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Anatole Ashraf

Chairperson

Debra Markell Kleinert

District Manager

January 22, 2025

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, Prameet Kumar, Ann Marie Baranowski (PV) Karesia Batan, Danielle Brecker (PV), Lisa Deller, Morry Galonoy, Kenneth Greenberg, Michael Zoorob (PV)

Land Use & Housing Committee Members – Absent

Nicholas Berkowitz, Tannia Chavez, Stephen Cooper, Diana Kichler, Sheila Lewandowski, Lauren Springer

Community Board 2 Board Members - Present

Warren Davis (PV), Dr. Rosamond Gianutsos (PV) Patrick Martinez, Eric Narburgh (PV),

Land Use & Housing Public Members – Present

Stephanie Carr, Fanny Chang

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

Hye-Kyung Yang, Lara Merida

Guests

Thomas Mituzas, Michael Torres, Victor Han, Matthew Baluyut, Christopher Penafort

Christine Hunter welcomed everyone to the meeting.

Landmark Application – 21-20 45th Avenue

Victor Han, Architect provided the following information:

- The application is for a project located at 21-20 45th Avenue, LIC, NY.
- The proposed scope of work is for a rear enlargement in a historic district.
- The applicant stated the Landmarks Commission is looking for a full board recommendation letter from CB 2.
- The applicant will be calendared at Landmarks towards the end of February.
- Notifying the neighbors was not a requirement. However, the applicant stated their neighbors on either side are doing their own construction work.
- The applicant stated that they are required to give five-day prior notice to neighbors if they are doing any excavation or any concrete work that may interfere with the adjacent neighbors.
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- The neighbors have been notified for the work that was being started on one side.
- The applicant was invited to attend the February 6, 2025, Community Board 2 Meeting.
- Q & A

Christine Hunter stated that since this is an enlargement it should go before the full board.

(Motion was made and seconded) to make a recommendation to accept the proposal as is.

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

Hye-Kyung Yang, Department of City Planning provided the following update:

- The final scope of work is not currently a publicly available document. The final scope of work comes out at the same time as the draft EIS.
- The committee asked how is the final scope of work finalized. What is the action to finalize it and under what process. DCP responded that they will clarify this procedure.
- They also responded that CPC votes on the full application which includes the final draft scope of work and the EIS, then they certify that the full application is complete. They are the ones who review and say this is complete, at which point the ULURP process begins.

Tom Mituzas reported he is a resident of the Blissville Section of Long Island City and serves as Secretary of the Blissville Civic Association, an association that represents and advocates for the resident of those sheltered in Blissville. He discussed the following:

- The Department of City Planning spoke on the OneLIC Project at the full board meeting and announced that the Blissville section of LIC would not be afforded the same benefits that may be afforded to the other neighborhoods in the defined context area such as Hunters Point, Dutch Hills, Queens West and Court Square.

- He requested an explanation from representatives to explain why Blissville was excluded whereas other areas would remain in the scope. He stated he wants to live in Blissville as well as his neighbors and there are over 500 neighbors living in Blissville. These individuals want and have similar needs as those living in other parts of the city such as safer streets, streets that work, green space, trees and reliable public transportation.
- He came to the Land Use Committee to request advocacy for those living and sheltering in Blissville.

Christine Hunter requested a clarification from the Department of City Planning.

DCP discussed the walk through that took place with DEP in Blissville.

The DCP is trying through this plan to bring light to Blissville.

Warren Davis, a resident of Blissville and member of the board discussed that he, Tom and many residents of Blissville are advocating on behalf of their community. He reported that they were reassured that though they were not in the confines of the plan that they would not be overlooked because they fell into the Context Area.

Prameet Kumar requested clarification to confirm the Blissville status is in the context area but not in the project area. The DCP response was this was correct. He asked what is the difference between the context area and the project area. The response was yes, the Context Area is part of the neighborhood plan and they are still studying the Context Area.

The DCP stated they will have a plan book that will have a layout of what we all heard and what they are planning for. The document will be in draft form and once it has been voted through to the Council there will be an appendix to add in what are the investments and improvements that will be tied to this rezoning. There is an online tracker that the Mayor's Office has, and you can see progress year to year.

DCP presented slides that detailed the proposed zoning changes broken down by area, along with DCP's reasoning for the proposed rezonings. (Copy attached)

Christine Hunter thanked DCP, and said it would be helpful for the Department of City Planning to give a similar presentation at a Full Board meeting so that all Board members can be more informed

Q & A

New Business:

Karesia Batan provided on a meeting with Dirk McCall, Sunnyside Shines regarding the Bliss Theatre. It has been purchased, and she understands that the new owners are open to if we can transfer the air rights over to the Wendy's site.

Two suggestions were made to write two letters, one to Landmarks and the other to the current owners of Wendy's.

Christine Hunter reported there is an informal subcommittee including Ann Marie Baranowski and Eric Narburgh to prepare a letter to landmarks.

Ann Marie Baranowski reported that Eric Narburgh was also looking into the National Register Status as an alternative to landmarks.

Anatole Ashraf reported the hearing for the Van Dam Street demapping will take place on Wednesday January 29, 2025, at 11:30 am at 250 Broadway, 16th Floor, New York, NY. He announced he will attend that meeting.

A motion was made and seconded to adjourn the meeting.

Respectfully submitted by:
MA Gurrado

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