



Melinda Katz
Queens Borough President

Community Board No. 2

43-22 50th Street, 2nd Floor
Woodside, New York 11377

(718) 533-8773

Fax (718) 533-8777

Email qn02@cb.nyc.gov

www.nyc.gov/queenscb2

Denise Keehan-Smith
Chairwoman

Debra Markell Kleinert
District Manager

March 25, 2019

To: Community Board 2 Members
From: Denise Keehan-Smith, Chairwoman
Re: NOTICE OF THURSDAY **APRIL 4, 2019** CB2 MONTHLY MEETING

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

DATE: **THURSDAY APRIL 4, 2019**
TIME: **6:30 P.M.**
LOCATION: SUNNYSIDE COMMUNITY SERVICES
43-31 39th Street – Ground Floor
Sunnyside, New York 11104

AGENDA

1. Pledge of Allegiance
2. Comments by Public Officials/Guest Speakers (10 minutes for speaking time and to respond to questions).
3. Public Hearing

PUBLIC HEARING

CONSUMER AFFAIRS APPLICATIONS

- AN APPLICATION FOR AN UNENCLOSED SIDEWALK CAFÉ WITH 13 TABLES AND 27 SEATS AT MANETTA'S FINE FOOD CORP. / D/B/A MANETTAS RISTORANTE AT 1076 JACKSON AVENUE, LIC. AND
- AN APPLICATION FOR AN UNENCLOSED SIDEWALK CAFÉ WITH 12 TABLES AND 24 SEATS AT CRESCENT ST PIZZERIA INC D/B/A LUZZO'S AT 4260 CRESENT ST, LONG ISLAND CITY. AND

COURT SQUARE BLOCK 3 TEXT AMENDMENT- 23-10 45TH AVENUE - CEQR: 19DCP038Q

- THE APPLICANT TAVROS CAPITAL, WHICH THROUGH COURT SQUARE 45TH AVE LLC IS THE OWNER OF THE PROPERTIES A BLOCK SOUTH OF THE CITIGROUP BUILDING AT 23-10 – 23-16 45TH AVENUE AND 45-03 – 45-09 23RD STREET. THIS IS AN APPLICATION FOR A ZONING TEXT AMENDMENT TO CHANGE THE HEIGHT AND SETBACK REGULATIONS APPLICABLE TO THE PROPERTY'S BLOCK IN ORDER TO ALLOW A SHORTER AND MORE EFFICIENT BUILDING TO BE CONSTRUCTED, WITH A TALLER BASE BUT A SHORTER TOWER. UNDER CURRENT HEIGHT AND SETBACK REGULATIONS, A 70-STORY BUILDING WOULD BE BUILT, WHILE UNDER THE PROPOSED ZONING TEXT AMENDMENT, A 45-STORY BUILDING WOULD BE CONSTRUCTED. THE BUILDING WOULD BE APPROXIMATELY 256,000 SQUARE FEET (15 FAR) AND HAVE GROUND

FLOOR RETAIL, OFFICES ON FLOORS 2-8, AND APARTMENTS ABOVE. WHILE NOT TECHNICALLY A DOWNZONING, SINCE THE AS-OF-RIGHT BUILDING WOULD ALSO BE 15 FAR, THE PROPOSED BUILDING WOULD BE 25 STORIES SHORTER.

(Anyone interested in commenting on each of the above matters can sign-up to speak for two minutes)

BOARD MEETING

4. Attendance
5. Approval of Minutes
6. Chairperson's Report
7. District Manager's Report
8. City Planning Report

COMMITTEE REPORTS:

- Transportation Committee [2 minutes]
 - Vote: Street Seat at 25-29 44th Drive
- Land Use Committee [2 minutes]
 - Vote: Consumer Affairs Applications
 - Riko at 45-23 Greenpoint Avenue
 - Manetta's Fine Food Corp
 - Crescent St Pizzeria Inc
 - Vote: ULURP Application
 - Vote: Waterfront Edge Design (WEDG) Resolution
 - Update Education Sub Committee [2 minutes]
- City Services & Public Safety Committee [2 minutes]
- Arts and Culture [2 minutes]
- Environment Committee [2 minutes]
- Health and Human Services Committee [2 minutes]

9. Public Comment

Community Public Comment (2 minute limit per person). Sign-in sheets available at the meeting.

{The next Community Board 2 meeting will be held on **THURSDAY MAY 2, 2019**}

CB2 April 4 2019

CC: Honorable Alexandria Ocasio Cortez, US Congress
Honorable Carolyn B. Maloney, US Congress
Honorable Nydia M. Velazquez, US Congress
Honorable Grace Meng, US Congress
Honorable Michael Gianaris, NY State Senate
Honorable Toby A. Stavisky, NY State Senate
Honorable Michael DenDekker, NYS Assembly
Honorable Brian Barnwell, NYS Assembly
Honorable Catherine T. Nolan, NYS Assembly
Honorable Robert Holden, NYC Council Member
Honorable Jimmy Van Bramer NYC Council Member
Honorable Daniel Dromm, NYC Council Member
Honorable Melinda Katz, President of the Borough of Queens
Honorable Sharon Lee, Deputy Borough President
Vickie Morales, Queens Borough President
John Perricone, Queens Borough President
Irving Poy, Planning, Borough Presidents Office, Queens
Alexis Wheeler, City Planning
Coralie Ayers, City Planning
PBQN
Captain Michael Gibbs, 108th Precinct
Tavros
APU Foods Corp
Greenberg Traurig

Manetta's Fine Food Corp
Luzzo's