



Donovan Richards  
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# Community Board No. 2

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Anatole Ashraf  
Chairperson

March 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), Nicholas Berkowitz (PV), Danielle Brecker, Tannia Chavez, Lisa Deller, Morry Galonoy, Kenneth Greenberg, Christine Hunter, Bradford Lebin, Lauren Springer, Michael Zoorob (PV)

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

Karesia Batan, Stephen Cooper, Sheila Lewandowski

**Environment, Parks, and Recreation Committee Members – Present**

Carlos Castell Croke (Chair), Alexandra Gonzalez (PV), 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**

Rafael Nava, Community Assistant

**Department of City Planning**

Feigele Lechtiner

**Guests**

Julia Dowling, NYC Parks  
Colleen Alderson, NYC Parks  
Julie Kim, SCA  
Andrea Bender, SCA  
Theresa Cottone, Council Member Won's office

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

YouTube Video Recording: <https://www.youtube.com/watch?v=XKytxT3ROmQ>

Note: Reference to the YouTube video and the associated time-in-meeting stamps are offered here as a service to community members who wish to review the meeting.

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

3:09 Prameet Kumar, Chair of the Land Use and Housing Committee, welcomed everyone to the joint Land Use and Environment Committee meeting.

### **3:18 Parks Neighborhood Walk to a Park – ULURP APPLICATION – C260089PCQ**

The Department of Parks and Recreation is seeking approval for a ten-year Walk-to-a-Park acquisition strategy to purchase potential park sites from willing sellers without requiring a separate ULURP application for each property. Parks has been engaging with the community board on this proposal for several months. For more information, a [PowerPoint presentation](#) was previously provided.

- All Committee members were in favor of supporting the Neighborhood Walk to a Park ULURP application under the stated conditions, with no abstentions or opposition:
  - The Land Use and Environment Chairs will issue a letter supporting baseline capital funding for the initiative.
  - Recognition that additional work is needed beyond this ULURP process.
  - Encouragement that the City continue this initiative in future phases, particularly to address remaining gaps in park access.
- The Community Board is expected to vote on the ULURP application at the April 9, 2026, Community Board 2 meeting.

### **16:41 Presentation by School Construction Authority: Proposed New High School at 47-51 33<sup>rd</sup> Street, LIC, NY 11101**

The School Construction Authority (SCA) provided a [PowerPoint presentation](#) on a site to be acquired to build a new 676-seat high school. The presentation included details on the site selection process and agencies involved prior to City Council approval.

- The project does not require a ULURP application; however, SCA was required to inform the community board.

### **31:20 Department of City Planning / Other Applications**

- The rezoning at 21-31 46 Avenue has been certified. The applicant is expected to meet with the Land Use Committee soon.
- The applicant for 50-02 Queens Boulevard has filed a sixth land use application; the rezoning may be certified soon.
- The applicant for 50-01 Queens Boulevard has filed its first land use application. There is no estimate as to when it will be certified.
- The Committee was informed of a new UAP project at 43-42 43<sup>rd</sup> Street and is not required to take any action.
- Kevin Parish is CB2 Queens' HPD contact.
- Finalists for the HPD Hunters Point parcels are expected to be selected soon; HPD will share with the Community Board which developer was selected.

- For the DOE RFP, there are no updates.

**36:53 Land Use Consultant Exploration**

While CB2 has a modest budget and is interested in working with a consultant, the Committee will conduct informal outreach to potential consultants to better understand costs and what the arrangement would entail.

42:53 There was also a discussion on academic and organizational partnerships that could assist the Committee with semester-long studies, including the NYU Wagner Capstone Program and the Pratt Center for Community Development. The Committee will conduct outreach to these entities.

**50:54 Agency Responses to the Committee's State of Needs**

Michael Zoorob, Treasurer, summarized the first set of agency budget responses, including those from HPD and DCP. He will continue reviewing the responses with Prameet Kumar to determine which require follow-up and report back to the Committee.

**56:15 Discussion on Housing Affordability**

There was a discussion on how the Community Board could help ensure that units in new buildings and developments are more affordable, as well as challenges affecting affordability, including landlords not accepting Section 8 vouchers or CityFHEPS.

The meeting was adjourned.

Respectfully submitted by,  
Rafael Nava