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Anatole Ashraf
Chairperson
Debra Markell Kleinert
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February 18, 2026

Joint Land Use & Housing Committee Meeting and
Environment, Parks, and Recreation Committee Meeting Minutes

This meeting was held in person and teleconferenced on Zoom

Land Use & Housing Committee Members – Present

Prameet Kumar (Chair), Karesia Batan, Nicholas Berkowitz, Danielle Brecker, Tannia Chavez (PV), Lisa Deller (PV), Morry Galonoy (PV), Kenneth Greenberg (PV), Christine Hunter (PV), Bradford Leibin (PV), Lauren Springer, Michael Zoorob (PV)

Land Use & Housing Committee Members – Absent

Stephen Cooper

Land Use & Housing Committee Members – Excused

Sheila Lewandowski

Environment, Parks, and Recreation Committee Members – Present

Carlos Castell Croke (Chair), Alexandra Gonzalez, Lauren Springer, Alaina Van Slooten

Environment, Parks, and Recreation Committee Members – Absent

Nellie Afshar, Benjamin Lucas, Andie Olivares, Jolly Patel

Environment, Parks, and Recreation Public Members – Present

Kevin Davis

Community Board 2 Staff

MaryAnn Gurrado, Community Coordinator

Department of City Planning

Feigele Lechtiner

Colin Ryan

Queens Borough President's office

Vicky Garvey

Guests

Julia Dowling, NYC Parks

Colleen Alderson, NYC Parks

“Serving the Communities of Long Island City, Sunnyside, Woodside, and Maspeth”

PARKS PRESENTATION – ULURP APPLICATION – C260089PCQ

- NYC Parks Walk to Park Neighborhood
Department of Parks and Recreation (Parks) representatives gave an update on the initiative. They provided a PowerPoint presentation (Attachment 1), which included the methodology and criteria for site identification, as well as design and programming options that may be pursued if a site is acquired. They shared the following:
 - Approval of the ULURP application will enable Parks to potentially acquire privately owned properties throughout the district that have been identified to expand park access and close park gaps in CB2's district.
 - Criteria for secondary sites are now more flexible. Sites must serve a walk-to-park gap site and no longer have to be located in one.
 - Following ULURP approval, Parks will reach out to owners of identified properties to determine their interest in selling. Parks will then need CBX approval, which will be obtained in late 2026 or early 2027. Once obtained, DCAS will negotiate with property owners. After the City acquires a property, it will be assigned to Parks. Parks indicated that, subject to acquisition and capital funding, a new park could be developed as early as 2030.
 - There is a ten-year sunset clause. After ten years, Parks will no longer have acquisition approval.
 - The Community Board will continue its discussion with the Department of Parks and Recreation on the initiative. Parks representatives are expected to attend the March CB2 Board Meeting and Land Use Committee meeting. A vote on the ULURP application is expected at the Board Meeting on April 2, 2026.
 - The Land Use and Environment Committees will consider issuing a letter to Council Member Won and Mayor Mamdani expressing support for baseline funding for the Walk to Park Initiative.

Committee Member Requests

Committee members made the following requests for the NYC Parks Walk to Park Neighborhood initiative:

- Parks incorporate flexible space into their designs to accommodate performance art, artisan markets, and permanent statues or sculptures that may be rotated.
- Parks to take into account projected population growth following recent upzonings, including OneLIC, in their Walk to the Park analysis.
- Parks include open lawn space consistent with Design Option 2 at Sites 2 and 22, as shown in the presentation.
- Parks to consider the Celtic Park co-op parking lot on 43rd Street and 50th Avenue as a potential site for the Walk to Park Initiative.
- Parks work with Calvary Cemetery to create a western entrance to the cemetery and extend its operating hours to provide accessible open green space for nearby residents.

Bliss Theatre / 44-17 Greenpoint Avenue

- Council Member Won has not had a formal conversation with the developer of the site. The Council Member defers to the community before providing feedback. She has not given her position on cultural space concerns at the site.

- DCP recommended zoning the Bliss Theater site R7A, as R8A zoning is more appropriate for major, connected corridors and wider streets.
- The Committee indicated that it is not prepared to issue a letter of support for R8A zoning at this time.
- No update was provided by Christine Hunter on the sharing of greening strategies.
- Sharing the co-applicant models with the developer is at Karesia Batan's discretion.

Ongoing Requests to City Planning

- Parks provided an update on the Walk to the Park site selection and acquisition.
- The DEP Newtown Creek CSO tunnel is expected to undergo City Council review and a City Council hearing, likely in October 2026.
- No update was provided on the Hunters Point South Parcel E RFP.
- RFEI information for the DOE building was gathered. An RFP for the site is anticipated by 2028.

Committee / Organizational

- Tannia Chavez will serve as the new Vice Chair of the Land Use and Housing Committee.
- There was a discussion on hiring a land use consultant to assist with the Committee's initiatives.

A motion to adjourn was made by Prameet Kumar, and it was seconded by Nicholas Berkowitz.

The meeting was adjourned.

Respectfully submitted by,

Rafael Nava