



Donovan Richards
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Anatole Ashraf
Chairperson
Debra Markell Kleinert
District Manager

December 31, 2024

Sarah Carroll
Commissioner
Landmark Preservation Commission
1 Centre Street, 9th Floor
New York, New York 10007

RE: Landmark Application – 45-18 39th Avenue, Sunnyside, NY

Dear Commissioner Carroll:

On December 18, 2024, Community Board 2 Queens Land Use and Housing Committee reviewed the pending Landmark Application for 45-18 39th Avenue, Sunnyside, NY.

The Committee's unanimous recommendation was to approve the application with the following conditions:

- 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.

Thank you for your consideration of this matter.

Sincerely,

Debra Markell Kleinert
District Manager

DMK/mag

Cc: Anatole Ashraf, Chairperson, Community Board 2
Christine Hunter, Chair, Land Use & Housing Committee
Prameet Kumar, Vice Chair, Land Use & Housing Committee
Jimmy Arriga, Architect

Landmarks Application – 45-18 39th Avenue, Sunnyside