcused:

John Bahia, Andie Olivares, Akello Thomas, Leticia Vasquez

Excused:

Lisa Charles,

Community Board 2 Staff:

Debra Markell Kleinert, District Manager, MaryAnn Gurrado, Community Coordinator

Elected Officials/Representatives

Honorable Julie Won, NY City Council Member

Tiffany Echevaria, Representing Congresswoman Nydia Velazquez

108th Police Precinct

Police Officer Maria, Police Officer Sharma

Department of City Planning

Lara Merida, Katie Crawford, Hye-Kyung Yang,

Guests

Public Comment – General

Michelle Abranov, Rabbi Zev Weinberg

Note: Reference to the You Tube Video and the associate time-in-meeting stamps are offered here as a service to community members who wish to review the meeting. The video and Block Party transcript are not considered part of these minutes.

Link to You Tube Video of this meeting <https://www.youtube.com/@queenscb2>
(Approximate elapsed time stamps provided in these minutes refer to this video)

Link to <https://blockparty.studio/Archive> where you can navigate to a transcript of this meeting.

Time: (Approximate from YouTube Video)

0:04:46 Anatole Ashraf welcomed everyone to the special meeting of Community Board 2 on the OneLIC vote. He reminded everyone we would not be receiving comments on the OneLIC.

0:05:15 Pledge of Allegiance

0:05:57 Tiffany Echeverria, Representing Congresswoman Nydia Velazquez provided the following update:

- Announced the Congressional App Challenge for high school or middle school students. The Deadline is October 30, 2025. Call their office for more information at (718) 340-6244 or email tiffany.echevarria@mail.house.gov for questions or details.
- Announced the Congresswoman introduced three pieces of legislation which are: HR404 which prohibits ICE agents from conducting immigration enforcement operations while wearing facial coverings.
- The Congresswoman amended the Immigration and Nationality Act to prohibit any immigration officers or agents from wearing clothing or other items displaying the word Police.
- Provided an update on the Congresswoman's Bill HR3829 which tells the Directors of FinCEN to give a little more clarity.

0:08:49 Jamie Battle, Representing Assembly Member Steven Raga provided the following update:

- Provided an update on two pieces of legislation. Assembly Member Raga was able to pass a student financial aid related bill.

- Provided an update on the Freedom of Information Law that the assembly member successfully got passed in the Assembly.
- Announced a backpack giveaway that will happen later this year.

0:10:52 Megan Yuan, Representing the Mayors Community Affairs Unit provided the following update:

- Announced Mayor Adams and NYPD Commissioner have announced a Quality-of-Life Division. This will be citywide division and will address non-emergency 311 complaint calls such as noise complaints, illegal parking, homelessness. The goal is to enhance the trust between the communities and the NYPD.
- Reported since last year May 2024, the city has shut down nearly 1,400 illegal smoke shops. The City has been working with those landlords to reopen the previously sealed and vacant stores to allow them to operate as a legal cannabis store or different types of business.

0:12:33 Honorable Julie Won, New York City Council Member provided the following update:

- She thanked all for attending the meeting.
- Provided an update on Comptroller Brad Lander who was arrested by ICE. The Council Member stated this was unconstitutional and it was also illegal. She reported she and her colleagues were at City Hall as they are in the thick of budget season and ran over to make sure that they were advocating for him to be released. He was released and is safe.
- Council Member Won provided an update that every single day our neighbors, whether they are at a bus stop, or dropping off their child, whether they are at court following their legal orders to get a legal document, to continue to be legal, they are being snatched.
- She asked if anyone would like to volunteer to do court watching. If anyone is interested in volunteering, they can go to 26 Federal Plaza and they can see the immigration court's listing of where the hearings are happening in real time.
- Council Member Won reported that she will be putting out larger public notice to start to create volunteer shifts at Federal Plaza to do court watching.
- Council Member Won reported that in response to notifications she is receiving from folks who say they have witnessed an ICE arrest. She is in communication with our federal electeds; congress members as well as our state assembly and state senate to make sure they are doing verifications with NYPD, State and so forth.
- Council Member Won reported that we voted on the LIC Underline/Ramps that is now being voted on in the public design Commission on June 25, 2025, and then it will go into construction. She thanked the Court Square Civic, CB2 Board Members, Socrates Sculpture Park and all the other advocates who fought for this. There will be a new dog park, a new playground, walking space, art space, picnic space. It will be a wonderful addition to open green space in Court Square. Council Member Won gave a shout out

to Governor Kathy Hochel's team. They closed the gap through the DRI fund of \$2.6 million.

- Council Member Won reported on the opening of the Court Square Library. We were able to close that funding gap which was \$1.6 million or so. Council Member Won reported that Governor Hochel has been very generous to our community. The library is going into construction and renovation of the space within 5 Pointz.
- Council Member Won reported, they have been doing DEP inspections. Council Member Won's Chief of Staff has been walking through parts of this district, such as Blissville with the DEP Commissioner.
- Council Member Won reported that their office sent a letter with 10 nonprofits and organizations supporting the lots under the Queensboro Bridge to open up to transform them back into green space.
- Council Member Won discussed the City Budget which will be voted on June 30, 2025 and to feel free to email her office with any concerns as she is one of the few members on the budget negotiations team, who will make sure that it makes it through.
- Council Member Won announced early voting started on June 14, 2025 and encouraged everyone to vote.
- Council Member Won thanked everyone, especially the veterans who served on this community board for a very long time, for being in this fight with her and for being committed to advocating for our community, such as the LIC Ramps, the Court Square Library, the schools going into construction for Parcel C and the construction for Court Square elementary school. We are currently in the midst of citing a new middle school as well as two elementary schools and we are also looking to site a new location for the high school for BSGE.
- Council Member Won stated tonight's vote for One LIC is so important. She hopes that she has continued to gain everyone's trust within the last four years that she has been in office.
- Council Member Won stated that what is most important today, that the Board vote with stipulations. This is not a perfect project because we don't get to negotiate on the community board level, but at the Council level, we do get to negotiate.
- Council Member Won stated that if anyone had any questions before the vote to ask them publicly and she would answer them.
- Q & A

A board member thanked the Council Member for her advocacy on Blissville's behalf with environmental issues and asked for an update on the Green Asphalt and the fly ash issues with companies that are operating there. Nick Gulotta reported they have met with the State Department of Environmental Conservation to do regular inspections for Green Asphalt to see if they are violating anything under existing statutes with the air but then also to expedite their plan, they are going to be raising the actual stacks on that site which they expect to help dramatically with the air quality. The State is working with them on those issues and have been very responsive.

Nick Gulotta reported they are working on the fly ash issue.

Council Member Won reported that they met with Gowanus's recycling center as well and that it is ironic they call themselves recycling but then they are polluting, all at the same time to recycle. This is happening throughout the city and their office will be figuring out a long-term solution on how to resolve it.

Council Member Won reported on a bill that Senator Gianaris was able to pass which came out of the A&E fire making landlords, if they were found after the inspection that they were responsible for the fire that they are responsible for the payment of rent until a future apartment or the former apartment is back online and on June 30, Council Member Won will be passing the city resolution for this. She hopes to see that formed into law in the near future.

Council Member Won reported they are also going to pass into law on June 30, 2025, on Notarial fraud. This bill will increase the fine so when people are caught being bad actors continuing to be predatory to undocumented immigrants who are extremely fearful of the current environment, that they will have severe punishments for their actions.

0:29:02 Anatole Ashraf reported that we would not take public comments for the OneLIC, as we had a meeting on May 21, 2025, with four hours of public comment, June 5, 2025, two hours of public comment, and approximately 380 emails transferred by hand of public comment.

0:29:33 General Public Comment

0:29:45 Rabbi Zev Weinberg spoke about the Jewish Community Center in LIC that he and his wife started in 2006. He wanted to introduce himself and introduce his organization to everyone and that it is a wonderful, healthy and flourishing Jewish community growing every day in western Queens. Their mission is focused on education and to assist all the residents of western Queens.

0:32:06 Michelle Abranov spoke about her disappointment with anti-Zionist propaganda messages about OneLIC. She is hoping that everyone finds their voices to do the right thing and understand that anti-Zionist messages really means anti-Jewish.

0:33:18 Council Member Won provided an update about these concerns.

- She reported there was a text message and emails that have gone out in mass that her office was notified about. Her office spoke to the press saying that it is antisemitic. She reported they invited the Mayor's Office of antisemitism to be there presently to be sure that this is not okay. The BP's Office, the Mayor's office, the Mayor's Office and the Office of Antisemitism has worked to identify that individual and that the individual is having it addressed. Council Member Won reported she will be happy to release a public statement on all their social media and part of their email list serve saying that what they said about the TFC family aiming each of them and targeting them was extremely inappropriate. She reported the TFC is not part of the OneLIC and to pick one

random Jewish landlord in LIC because of the fact they are Jewish is harmful. It is antisemitic, it is anti-Jewish, and it is extremely scary and worrisome.

- She stated they want to make sure that in this district we do not tolerate antisemitism and anti-bias. Her office is open, and they continue to schedule meetings with local rabbis that have reached out to their office.
- Council Member Won discussed creating an antisemitism task force.
- Council Member Won reported her office has always responded very quickly and if there is ever graffiti that was antisemitic or any public message, her office has condemned it and will continue to do so. She apologized for this rogue individual and that the organization that was affiliated with them for their behavior and that she has seen that it has stopped. She thanked all for their bravery and for being here and for speaking out and that we do not want this repeated ever.

0:36:44 Morry Galonoy made a recommendation, and it was seconded by Anatole Ashraf for the Board to consider a resolution in support of the Jewish community.

0:37:33 Transition to Board Business:

0:37:59 Attendance (Dr. Rosamond Gianutsos)

Board Members Present:	38	Board Members Absent:	4
Present Virtual: 7	Excused: 1	Quorum:	Yes

0:41:18 Chairperson's Report (Anatole Ashraf) provided the following update:

- Reported on the 18 long months, countless hours of meetings, including hundreds of collective hours of everyone who was involved with the working group, all the meetings we've done since then, it is now time to vote.
- This plan includes the following:
 - Mandatory Inclusionary Housing
 - At least 3,500 affordable units for families making up to \$70,000 a year with rents around \$2,100 forever.
 - It protects and enhances the industrial business zone, including real infrastructure, investment, storm water upgrades, sewage capacity, climate resiliency and brings in tax revenue at a time where we must generate it mostly within the city and state.
 - We push for more two- and three-bedroom units for families in our conditions.
 - We have called for senior housing supportive housing and deeply affordable housing.
 - This will help formerly homeless people and everyone who qualifies to apply on housing connect.

- We want permanence, security, schools, parks, jobs transit a real community.
- There are tradeoffs, climate costs, impacts on projects, housing projects and we've built those concerns into our recommendations.

0:48:47 Prameet Kumar, Vice Chair, Land Use & Housing Committee, Chair, OneLIC Working Group provided the following update

- Reported he was the person in charge of the working group along with Anatole Ashraf, and Christine Hunter.
- Provided an update about the working group process and the recommendations before the discussion and vote.
- Reported that in May we reviewed the entire draft environmental impact statement, the DEIS that the city put out and we formulated a number of community recommendations that addressed several key thematic areas, such as zoning and development, housing, affordability, infrastructure, arts and culture, open space and community oversight.
- Reported that the task force was a diverse set of stakeholders within the community board and lots of different committees were represented, and that we also had city agency representatives.
- We received some technical briefings from agencies like the Department of City Planning, and the Department of Environmental Protection.
- Renderings and data were examined.
- Reported that they discussed hundreds of pieces of public testimony as Anatole Ashraf mentioned, including the responses from the May 21, 2025, public hearing that we had at LaGuardia and then, as a result of this process, the working group produced a comprehensive set of recommendations, and these were aimed at ensuring that the benefits that we see from the OneLIC process that they align with the scale of the growth, that's being projected.
- These recommendations emphasize the urgency, that it's necessary to tackle the housing crisis and it insists on an equitable and accountable approach to planning.
- They they will be included as part of CB2's advisory opinion for the ULURP process.
- Announced that we are going to either approve with conditions or reject with conditions. These recommendations that we discussed tonight are going to be the conditions that we submit through the process.
- Prameet Kumar summarized that these recommendations go beyond this and go into a lot more detail.
- We are calling for deeper housing, affordability through the Mandatory Inclusionary Housing program.
- We're asking for options, one and three, which is the deeper affordability.
- We want prioritization of 100% affordable housing and family-sized units on public sites, along with schools and open space.
- We want expanded outreach for low income and voucher eligible residents.

- We want a sequencing plan that aligns development with the timely delivery of schools, sewers, transit, upgrades, and public safety resources.
- We want the city to integrate climate resiliency into all waterfront and public space development and to establish transparent reporting and agency implementation plans tied to the rezoning's projected growth.
- We want to expand and improve public open space by formalizing, stronger design and accessibility standards in the Waterfront Access Plan.
- We want to commit to new neighborhood parks.
- We want to convert underutilized parcels into public green space.
- We are also advocating for zoning incentives to support local arts and culture, including floor area bonuses and designated affordable cultural spaces.
- We are also proposing calibrated zoning to steer developers toward using the incentives.
- We are asking to replace the unlimited height allowances with defined limits.
- Lastly, we are calling for strong oversight, including a community committee with quarterly meetings and an annual progress report, backed by a post ULURP memorandum of understanding to formalize city accountability and maintain public trust throughout the implementation process.
- These were all the initial recommendations that we rolled out at our last June 5, 2025, Community Board meeting.
- Since then, lots of you who weren't part of the working group process responded with additional ideas which were wonderful. After some discussions and back and forth and edits, we added almost all the recommendations that people had, because they all built on the core vision by proposing more strategies to align development with what our community needs.
- Prameet Kumar summarized some of these additional recommendations.
- These additions include urging city and state officials to match housing, affordability standards more closely with neighborhood income levels and incentivize projects that exceed minimum affordability thresholds.
- We suggested tools like density bonuses and transfer of development rights to support deeper affordability and mixed income stability.
- We advocate for prioritizing home ownership for first-time buyers and ensuring stalled or speculative projects are reviewed.
- Recognizing environmental and equity issues, we call for investment in Blissville.
- Inclusion of a large public outdoor pool and conversion of city-owned parcels under the Queensboro Bridge into climate resilient parkland.
- We propose an art fund, funded by a sur charge on market rate housing, to support local artists and cultural nonprofits.
- Related to the industrial business zone, we emphasize retaining its identity through cautious zoning changes and supportive policies for small businesses.
- We recommend downzoning certain manufacturing areas, while using targeted FAR bonuses to incentivize affordable space for artisans and makers to address commercial displacement.

- We urge rent, monitoring, targeted, grants, and property tax relief for local business owners.
- We also promote pedestrian-friendly shared streets and incentive and incentivize food retail in underserved areas, including prioritizing a green market and increased access to fresh food, especially around NYCHA sites.
- We call for developers to fund the creation of a community benefit agreement and direct a portion of gains from new development toward reinvestment in public housing and local infrastructure, particularly to Queensbridge houses.
- Basically, all these additional conditions, they reinforce the principle that the growth needs to deliver lasting community value.
- Reported that Anatol Ashraf emailed all this out to everyone, so they had an opportunity to review it.
- Announced there was one additional recommendation that we wanted to add. We learned recently about a MoMA PS1 capital project. This is an undertaking that they're doing to help address some of the open space concerns that we've raised.
- Prameet Kumar read this recommendation. It is to include the MoMA PS1 courtyard and plaza access renovation project as a priority capital investment. This project proposes transforming the PS1 courtyard into a more accessible, flexible public space that supports both cultural programming and everyday community use.
- This investment would enhance MoMA PS1's role as a major cultural anchor in LIC and respond directly to community priorities for more public open space and sustained support for the arts.
- We strongly encourage DCP and partner agencies to recognize this project as a vital component of the OneLIC vision.
- He said you can all consider this recommendation as part of the overall suite of recommendations and our vote is an advisory opinion.
- This plan is going to move to the Queensboro President for a 30-day review.
- Announced there is a public hearing that the Queensboro President is hosting on Thursday, June 26, 2025. We encourage people to show up and testify if they want.
- After that, there's going to be a 60-day review by the City Planning Commission.
- The City Council will have 50 days to make the final decision.
- Queens Community Board One voted to approve the OneLIC plan with conditions.
- The Land Use and Housing Committee's recommendation was to approve the OneLIC plan, with conditions.

0:58:52 Anatole Ashraf provided clarification on the following:

- The community benefits agreement that was specifically for we were asking any developer who wants to be involved in this project to pay the legal fees for a community benefits agreement.
- We should also clarify if any developer who does not provide significant, affordable units or significant community benefits will have their height reduced.

A board member asked for clarification on who would require the developers to pay in the community benefits agreement? Legal fees for CBA and that developers would somehow be penalized if they don't pay in.

Council Member Won stated that we are proposing is what other projects have done in Gowanus and other neighborhood rezonings, where we're going to have to find a nonprofit that either has an in-house general counsel with no conflicts of interest, which a lot of large nonprofits have because she is an ex officio member, the mayor is also the ex officio member and the Borough President is also the ex officio member, which means that that's a conflict of interest and those people cannot be the community based agreement holder.

Council Member Won stated that she legally cannot be part of the community based agreement, but someone like Anatol can create a community based agreement with a task force of nonprofits and cultural organizations and others who will benefit and they will have a legal representation and it's something that we are currently working on almost getting signed for Innovation Queens as well, but this one you guys should do it before the vote to make sure that there are legal accountability for the organization that is the main holder of the CBA to sue in the case that these commitments are not delivered on time.

A discussion followed.

Prameet Kumar read the text in the recommendation that gets to the vision of this. What we are saying is to establish a community oversight committee to convene with participation for CB 2, local stakeholders, city agencies and development partners to monitor implementation progress surface issues and advise on course corrections. Developers participating in the rezoning should be required to cover legal and administrative costs associated with drafting and finalizing a community benefits agreement, CBA to be signed prior to ULURP approval. We have stated what our vision is going to be, and the tactics and next steps are going to have to be aligned on and worked upon with the City Council, Queens Borough President and everyone else.

1:22:33 Lara Merida, Department of City Planning discussed the way it works for public owned land and that we are allowing for multiple uses through the zoning and now we have a request for information to understand the uses of the land and how can we make a project work. It will allow for open space, housing mixes of different uses but that will all be included when we put out a request for proposals to build on that land. This will be a separate process we are working towards.

A board member suggested that the public land needs to be set aside as public open space.

A board member stated that she wants to vote for an action which a neighborhood planning involves planning for open space and the current ULURP actions we are being asked to vote on don't include clear planning for open space.

(Motion made by Stephen Cooper seconded by Danielle Brecker) to approve the OneLIC Plan with our conditions that were emailed out. The conditions include the following:

- The developers should be required to do something with the benefits agreement and make it stronger.
- Park space deficits, we will add an acknowledgement about getting it to parity for park space per person per acre.

Motion carried: the motion carried with (36) thirty-six in favor of the motion; (7) seven opposed and (0) no abstentions

Sheila Lewandowski made an amendment and Camille Gray seconded to keep the public land as public land, lease only.

The motion carried with (23) twenty-three in favor and (20) twenty opposed and (1) one abstention.

Prameet Kumar made an amendment to support for MoMA PS1 capital project. They will renovate their courtyard and make it publicly accessible, have cultural programming. Prameet Kumar recommended that if we changed the phrasing to not include the cultural institution's name if there are institutions that want to open up their spaces and make it publicly accessible that we encourage the city to contribute to their capital campaign.

Prameet Kumar withdrew this amendment and said we should do it through a different channel and provide a letter of support.

A motion was made to adjourn the meeting.

Respectfully submitted by:

MA Gurrado
06182025CB2MM

Reviewed/Revised and approved for distribution by:

X Anatole Ashraf, Chairperson, CB 2

X Ryan Smith, Secretary, CB 2

X Debra Markell Kleinert, District Manager, CB 2