



Donovan Richards
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Community Board No. 2

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Anatole Ashraf
Chairperson

September 9, 2026

To: COMMUNITY BOARD 2 MEMBERS

From: ANATOLE ASHRAF, CHAIRPERSON

Re: NOTICE OF **THURSDAY, SEPTEMBER 10, 2026**, CB2 MONTHLY MEETING – IN PERSON

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- **Community Board 2 has scheduled a Regular Monthly Meeting and Public Hearing of the Full Board:**

Date: **THURSDAY, SEPTEMBER 10, 2026**
Time: **6:30 P.M.**
Location: **Sunnyside Community Services**
43-31 39th Street, Ground Floor
Sunnyside, NY 11104

Teleconference Hybrid Zoom

[September 10, 2026, Queens Community Board 2 Meeting Zoom Link](#)

AGENDA

- Pledge of Allegiance & Intro comments
- Comments by attending Public Officials (2 minutes)
- Comments by Representatives of Public Officials (2 minutes)
- Board Report from State Senator Kristen Gonzalez
- Department of City Planning regular update
- General Public Comment (the public is encouraged to participate and comment)
 - Community Public Comment (**2-minute limit per person**): [Sign up here](#)
- **Public Hearing**
 - **44-17 Greenpoint Avenue Rezoning (ULURP Application: C260348ZMQ)**

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

- 15 Minutes Q&A from the Community Board
- Community Public Comment (2-minute limit per person): [Sign up here](#)
- **50-01 Queens Boulevard Rezoning (ULURP Application: C260267ZMQ)**
 - 15 Minutes Q&A from the Community Board
 - Community Public Comment (2-minute limit per person): [Sign up here](#)
- **50-02 Queens Boulevard Rezoning (ULURP Application: C240316ZMQ)**
 - 10 Minutes Q&A from the Community Board
 - Community Public Comment (2-minute limit per person): [Sign up here](#)

BOARD MEETING / BUSINESS SECTION

(The public may observe board members review, deliberate, and vote on agenda items)

- Attendance
- Approval of Minutes
 - June 4, 2026, Community Board 2 Meeting Minutes
- Chairperson's Report
- Treasurer Report
 - Motion that the Board approves the proposed FY2027 Operational Budget as presented in the following pages. ([View Document](#))
 - Motion to approve the Personnel Committee's recommendation to appoint Rod Townsend as District Manager, with his employment beginning September 14, 2026, and to authorize the use of Personal Services funds in accordance with applicable City rules and the Board's budget.
- Office Report
- Land Use Committee Report – **4 Votes**
 - **Vote 1: 44-17 Greenpoint Avenue Rezoning (ULURP Application: C260348ZMQ)**
 - **Motion: Support the committee's recommendation to approve the rezoning, which includes the following conditions:**
 - The applicant shall provide a written commitment on the affordable arts and community space, to be further negotiated among the applicant, CB2's Arts and Culture Committee, and the Council Member's office.
 - The applicant shall provide a written commitment on the display and incorporation of salvaged architectural and historic elements from the original theater (including seating, ironwork, coming attraction boxes, and mirrors), consistent with concepts discussed with the Arts and Culture Committee.
 - The applicant shall continue ongoing collaboration with CB2's Arts and Culture Committee and the Council Member's office to finalize the terms, management structure, and long-term viability of the community arts space.
 - The Committee also calls on the City Council and relevant city agencies to actively support and help fund the establishment of a viable arts space within this building, recognizing that the financial burden of operationalizing meaningful community arts space citywide should not fall solely on private developers or under-resourced nonprofit arts organizations.
 - **Vote 2: 50-01 Queens Boulevard Rezoning (ULURP Application: C260267ZMQ)**

- **Motion: Support the committee's recommendation to approve the rezoning, which includes the following conditions:**

- The applicant shall ensure site stewardship during construction, including a prohibition on construction site access via Queens Boulevard, to protect pedestrian safety given the adjacent childcare use.
- Any daycare or childcare facility included in the project shall have dedicated, protected open space, given the lack of nearby publicly accessible open space in the area.
- The applicant shall reconsider the decorative rooftop architectural element that adds height without contributing residential floor area, and explore reducing its visual impact on the streetscape.
- The applicant shall prioritize small, locally-owned businesses over chain retail in ground-floor commercial leasing decisions.
- The applicant shall map MIH Option 1, in keeping with the Board's long-standing preference for deeper AMI targets.
- The applicant shall pursue green building certification (e.g., Enterprise Green Communities or equivalent).
- The applicant shall continue to maintain the site's perimeter fencing and general condition, and shall establish a direct communication channel with the Community Board office to resolve any future site maintenance issues without requiring formal complaints or stop-work orders.
- The applicant shall continue working with neighboring developers along this stretch of Queens Boulevard to coordinate complementary retail and community facility uses (e.g., avoiding duplicative daycare space while leaving gaps in other needed services).

○ Vote 3: **50-02 Queens Boulevard Rezoning (ULURP Application: C240316ZMQ)**

- **Motion: Support the committee's recommendation to approve the rezoning, which includes the following conditions:**

- The proposed ground-floor open space adjacent to the daycare/community garden area shall be made publicly accessible, not limited to building residents.
- The applicant shall map MIH Option 1, in keeping with the Board's long-standing preference for deeper AMI targets.
- The applicant shall provide a detailed unit mix breakdown by size (studio, 1BR, 2BR, 3BR), with a meaningful share of family-sized (2BR+) units, consistent with the Board's stated priorities.
- The community facility space shall include a public art component, such as a mural, particularly along any street-facing or blank walls adjacent to the proposed daycare/playground.
- The applicant shall coordinate with the Department of Transportation on transportation safety measures specific to the daycare, given documented concerns about vehicle and truck traffic on the adjacent block.
- The applicant shall provide bike parking, including exterior bike racks, along Queens Boulevard and 50th Street, in addition to code-required interior bicycle parking.
- The applicant shall incorporate additional greenery at the site, including street trees and softening of the Queens Boulevard frontage.
- The applicant shall continue working with neighboring developers along this stretch of Queens Boulevard to coordinate complementary retail and community facility uses (e.g., avoiding duplicative daycare space while leaving gaps in other needed services).

○ Vote 4: **BSA 45-40 Vernon Boulevard**

- **Motion: Support the committee's recommendation to make NO recommendation,**

- Given the highly technical nature of this application (which concerns a request to amend a 2023 BSA variance to permit the transfer of floor area made available by the subsequent OneLIC rezoning, governed by the Bella Vista Doctrine), the Committee does not believe it can offer a fully informed recommendation.

COMMITTEE REPORTS

This month is a packed agenda, and in the interest of time, committee reports *may* be skipped.

Please refer to the committee minutes for recent activity. **This time will be reserved for discussion and voting.** In the interest of time, motions from the floor are **highly discouraged.**

Scan for the Community Board 2 Calendar:



The next Community Board 2 meeting will be held on *** **Thursday, October 1, 2026**

CC: Hon. Grace Meng, US Congress
Hon. Nydia Velazquez, US Congress
Hon. Michael Gianaris, NYS Senate
Hon. Kristen Gonzalez, NYS Senate
Hon. Diana C. Moreno, NYS Assembly
Hon. Steven Raga, NYS Assembly
Hon. Claire Valdez, NYS Assembly
Hon. Julie Won, NYC Council
Hon. Shekar Krishnan, NYC Council Member
Hon. Donovan Richards, Queens Borough President
Hye-Kyung Yang, City Planning
Colin Ryan, City Planning
Feigele Lechtchiner, City Planning
108th Precinct
Jonathan LeRoy