



Community Board No. 2

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*Anatole Ashraf
Chairperson*

May 20, 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, Danielle Brecker, Tannia Chavez, Kevin Davis, Morry Galonoy (PV), Kenneth Greenberg, Leo Guttmann, Christine Hunter, Bradford Lebin, Bill Murray (PV), Lauren Springer (PV), Michael Zoorob (PV)

Land Use & Housing Committee Members – Absent

Karesia Batan, Stephen Cooper

Community Board 2 Staff

Rafael Nava, Community Coordinator

Guests

Lindsay Pringle, CB2 Resident

“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=Hnk-FKsUzjs>

00:00:06 Prameet Kumar, Chair of the Land Use and Housing Committee, welcomed everyone to the committee meeting.

00:05:34 Public Bathroom Zoning Discussion

Christine Hunter shared that Manhattan Community Board 5 has been exploring ways to increase public bathroom access, including through privately owned public spaces (POPs). She encouraged the committee to engage with the Department of City Planning to learn more about the initiative. The committee agreed to gather additional information, including reviewing a presentation on public toilets and a resolution previously adopted by the Health & Human Services and Education Committee regarding public bathroom access, before considering any future action.

- A YouTube recording of the presentation on public toilets was shared ([click here](#)).
- Previously, CB2's Health & Human Services and Education Committee discussed public bathroom access under the Open Restaurants Program and adopted a resolution supporting increased public bathroom access ([click here to view the minutes](#)).

00:24:14 Land Use Application Timeline Review

DCP provided the following updates offline:

- Contact information for HPD representatives was provided for the committee to obtain information regarding the Hunters Point parcels. DCP reported that there are no new updates regarding the parcels at this time.
- DCP reported that there are no updates regarding the DOE RFP site at this time.
- The earliest the application for 50-01 Queens Boulevard could be certified is during the summer recess in July or August 2026.
- The application for 50-02 Queens Boulevard will likely be certified on June 1, 2026, and CB2 will have 90 days to review the application.
- The application for 44-17 Greenpoint Avenue will likely be certified on June 15, 2026, and CB2 will have 90 days to review the application.

00:31:06 Small Lot Housing Code Reform

Bill Murray briefed the committee on a City Council initiative to reform building codes to facilitate residential development on small lots, particularly those between 15 and 27 feet wide. The proposal could allow single-stair egress buildings up to eight stories tall with a maximum floor plate of 4,000 square feet. The task force is in its early stages, and no legislation has been introduced at this time.

- A press release regarding the initiative was shared ([click here](#)).

00:55:00 Land Use Consultant Updates

- Tannia Chavez and Brad Leibin provided updates on conversations with several potential consultants and organizations that expressed interest in working with the committee.
- Brad Leibin also shared information about ZLVAS, an AI software platform that he will test to determine whether it is useful for rezonings.
- Prameet Kumar proposed using the summer to gather information and develop an RFP for release in the fall, allowing the committee to select a consultant through a public process.

1:05:13 Academic Collaboration Planning Discussion

- Morry Galonoy shared updates on conversations with Anthony Dean from Parsons School of Design regarding potential student collaborations through capstone projects or CoLab Studios.
- Michael Zoorob suggested developing a framework for academic engagement to identify projects that could benefit from student or research involvement, while noting that time-sensitive ULURP applications may require professional expertise.

1:11:38 Land Use Records Digitization Updates

Nicholas Berkowitz discussed grants he had previously shared with the Land Use Chairs offline and noted the need to further explore grant opportunities related to governmental and historic preservation purposes.

1:17:10 Additional Discussion

- The Committee discussed policy workstreams. Committee members were encouraged to draft letters on issues they wish to advocate for, including rent stabilization, protections against small-business displacement, tenant issues, and grocery access, so the committee can sign on to them.
- 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.

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

Meeting summary generated by Zoom and edited by,

Rafael Nava