



Donovan Richards  
Queens Borough President

## Community Board No. 2

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Anatole Ashraf  
Chairperson

April 15, 2026

### Land Use & Housing Committee Meeting

*This meeting was held in person and teleconferenced on Zoom*

#### Land Use & Housing Committee Members – Present

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

#### Land Use & Housing Committee Members – Absent

Karesia Batan, Stephen Cooper

#### Community Board Members – Present

Cheryl Apicella (PV), Kevin Davis (PV) Bill Murray (PV), Pia Rahman (PV), Zev Wineberg

#### Community Board 2 Staff

Rafael Nava, Community Assistant

#### Department of City Planning

Feigele Lechtchiner

#### Guests

Ashley Fina

Richard Lobel

Nick Liberis

Jean Crowley

Bin Bin Zheng

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

**(Approximate elapsed time stamps provided in these minutes refer to this video)**

YouTube Video Recording: <https://www.youtube.com/watch?v=gesl683guDw>

Prameet Kumar, Chair of the Land Use and Housing Committee, welcomed everyone to the committee meeting.

**21-31 46<sup>th</sup> Avenue Rezoning (C 250125ZMQ)**

**0:01:10** The applicant seeks to rezone the site from M1-4/R6B to R7X/C2-5. The proposal would allow for an 11-story, approximately 80,000 square foot mixed-use community facility/commercial and residential building with about 84 residential units, including 21 affordable units required under Mandatory Inclusionary Housing. The proposal includes 22 parking spaces. For more information, [\(Click here to view the PowerPoint presentation\)](#).

**36:13** Through a roll call vote, the Land Use Committee supported the project under the following conditions:

- Beautifying the lot line with continued facade materials or murals by local artists.
- Adding more greenery.
- Eliminating the proposed parking spaces given the site's transit-rich location.
- Narrowing the building's parking entry and curb cut width.

**LPC Application: 39-69 45<sup>th</sup> Street – Rear Deck Design (Sunnyside Gardens Historic District)**

**0:44:20** The applicant seeks to build a deck on a site in a historic district. For more information, [\(Click here to view the PowerPoint presentation\)](#). After the committee reviewed the presentation and engaged in discussion, Nicholas Berkowitz made a motion to approve, which was seconded by Prameet Kumar. The committee approved the proposal with a unanimous show of hands.

**Department of City Planning / Other Applications**

**0:58:51** Feigele Lechtchiner of DCP provided the following updates:

- There are no updates for the HPD Hunters Point Parcel E.
- The applicant for 50-01 Queens Boulevard has filed its first land use application, and there is no estimate as to when it will be certified.
- The rezoning for 50-02 Queens Boulevard is expected to be certified soon.

**Newtown Creek CSO Storage Tunnel – Statement of Findings**

**1:01:10** The statement of findings noted minimal long-term impacts, including on land use and energy. It also identified temporary significant adverse impacts during construction, including construction traffic, noise, and localized air quality impacts such as PM 2.5. Mitigation measures were also discussed, including traffic enforcement and monitoring programs.

For more information, [\(Click here to read the Statement of Findings\)](#) and [\(Click here to view a previous presentation on the Newtown Creek CSO Storage Tunnel\)](#).

### **Land Use Consultant and Institutional and Academic Partnership Updates**

**1:04:41** Committee members shared updates on outreach to potential land use consultants. Members, including Brad Leibin, Christine Hunter, and Tannia Chavez, reported that consultants they contacted were open to partnering with CB2. At NYU Tandon, Manny Patole expressed interest and recommended connecting with Tom Devaney. The committee will continue outreach to potential consultants and academic and institutional partners.

There was also discussion about allocating remaining fiscal year 2026 funds for consulting services, without spending them before the end of the fiscal year.

### **Additional Discussion**

**1:16:30** Using a land use framework document from 2022, the committee discussed how it could be used to create a more policy-oriented framework.

**1:20:41** Michael Zoorob, Treasurer, and Prameet Kumar, Chair of the Land Use and Housing Committee, will review agency responses to the committee's Statement of Needs and respond to those that merit a reply.

**1:21:00** Previously, some committee members expressed interest in drafting advocacy letters on issues including rent stabilization and increasing grocery access in CB2. Committee members were encouraged to share potential drafts with the committee for review, and the committee could sign on and send them to relevant agencies or elected officials.

**1:24:59** There was a brief discussion of digitization and improvement grants that the board could use to digitize materials, including those related to land use.

A motion to adjourn was made by Morry Galonoy and seconded by Prameet Kumar. The meeting was adjourned.

Respectfully submitted by,  
Rafael Nava