



*Donovan Richards*  
Queens Borough President

# Community Board No. 2

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*Anatole Ashraf*  
Chairperson  
*Debra Markell Kleinert*  
District Manager

## Revised

November 6, 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 (PV), Anatole Ashraf, John Bahia, Danielle Brecker, Evelyn Chango (PV), Lisa Charles, Tannia Chavez, Osman Chowdhury, Stephen Cooper, Warren Davis, Lisa Deller, Dr. Rosamond Gianutsos, Alexandra Gonzalez (PV), Camille Gray, Kenneth Greenberg (PV), Mohammad Hossen, Christine Hunter, Prameet Kumar, Chhemang Lama, Patrick Martinez, Eric Narburgh, Reilly Owens, Jolly Patel, Randy Plemel (PV), Pia Rahman, Alyssa Sawicki (PV), Ryan Smith, Lauren Springer, Amaurys Valdez, Alaina Van Slooten, Michael Zoorob

### Community Board 2 Board Members – Absent

#### Unexcused:

Corey Hannigan, James Kim, Bradford Leibin, Andie Olivares, Phugelzen Sherpa, Akello Thomas

#### Excused:

Karesia Batan, Nick Berkowitz, Carlos Castell Croke, Morry Galonoy, Sheila Lewandowski, Benjamin Lucas, Oumaya Saab, Norberto Saldana, Leticia Vasquez

### Community Board 2 Staff:

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

### Elected Officials/Representatives

Evelyn Li, Representing Congresswoman Grace Meng  
Tiffany Echevaria, Representing Congresswoman Nydia Velazquez  
Mercedes Jennings, Representing NY State Senator Michael Gianaris  
Benjamin Lotto, Representing NY State Assembly Member Zohran Mamdani  
Dolma Lama, Representing NY State Assembly Member Steven Raga  
Stef McGraw, Representing NY State Assembly Member Claire Valdez  
Claire Collins, Representing Queens Borough President Donovan Richards  
Nerissa Martinez, Representing Queens District Attorney Melinda Katz  
Megan Yuan, Representing the Mayor's Office of Community Affairs (PV)

**Department of City Planning**

*Katie Crawford*

**Department of Environmental Protection**

*Tai Bradshaw, Bureau of Public Affairs & Communication*

*Kate Edden, Bureau of Engineering Design & Construction*

*Terrell Estesen, Bureau of Environmental Planning Analysis*

*David Lee, Bureau of Environmental Planning & Analysis*

**DCAS Team**

*Shelton Getter, Assistant Director of Leasing and Acquisitions*

**Guests**

*Claudia Chan, LaGuardia Community College*

*Manny Romero, LaGuardia Community College*

*Henry Smith, LIC Partnership*

*Marco Griego Puante, Woodside on the Move*

**Public Comment – General**

*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)**

**0:31:06 Anatole Ashraf** welcomed everyone to the meeting and provided housekeeping rules and reminded everyone their vote is their opinion. He requested everyone follow the WAIT Rule, (Why Am I Talking).

**0:31:12 Pledge of Allegiance**

**0:31:35 Anatole Ashraf** congratulated Mayor-elect Zohran Mamdani.

**0:32:48 Evelyn Li, Representing Congresswoman Grace Meng** provided the following update:

- Reported we are still in a government shutdown, but their office is still open.
- If anyone needs assistance regarding their benefits, contact their office.

- Reported many federal agencies are not responding to any of their inquiries during the shutdown. Reported a federal judge ordered the administration to pay full amounts of November's SNAP benefits by tomorrow.
- The Congresswoman remains committed to pushing back any budget proposal that would harm our communities.
- Reported the Congresswoman will keep fighting and will try to pass a spending bill that protects healthcare for hardworking families.
- Congratulated Mayor-elect Mamdani.
- If anyone has any pending issues with those federal agencies, contact the Congresswoman's Office.
- Q & A

**0:35:00 Mercedes Jennings, representing NY State Senator Michael Gianaris** provided the following update:

- Reported that schools, as well as representatives from the community have contacted their office asking for resources for food pantries.
- The Senator made a comment that he is in support of the new administration for the Mayor and hopes that one of the platforms about childcare can be rolled out faster, so people can have affordable childcare in NYC.
- Q & A

**0:36:37 Benjamin Lotto, Representing NY State Assembly Member Zohran Mamdani** provided the following update:

- Reported that due to the Government shutdown, SNAP benefits are reduced and on pause.
- Their office is working diligently with the city, state and federal partners to help find food distribution networks until benefits are restored.
- They recommend New Yorkers go to [www.foodbanknyc.org/find-food](http://www.foodbanknyc.org/find-food) to access a city-wide map for free food distributions.
- Reported that if anyone needs help finding distributions and accessing food to contact their office.
- This past week, Assembly Member Mamdani was elected Mayor of New York City and provided a brief update on what this means for their office:
- Their office remains 100% operational until January 1, 2026, and to continue to come to their office for any state government-related matters.
- They have no information on the mayoral transition or any information related to the upcoming mayoral administration. They remain a government office legally distinct from the transition. Their goal until January 1, 2026, is to continue to serve the constituents of Assembly District 36.

Warren Davis provided information about [www.cityharvest.org](http://www.cityharvest.org) and that there is a food map there.

**0:41:13 Dolma Lama, Representing NY State Assembly Member Steven Raga** provided the following update:

- Announced the FOIL bill was vetoed and their team is working to refile it.
- In SOMOS they are co-sponsoring several workshops that are related to housing, economic development and census.
- Their office is saddened by the SNAP situation, and they have been receiving a lot of calls from constituents concerning food pantries, etc.
- If anyone needs assistance to reach out to their office at: (718) 651-3185.
- Their office is hosting several events and bringing back their Turkey giveaway on November 22, 2025, call their office for more information.
- Reported on tree lighting events and that they are cosponsoring with other elected officials. These events will take place on December 2, 2025, and December 8, 2025. For more information, reach out to their office.

**0:44:05 Stef McGraw, Representing New York State Assembly Member Claire Valdez** provided the following update:

- Reported their office sent out a list of food pantries throughout the district to their constituents.
- Their office is coordinating with fellow colleagues and are coordinating very closely on various ICE sightings. Please contact their office if anyone sees anything.
- Provided an update on Green Asphalt. They said they are working on complying with the DEC consent order to double the stack height by December 11, 2025, and if they don't, they will seize their operations.
- Q & A

**0:47:10 Tiffany Echevaria, Representing Congresswoman Nydia Valazquez** provided the following update:

- Provided an update on the government shutdown.
- On October 30, 2025, the Congresswoman signed onto a letter with 20 other of the New York State congressional delegation, urging the Trump Administration to ensure that all New Yorkers will receive their SNAP benefits without delay.
- Two federal judges ordered the Trump Administration to use emergency money to keep the SNAP benefits program going.
- There was another federal hearing today and a federal court judge ordered the administration to provide full November payments to SNAP by tomorrow.
- Provided information about food access.
- Their office is open during the federal shutdown, and they may be reached at: (718) 340-6244.

**0:49:46 Claire Collins, Representing Queens Borough President Donovan Richards** provided the following update:

- Today was the Veterans celebration at Queens Borough Hall and their office presented awards to distinguished military veterans as they honored their sacrifices of those who served our nation.
- Announced on November 19, 2025, they will be hosting their Transgender Day of Remembrance. Ceremony at Queens Borough Hall along with their co-sponsors Caribbean Equality Project and Make the Road New York.
- Announced on November 25, 2025, at 6:00 pm on Zoom, they will host their monthly virtual Parent Advisory Board Meeting.
- RSVP for any of the events and the link for all the Zoom meetings are on their website at [www.queensbp.nyc.gov](http://www.queensbp.nyc.gov)

**0:58:57 Nerissa Martinez, Representing Queens District Attorney Melinda Katz** provided the following update:

- Reported on a case concerning Assembly Member Zohran Mamdani as Jeremy Festel of Plano, Texas who was indicted by a grand Jury on September 4, 2025, and arraigned on September 18, 2025, on charges of making terroristic threats as a hate crime and related crimes for voicemail and written messages left for New York State Assembly Member Zohran Mamdani.
- DA Katz was quoted saying “we take threats of violence against any officeholder extremely seriously and there is no room for hate or bigotry in our political discourse. The defendant has now been extradited to Queens to face the serious charges against him”.
- DA Katz recently announced the prosecution of a Bayside woman who is charged with running a pig butchering scheme. This is when a scammer builds trust with the victim or fattening him up before taking all the victim’s money. Encouraged all to be vigilant.
- If anyone is need of assistance concerning fraud, call their office at: (718) 286-6673.

**0:54:17 Anatole Ashraf** recognized Walter Sanchez, Chair, Community Board 5 in Maspeth and Ridgewood and thanked him for being at the CB 2 Meeting.

**0:54:26 Marco Griego Duarte, Representing Woodside on the Move** provided the following update:

- Their office provides services such as case work, both involving tenant rights and signing up for HRA. They have workshops such as Know Your Rights as a tenant, and Immigrant Rights Workshops. They host these meetings monthly.
- Announced their office held a Halloween event.
- Announced they are planning another clean up on November 15, 2025.
- Announced they will be hosting a Thanksgiving event coming up and they will be giving away turkeys.
- Announced they will be hosting a tree lighting event.
- Their office has a comprehensive list of where to find food.

**0:56:13 Henry Smith, Long Island City Partnership** provided the following update:

- Announced they held a ribbon cutting today for their bee mural on Vernon Boulevard and Queens Boulevard. He thanked Karesia Baton who was there and made a great speech.
- Announced that last evening they held a public meeting for their Mobility Study on Queens Plaza and Jackson Avenue. If anyone has any comments to reach out to him. The study will be released in 2026.
- Provided an update on the DRI Project Greening and Cleaning. They have opened the outreach phase and have a survey where they are asking the public to let them know where they want trees, trash cans, and all things in between.
- Q & A

**0:58:48 Manny Romero, LaGuardia Community College** provided the following update:

- LaGuardia Community College is seeking support for the renaming of 33<sup>rd</sup> Street, Rawson on the 7 Train Subway Stop.
- LaGuardia Community College is an anchor institution in western Queens. For over 50 years, they have proudly served thousands of residents. Each year over 25,000 students come through their doors. This change would honor LaGuardia's legacy of educational excellence and its transformative impact on the Queens Community and would serve as a lasting tribute to the college's enduring value and commitment to opportunity and equity.
- They are seeking Community Board 2's support to rename the station to 33<sup>rd</sup> Street/ LaGuardia Community College.
- He reported they are working with Senator Gianaris and Assembly Member Claire Valdez to present this legislation request.
- Thanked CB 2 for their support on the 29<sup>th</sup> Street Greenway.

Lisa Deller asked about the preservation of the historic name of the site, possibly to put a plaque at the Rawson stop. The response was they have their archives team doing research in terms of how the name was originally put together. They believe there was a business located somewhere in the neighborhood. They are trying to move forward and are seeking to learn a little bit more about the history, but their goal is to have LaGuardia Community College as part of the name.

Lisa Deller recommended some sort of commemoration of the historic name, whether it will be a plaque or something else, that they could request in addition to what they are requesting. The response was, yes, they would be looking to do this as well and are working with elected officials and members of their institution and thanked her for the suggestion.

**1:00:53 Reilly Owens, Chair, Transportation Committee** reported this was brought before the Transportation Committee last month and the Committee approved this.

**1:04:03 Katie Crawford, Department of City Planning** provided the following update:

- Provided an update about the Industrial Plan Town Hall on October 25, 2025. Announced that Queens had the best attendance of all the boroughs. Thanked everyone who attended and provided comments.
- Provided an update on the OneLIC Plan. They are still moving through the ULURP process, and the plan is with the City Council.
- There is a vote planned for next week where they are anticipating getting the final vote.
- Before then, the City Council proposed a few modifications to the plan. Three changes were requested by Council to the proposal, but the proposal will still deliver on the creation of close to 14,700 new homes, of which, approximately 4,300 would be permanently income restricted and rent regulated.
- The plan would still create nearly 3.5 million square feet of new floor area for commercial and community facility uses and allow space to support approximately 14,400 new jobs in the neighborhood.
- There are two changes to the proposed zoning text. The first applies to the waterfront. The text change will allow for greater flexibility over tower widths on the city-owned sites by the waterfront.
- The next text change is related to the district adjacent to Queensbridge Houses.
- The Council introduced a lower height zone of 350 feet for the first 100 feet, that abuts Queensbridge Houses. The tower heights will step down as they get closer to 21<sup>st</sup> Street to try and pull the height away from the campus.
- The last change is to the MIH areas. The City Council has proposed mapping Option 1 and 3 along the waterfront and waterfront sub-district and Option 3 in the inland portion of the LIC Special District. Their initial proposal included Option 2 but that has been removed from the plan by Council. MIH Options 1 and 3 require set-asides with lower household income than Option 2. Option 1 averages at 60% of AMI and Option 3 averages at 40% AMI, whereas Option 2 averages at 80% AMI.
- They are trying to take the recommendation of providing resources for lower income folks.
- Q & A

#### 1:10:28 General Public Comment

**1:10:39 Orlando Bispo** stated he represents the corporation into the estate on 41-25 Queens Boulevard and that he would like to request a petition to put a sign in front of his store that says no smoking from 9:00 am to 5:00 pm because the children's air quality absolutely matters to him. Wants to put a book rack there as he likes to read.

**1:12:22 Glamis Haro, Interim Director, Small Business Development Center, LaGuardia Community College** announced there is a loan fund that was announced today for small businesses that have been affected by the government shut down and it is up to \$50,000. It has to be food related. They are processing those loans and helping entrepreneurs at LaGuardia Community College Small Business Development Center. Visit the LaGuardia Community College Small Business Development Center website for more information.

**1:15:32 Adriana Huinatl** spoke about her advocacy for Intro 130 -2025, which will require the Department of Health and Mental Hygiene to share clear accessible information about fertility, treatment, and insurance coverage for all New Yorkers. This will promote equity.

**1:16:32 Giancarlo Pinto** reported on the following:

- He is an owner/operator of NYC Bud, a licensed dispensary at 44-45 Vernon Boulevard in LIC.
- He is an owner of Ferrari Driving School and an active member of the community.
- He wanted to notify the Board of an application for another dispensary through OCM that is within 1,000 feet of him and that he had 15 days to notify them of reasons that he does not believe that it should be there, and their proposal location is less than 650 feet from him. Inside the 1,000 feet, set by the state law.
- The same address also holds a liquor license which CB 2 has approved which makes it ineligible for their cannabis retail site and within 3,000 feet there is already 4 licensed dispensaries serving our community.
- Approving another would violate the rules and undermine existing compliant businesses.
- He is respectfully urging CB 2 to notify the OCM.

Danielle Brecker, Vice Chair, City Services & Public Safety invited him to attend the November 12, 2025. City Services and Public Safety Committee Meeting at 6:30 at the CB 2 Office.

**1:19:58 Presentation by DEP on the Newtown Creek CSO Tunnel Presentation**

**Tai Bradshaw, Bureau of Public Affairs & Communication**, DEP thanked everyone for being present at the meeting and introduced his colleagues and announced they will be providing a presentation on the Newtown Creek CSO Storage Tunnel Presentation.

- *Kate Edden, Bureau of Engineering Design & Construction*
- *Terrell Estesen, Bureau of Environmental Planning Analysis*
- *David Lee, Bureau of Environmental Planning & Analysis*
- *Shelton Getter, Assistant Director of Leasing and Acquisitions, DCAS Team*

A copy of the power point presentation is attached (Attachment #1)

**1:21:26 Kate Edden**, provided the following information:

#### **Project Background and Context**

- NYS DEC Order on Consent required DEP to provide a Long-Term Control Plan (LTCP) for Newtown Creek.

- Newtown Creek designated as a Federal Superfund Site under the Comprehensive Environmental Response Compensation and Liability Act (CERCLA) – September 2010.

### **Project Scope**

- 3-mile-long tunnel with 50-million-gallon storage capacity.
- Intercepts combined sewer overflow (CSO) from 4 major outfalls during a storm event.
- Tunnel Dewatering Pump Station will pump flow from tunnel to Newtown Creek Wastewater Resource Recovery Facility for treatment after a storm.
- Consent milestone for construction completion: December 2040.
- Project currently in Design Phase.

**1:25:36 David Lee** provided information about the following:

### **Proposed Land Use Actions**

- Site Selectin and Acquisition (PC) - ULURP #C260063PCY
- Site Selection only (PS) – ULURP #C260064PSY

### **CB 2 Properties Affected**

- Site Sélection & Acquisition (PC) – 49 properties located in CB 2.
- Site Selection only (PS) – 4 properties located in CB 2.

### **Subterranean Easements**

- 44 Subterranean Easements are required in CB 2.
- Subterranean easement zone begins approximately 25-75 feet below the existing ground surface.
- Exact depths will be confirmed prior to design being finalized.
- Future development allowed within “non-exclusive subterranean easement zone”, subject to approval by with NYC DEP.

### **ULURP Process**

Project was certified into ULURP on September 15, 2025, and is currently in the Community Board review phase.

Q & A

### **1:54:48 Public Comment**

**1:54:50** Tom Mituzas, representing the Blissville Civic Association reported on the following:

- They are a New York State disadvantaged community.
- He has read through the DEIS and the project and that this Is going to be 2.5 years that the community would be faced with significant adverse impact due to noise vibrations,

traffic resulting in additional pollution site of this tunnel, and there are no direct benefits to Blissville.

- He reported the DEP has failed its community outreach which is also a requirement under the law and the spirit of the law requires investments for the disadvantaged community. He is calling upon CB 2 to stand with the Blissville Civic and demand outreach and investments.
- He is also requested the DEP follow up with them from their visit 10 months ago as they promised a return visit in April and they have seen nothing. They want the sewers that are substandard on Greenpoint Avenue and 37<sup>th</sup> that are 6 inches in diameter that are contributing to their sewer backflows, to be replaced. They are demanding that an amended drainage plan come to Blissville, specifically along the cemetery.
- They are also seeking more trees and rain gardens.

**1:59:06** Tanya, representing local businesses on Review Avenue in Greenpoint Avenue and spoke on the following:

- She reported that they support the Newtown Creek CSO Project.
- They have spoken with Kate Edden several times and had a lot of meetings.
- They have reached out to the LIC Partnership and Evergreen on the Brooklyn side, and they are doing a lot of research on their own because they have not done the outreach they should have done to inform the community timely and well in advance.
- They are not getting the information they need to make an educated and informed decision on their plan of action.
- They are concerned with the locations of the current sighting places, permanent tank infrastructure and active private industrial properties that support jobs, community and local businesses.
- They are worried the critical future development potential could be at risk for all the limited industrial use that they have. The industrial area in LIC where they are is shrinking.
- They are requesting the city to consider moving the project to more public right-of-way access. The sewage system was originally designed to be in the public right of way. It might not be more convenient, but the focus should be on feasibility and not on what is the most convenient thing to do.

**2:01:30 Henry Smith, LIC Partnership** spoke about the following:

- Spoke on behalf of the businesses and the property owners and that they support the Combined Sewage Overflow Tunnel and it is really needed for the clean up of Newtown Creek but again, the concerns about the adverse effects, the locations of it, specifically, are serious and are kind of considered and talked about and we are hoping for some wiggle room.
- The Greenpoint and Review Avenue intersection is busy and getting busier. They would like to be a part of those conversations, along with CB 2, to better understand and

inform their businesses and the stakeholders of what is going to be going on in that intersection for that long-extended period of time.

- He also asked if DEP is planning to create unique easement plans and drawings for each of the properties or will it be a template for all. He requested they reconsider the times of construction and pass through. Looking at the DEIS it seemed like most of the peak hours of truck traffic and construction and workers passing by are 6 to 8 am which is when all the trucks, the loading docks and the workers are passing through the area.

**2:06:58 Maggie MacDonald, partner at Sive, Padgett and Rizzell, a Boutique Environmental Law Firm** spoke about the following:

- She reported that she represents multiple property owners who have received letters indicating their properties may be in the path of the tunnel and is requesting they grant easements or that their property would need to be acquired to facilitate the project.
- Reported the only drawings they have seen so far have been basically cartoons showing a wide swath of the potential area of impact.
- Before we can have serious conversations about transferring property rights. They need to know the precise location of the tunnel including three-dimensional cross-sections showing where it will be under each impacted property.
- They have requested this information and have not received it. Public notice of these CB 2 meetings has been deficient. Their clients have received notices after meetings in other community boards and addresses are incorrect on those notices.
- Plans that show the tunnel crossing the path of contaminated properties have apparently not been coordinated with the State Department of Environmental Conservation. That coordination is essential.
- DEC staff has indicated to them that they are unaware of the project and its potential impact on brownfield clean up program sites. Many sites have complex environmental easements that need to be considered in connection with this project.
- Their clients have buildings with deep piles and lots that would require deep piles to reach their maximum development potential.
- Existing buildings must not be destabilized at the risk of jobs and to the extent easements limit future development potential that must be taken into account and compensated.
- This highlights the need for detailed three-dimensional engineering plans for each impacted lot. They would like to understand the methodology that was used to determine the cost of acquisition of property rights and whether the project is currently fully funded.
- The path of the tunnel changed from February to now. They would like to understand the genesis of those changes. Were there meetings with property owners that were impacted by the prior trajectory of the tunnel.
- She asked if there were further changes anticipated and how they could meet to discuss their concerns with the current location of the tunnel and whether the public should be

able to provide written comments to the Community Board as well, prior to making a recommendation on this matter.

- They should be able to comment on the actual path of the tunnel, once it is finalized.

**2:10:11 George Pipergins, Anska Realty1, LLC reported on the following:**

- He represents one of the properties that is in the affected zone.
- There are a lot of properties right now that are in this affected zone and a lot that potential for the subterranean easement, which is going to cripple future development in this whole area.
- All these properties are lined up along the flood zone.
- All these properties for future development are going to require piles. Subterranean easements will cripple them and that they will not be able to do any kind of future development in these areas.
- They also have tents at their properties that are very concerned.

**2:12:08 Transition to Board Business:**

**2:12:21 Attendance (Ryan Smith)**

Board Members Present:	26	Board Members Absent:	6
Present Virtual:	6	Excused:	9
		Quorum:	Yes

**2:11:07 Approval of October 2025**

Lisa Deller made a motion, and it was seconded by Patrick Martinez to approve the October 2025 Meeting Minutes. All were in favor of the motion with none opposed and (2) two abstentions.

**2:15:5 Anatole Ashraf, Chairperson's Report** provided the following update:

- Congratulated all winners in the New York City Elections this week. Looks forward to working with them.
- Reported the housing ballot proposals have passed, so in his opinion, they must make community boards even more important as a resource and an advisory voice for the majority of the community. That means we have to remove barriers to engagement with CB 2. We have to meet people where they are at, and we can't be exclusionary, and we have to use the resources CB 2 has to meet the community.
- Announced that Amaurys Valdez will take his old role from the Tech Committee and use that subcommittee of the Engagement Committee to use technology to remove barriers.
- Announced the OneLIC passed the City Council's Land Use Committee unanimously and thanked Council Member Won for the partnership and for listening.
- He announced he will be involved with the Community Oversight Committee.

- Announced the By-Laws committee is being formed. The goals will be to review and clarify our existing by-laws and processes. Consider new items and updates to ensure we are governing. To ensure we've complied with the Charter and the needs of our board and district with changing times and changing needs. Empowering the board to take full responsibility and operate clearly in any scenario, reaffirming the board's role under the City Charter and as for the volunteers
- He is looking to have about 8 to 12 members. Everyone is always welcome to attend the meetings. He hopes to finalize appointments by next month.
- Reported he is hoping to get a balance of experience and fresh perspectives and neighborhood representation and trying to reinforce those values of accessibility, accountability, engagement, inclusion and visibility and hoping to have a monthly meeting and wrap up by March 2026.
- Announced the CB 2 Office had a bad flood last week but glad everyone was safe.
- Thanked the staff for getting the office back in action.

#### **02:19:12 Community Board 2's Capital and Expense Budget Priorities**

#### **02:19:13 Michael Zoorob, presented the Capital and Expense Budget Priorities and provided the following report.**

- Reported the Board has been working on this over the last several months to prepare our statement of needs, which is a formal part of the City's budget process.
- We submit both a narrative statement of needs and a list of capital and expense budget requests that go to City agencies and are considered part of the budget process.
- In June, we sent out a survey to various groups and received more than 300 responses.
- One change this year, relative to previous years, is there is no longer a single priorities list such as 1 to 50 for our requests. Instead, the process from DCP is that we submit prioritized lists within each agency.

**Motion** (made by Anatole Ashraf and Seconded by Dr. Rosamond Gianutsos) to approve the Capital and Expense Budget

**Motion Carried** with all in favor of the motion, none opposed and no abstentions.

**2:24:37** Anatole Ashraf announced nominations for the Executive Committee. The following Board Members read their personal statements. The vote will take place in December.

- Parliamentarian – Patrick Martinez
- Treasurer, Michael Zoorob
- 2<sup>nd</sup> Vice Chair – Nellie Ashraf
- 1<sup>st</sup> Vice Chair – Dr. Rosamond Gianutsos
- Chairperson – Anatole Ashraf

**2:36:51 Debra Markell Kleinert, District Manager** provided the following update:

- Congratulated all the nominees and stated she looks forward to working with everyone.
- Thanked Micheal Zoorob for his hard work on the Capital and Expense Budget.
- Reported on the Department of Sanitation, no trash, curbside, compost or recycling on Tuesday, November 11, 2025.
- CB 2 had approximately 16 original complaints for the month of October.

- The top complaints were:
  - PD – illegally parked vehicles
  - DOT– potholes, pedestrian walkways
  - DOS- trash, illegal dumping

- The CB 2 office will be closed on Tuesday, November 11, 2025, for Veterans Day and Thursday, November 27, 2025, Thanksgiving Day.
- Wished all who celebrate an enjoyable holiday.
- The next Community Board 2 meeting will be held on Thursday, December 4, 2025.

**2:39:15 Christine Hunter, Chair, Land Use & Housing Committee** provided the following update:

- Reported that at the October 15, 2025, meeting of the Land Use & Housing Committee, they heard the same presentation about the new sewer overflow tunnel. The project has to happen, both legally and to improve the city's infrastructure and water quality. The Committee voted not to oppose.
- There have been a number of very valid comments and issues raised so we have to think carefully about how to incorporate those into our response to ULURP.
- The community engagement process did not happen prior to the commencement of the ULURP process.
- There are really two different issues, one is the issues raised for the Blissville community in terms of community benefits, and we have a coherent set of requests which we can consider in especially items 2, 3 and 4 from Tom Mituzas. A list for specific improvements in the community as far as sewage infrastructure and the drainage plan and the other which may need more discussion, is the issue raised as information to the property owners.
- DEP did emphasize to us how early in the process they are in terms of actual process finalizing both the actual alignment of the plan and any agreements with landowners.

**Motion** (made by Warren Davis and Seconded by Amparo Abel-Bey) to approve the project with the following stipulations:

1. All affected property owners shall receive clear and concise maps and cross sections showing the location and details of the proposed tunnel within their properties in three dimensions.
2. Construction Work at the intersection of Greenpoint and Review Avenues shall be limited to nights and early morning hours which don't conflict with times of high-volume traffic such as morning rush hour.

3. The entire bulkhead surrounding Dutch Kills shall be repaired or replaced as part of the tunnel construction project.
4. DEP shall conduct a comprehensive flood study within the neighborhoods of Blissville and Maspeth, including scope and budget recommendations for alleviating flood hazards.
5. DEP shall make additional site visits as promised and maintain regular communication with the Blissville Civic Association throughout the design and construction phases of the project.
6. Replace substandard sewer lines along 37th Street and Greenpoint Avenue (currently 6" diameter) with standard-sized main sewer lines. Blissville Civic Association understands that the substandard lines are contributing to unprecedeted sewer back-flows being experienced in homes and businesses.
7. As discussed at the recent DCP IBZ meeting DEP shall create an Amended Drainage Plan for Blissville along the cemetery on 37th Street between Review and Bradley Avenues, to account for the severe quantity of water flowing over cemetery wall onto 37th Street each time it rains.
8. DEP shall fund and implement an investment in Blissville and Maspeth similar to the one just unveiled in Greenpoint, Brooklyn, across Newtown Creek: the "Gateway to Greenpoint", a project that will soak up nearly 1M gallons of rainwater each year, reduce flooding, and expand green space for local residents.
9. DEP shall coordinate with DOT to provide additional street trees and rain gardens along the entire length of the tunnel project.

**(Motion Carried)** The Board voted unanimously in favor of the motion with (31) thirty-one in favor; (0) none opposed and (0) no abstentions.

### **2:57:53 Proposed Solar Canopy at the Cour Square Parking Garage**

Christine Hunter provided an update on the proposed Solar Canopy at the Court Square Parking Garage which would be across the whole top level, open parking level and the work would also include a number of EV charging stations. This is a city-owned facility. It is not a landmark building but because it is adjacent to the Cour Square Courthouse we were asked to review it. Landmarks does not always send us things to review that are adjacent to a landmark property. However, we were asked in this case, and we felt that the design that they were proposing was appropriate and that they had taken measures to make it attractive and not obstruct or hinder the view of the Court Square Courthouse.

The Land Use Committee felt that the design they are proposing was appropriate and that they had taken measures to make it attractive and did not obstruct or hinder the view of the Court Square Courthouse. It does not require any board action.

**3:00:20 Prameet Kumar, Vice Chair, Land Use & Housing Committee provided the following update:**

- Reported the OneLIC was adopted by the New York City Council Zoning and Land Use Committees. It was led and negotiated by our Council Member Julie Won and she secured about \$1.97 billion in total capital and programmatic commitments for this project.
- He discussed what was announced and where it aligns with our CB 2 recommendations and where work still remains.
- Some of the wins that we also advocated for, the deep affordability, MIH Options 1 and 3 mapped across the private sites, about 40-60% of AMI. We called for this, and it was directly adopted.
- The City Council Member's office said that nearly 1,000 units of affordable housing are going to be built on public land. We had called for city-owned sites to be earmarked for 100% affordable housing, so something that we need to tie up is that 1,000 units, does that equate to 100% affordable or is there going to be some market rate on that public land? We will have to get an answer on this.
- There is a lot of public housing investment, \$206 million for plumbing, vacant unit restoration and community center upgrades at Queensbridge Houses. We have asked for equity investments.
- On open space and parks, there is going to be a restoration of Queensbridge Baby Park and the creation of about 5 acres of new open space beneath the Queensboro Bridge.
- They are calling it the largest rezoning-related park expansion in about a decade.
- We have asked in addition for a park further inland in Court Square, so we will have to see if anything is happening with that. Parks is doing site acquisition, and we will have to stay on top of this.
- Education infrastructure, they announced 1,300 new school seats, 2 elementary schools, a middle school and a new home for BSGE. We had asked for these.
- Waterfront connectivity, they established the Waterfront Access Plan linking Gantry to Queensbridge Park.
- On infrastructure and resilience, they said they were going to do sewer and stormwater upgrades and flood mitigation investments. We don't have details about that yet.
- They are going to create a community oversight committee to track the delivery of these commitments and to ensure transparency, we will have to fight for what that looks like.
- Where work still remains, we want a few other things. There is funding announced but there is no published sequencing plan showing when and how the infrastructure is going to be delivered relative to development. The oversight committee will have to take a hard look at this.
- Park Space in the Court Square area.
- The IBZ, there was nothing about the Industrial core, the creative businesses, makerspaces that was a major pillar of our plan. We will have to ask about the status of the sort of IBZ adjustments that we'd asked for.
- There was also nothing that he saw about arts and culture commitments. We had a detailed arts policy framework.

- We had FAR bonuses and an arts fund. None of this was in the Council release and that this may require some budgetary commitments outside the ULURP process. We will follow up on what it looks like.
- There was no mention of Blissville which is disappointing. We had asked explicitly Blissville to be included in the Environmental and Infrastructure Migration Plans. Hopefully, we will see something from the city soon about Blissville.
- We asked for a local hospital that was not addressed in the final plan.
- Lastly, the Oversight Committee is a good start but there is no formalized memorandum of understanding or points of agreement that we have seen with the funding timeline.
- We will be fighting for all of that.
- Those are the key priorities that are yet to come. There will probably be more that is going to be released after the final vote.

Eric Narburgh, reported on the Arts and Culture piece that we need to investigate because that was detailed.

Christine Hunter reported on the following:

- That a major issue that is not addressed that were in our recommendations was for eliminating the no unlimited height provision.
- That is not the only place we received any reduction in height or limitation on height is for the 100 feet along 21<sup>st</sup> Street facing Queensbridge and that is a win.
- The rest of the district is going to be a free-for-all of gigantic buildings.
- We only got the renderings that showed the height at the very end of the process which is a huge loss. Similarly, the modification of the zoning to reduce the base zoning so that the bonus provisions would not result in even bigger buildings and even more units.
- We will have no influence on this once the ULURP is adopted, that's law and these buildings are going to go up without any review. They are going to be as of right. They are not going to be reviewed by us.

Lisa Deller reported that a big piece that is missing is the utilization of the public land and incorporating additional open space on public land. No response to this at all. We did advocate for additional open space on the public land.

Michael Zoorob asked if the Con Ed waterfront would be diminished and there was a rally before the committee vote and requested clarity.

Prameet Kumar reported that he didn't know all the details, but it seems like there was a negotiation sticking point where Con Ed wasn't going to make its full site available for the connected waterfront and Council member Won hosted a rally as a show of community force to try to get that concession and he reported that Con Ed conceded.

**3:01:01 Katie Crawford, Department of City Planning** provided an update on the following:

- When they presented at the Land Use Committee last month, we were discussing the modifications presented or requested by the CPC so that this is where we started talking about the different kinds of modifications that might occur on the Con Ed property.
- As for the status of negotiations with Con Ed, she is not aware of where they are at. Once the final plan has been voted on, which she believes is planned for next week, she will have more access and insight into the information but at this time, she does not have a final understanding of where those negotiations are.
- Reported that the CPC had a couple of modifications to the plan that they wanted to see. One of them was related to the Con Ed property. It was a stipulation to take out the requirement that they would have to redevelop their property before providing the short public walkway.
- All the other sites have to build something and then they build the short public walkway. The exception is that Con Ed doesn't have to redevelop to then be required to develop the walkway.

**3:14:03 Reilly Owens, Chair, Transportation Committee** provided the following update:

- Reported there is nothing transportation-related that got released in the agreement. There were big asks, like build more subways. It is disappointing that along the whole process as they are planning this new dense neighborhood there is no plan for where and how people travel. It can be fixed by more bus service and trying to improve subway service.
- Reported DOT has not been in attendance at the Transportation Committee meeting for the past two months.
- CB 2 sent out letters to different agencies concerning things that need to be addressed such as for milling and paving, OMNY, MTA shut down of 7 Train and worked on 23 separate projects.

**3:14:42 Lauren Springer, Chair, Health and Human Services & Education and Unhoused and Shelter Committee** provided the following update:

- The Committee heard from the NYC Department of Social Services who provided an update on shelters in the district and the needs. One of the concerns had to do with the cessation of the SNAP benefits and the impact and how it would cause stress on the food pantries in the community. They added a priority for another food pantry. We want to make sure our food pantries are stocked and making sure there is funding.
- Recommendations are to direct people to food pantries, adopt a shelter, and winter donations, coats, gloves and scarves.
- Reported Maggie Gavin, CEO of Soul Hug Movement who works with infants, toddlers and caregivers provided a presentation on the organization. The Health Committee Meeting Minutes contain more information.
- Announced the November meeting has been cancelled.

**3:18:07 Danielle Brecker, Vice Chair, City Services & Public Safety Committee** provided the following update:

- The next Committee meeting will take place on November 12, 2025, at 6:30 pm.
- In response to a question, she reported that cannabis retailers have to be in high-dense areas, which we are, have to be 1,000 feet away from another one. That is a rule, However, it is not true that you can't be a business owner with a liquor license and can have a cannabis license, you just can't have it in the same place.
- Reminded everyone that the manager from Sky Bar would be in attendance.

**3:19:19 Eric Narburgh, Vice Chair, Arts & Cultural Affairs Committee Meeting** provided the following update:

- Reported Fernanda Contreras, LaGuardia Community College student who won the contest and is the artist for the 29<sup>th</sup> Street Mural Plaza at LaGuardia Community College was in attendance at the meeting. She talked about her background and shared some of the designs that led to the mural. You can follow her at contreras.nyc on Instagram.
- They had updates from the Chocolate Factory, Franklin Furnace Archive, Cucala Dance Company, LIC Artists and Culture Lab.
- Distributed flyers for the Historic Districts Council for participation in a survey to recommend places in the neighborhood you would like to see preserved and celebrated.
- The Next Arts & Cultural Committee Meeting will take place on November 17, 2025, at 6:00 pm on zoom. Flushing Town Hall will be in attendance.
- Announced the arts grants for organizations and artists are open through December 18, 2025. They will talk about the application process.
- They will also have the Director of the Natural Occurring Districts New York organization.

**3:21:05 Anatole Ashraf** announced Carlos Castell Croke, Chair Environment Parks and Recreation Committee was not in attendance and reported the Committee will not have a meeting in November due to the Thanksgiving Holiday.

**3:21:18 Anatole Ashraf** reported that Morry Galonoy, Chair, Small Business & Local Economy, was not in attendance and will not hold a meeting in November due to the Thanksgiving Holiday.

**3:21:24 Tania Chavez, Chair, Engagement and Inclusion Committee** provided the following update:

- Reported that Jeremy Parkin, Political Director at Yes on Affordable Housing who spoke about some of the ballot questions 2, 3, 4 and 5.
- The purpose of the meeting was to have information with no intent to have our attendees influenced in a yes or no vote.
- Reported they had a conversation about inactive CB 2 links through the staff findings and some revisions from our new Co-chair, Amaurys Valedez. He helped us understand how we can have an efficient workflow and if you would like to learn more bout it to check out our meetings on the YouTube channel.

- Announced we are starting a Holiday Food Drive, it will be open until Christmas and have partnered with LaHornada and with St. Raphael's Church. Flyers will be going out soon and requested donations at these sites.

**3:23:26** Amaurys Valdez, thanked all for the opportunity to be Chair of the Technology Committee

- Reported he wants to bring in community collaboration and encouraged all to participate.
- Reported he made a code that is in Python and invited anyone interested to collaborate.
- Discussed a GitHub link.

Anatole Ashraf announced that Randy Plemel wrote the book for a presentational administration on technology and how to digitize and do digital transformation.

Patrick Martinez will chair the by-laws Working Committee administration

A motion was made to adjourn the meeting.

Respectfully submitted by:

MA Gurrado

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

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