



Sharon Lee
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

Lisa Deller
Chairperson

Debra Markell Kleinert
District Manager

June 17, 2020

Land Use Committee Meeting Minutes

THIS MEETING WAS TELECONFERENCED USING WEBEX

Board Members Present

Lisa Deller
Thalia (Karesia) Batan
Stephen Cooper
Kenneth Greenberg
Benjamin Guttmann
Christine Hunter
Lauren Springer
Frank Wu

Board Members Absent

Sally Frank
Richard Gundlach
Patrick O'Brien
Elliot Park

Community Board 2 Staff

Debra Markell Kleinert
MaryAnn Gurrado

Department of City Planning

Alexis Wheeler
Teal Delys

Elected Officials/Representatives

Ernie Brooks, Representing Congresswoman Carolyn Maloney
Stephanie Wang, Assembly Member Brian Barnwell
Jack Bernatovicz, Representing Council Member Jimmy Van Bramer

Vicky Garvey, Queens Borough President's Office

Guests

Frank St. Jacques, Orange Theory

Lars Schofield, Orange Theory

Eileen Munsch

Eric Mattes, Parks

Ryan Douglas, Western Queens Community Land Trust

Bryan Cantwell, Parks

Bonnie Harkin, Nautilus International Development

Lisa Orrantia, Ackerman

Stephen Lyshohir

Jordan Press, 62-04 Roosevelt Avenue

Parks Department – Presentation on the Court Square Park Capital Design located near Jackson Avenue and Thomson Avenue, Long Island City

The Parks Department presentation on the Court Square Park Capital Design noted the following:

- Maintain a civic aesthetic that compliments the historic Court House.
- Maintain vegetated green space as an urban oasis.
- Create more diverse seating options.
- The existing fountain is in bad condition and is not a historic fountain, and there is no interest in keeping it.
- They discussed the issues that came up at the community meeting. Some of the suggestions were for of space for dogs and open space for community events.
- Will create a new oval lawn area with benches around the perimeter.
- They are keeping the plaza but reducing it in size and will use materials to match.
- There will be bistro tables and chairs with shade trees and a smaller seating area with game tables and benches.
- Post and chain fencing around the grass area, and pipe and rail fencing will be installed. The park will be open 24 hours and the fence is only around the perimeter.
- Drinking fountain and new lighting will be installed.
- Will reduce the plaza and have more green space and give trees more room.
- The area will have real grass.
- The plaza is landmarked and half the park is landmarked.
- Reducing the width of the plaza and providing more green space and must be careful what they put there as it is landmarked.
- The issue of programing for kids was discussed and it was suggested that CB 2 reach out to Partnership for Parks.
- The park is about .6 acres.
- There is a dog run about five minutes away at Murray Park. They will be allowing access under the shade trees.
- The water feature was discussed.

Ms. Deller discussed the issue of active play for children. She said that there is a severe shortage of open space in the Court Square neighborhood and that it was important for this park to serve families in the area. The Court Sq. Civic Association has requested that the water source from the fountain be used for a children's play area. Ms. Deller said the Board supported this request.

Ms. Deller requested that they include electrical service and asked who would have jurisdiction over the space and that we want it to serve families in this community.

Questions were entertained.

Presentation on Sohncke Square Reconstruction – located between Woodside and Roosevelt Avenues at 58th Street

The Parks Department presentation on the Sohncke Square reconstruction noted the following:

- Funding allocated by the Borough President's Office and the City Council.
- Provide clear pedestrian circulation routes by designing large green spaces within the square.
- Eliminate tripping hazards by providing new pavement for entire square.
- Establish new seating areas with companion seating.
- Provide site amenities: drinking fountain, bike rack, park lighting.
- The site is 5500 square feet.
- Discussed the community input meeting,
- Planting area is along Roosevelt Avenue.
- New benches and fixed bistro tables and chairs, and space for the holiday tree.
- Replacing DOT bollards along 58th Street.
- Will provide color with small flowering trees and various ground cover.
- Parks will be maintaining the planters.
- Electric outlet will be in place.
- The holiday tree is brought in each year.
- The renovation should be done by next fall.

Ms. Deller stated that CB 2 has always advocated for Parks and open space.

Questions were entertained.

21-10 44th Drive – BSA Application

Orangetheory Fitness in an application to the NYC Board of Standards and Appeals (BSA) for a special permit per Zoning Resolution Section 73-36 to legalize a physical culture establishment, a fitness center operating as Orangetheory Fitness, on the first floor of the 21-10 44th Drive. The fitness center opened to the public on January 18, 2020, shortly after the application was filed.

Frank St. Jacques provided an overview of the project and presented a presentation.

- This is a special permit application to the BSA that was presented to the Board in February.
- This Physical Cultural Establishment would allow a gym use in this building.

- Gym is under 3,000 square feet, 1st floor of the building and opened on January 18, 2020.
- It is within an M14 R7A.
- Located on South side of 44th Drive.
- 8 story mixed use building, commercial ground floor, upper floors are residential.
- Orangetheory 1st floor.
- Hours of Operation are 5:00 am to 9:00 pm Monday through Friday and 7 am to 6 pm on weekends.
- The gym is currently closed.
- Orangetheory is waiting for specific guidance from city and state to see what operations will be permitted.
- A discussion about the design of the ventilation system took place. Installing ultra-violet light cleansers which disinfect the air. Disinfecting and cleaning between each class.
- This is calendared at the BSA for August 24, 2020

Mr. St. Jacques entertained questions.

62-04 Roosevelt Avenue – Pre-ULURP

This application is proposing a zoning map amendment and zoning text amendment to rezone the southwest corner of Roosevelt Avenue and 63rd Street in Woodside. The proposed actions would rezone an R6 district with a C1-4 overlay measuring 100 feet deep from Roosevelt Avenue to a C4-4 zoning district. A zoning text amendment is also proposed to establish a Mandatory Inclusionary Housing area at the project site.

Lisa Orrantia, Ackerman, LLP made a slide presentation and provided the following update:

- Application for a rezoning and includes a Proposed Text Amendment to designate a Mandatory Inclusionary Housing area.
- It has been filed but has not been scheduled for Certification and they are waiting for sign off on the EAS. Air quality and traffic is under review and following this they will be reviewing noise
- Co Applicants Woodside 63 Management LLC and The Performing Arts Organization Mare Nostrum Elements, Inc.
- Roosevelt and 63rd Street
- They are proposing to use MIH Option 2, which would require that 30% of the apartments be affordable to households within 80% of AMI.
- This is a 13-story building
- 31,000 square feet in the cellar
- 27,000 ground floor for retail uses, 21,000 second floor,
- 3-13 floors will be Residential.
- 213 Apartments including 64 permanently affordable apartments.
- 156 spaces for parking, accessed from 63rd Street access and will be for market rate units.

Ms. Deller discussed the issue of the parking.

Steve Lyshohir discussed his recent projects and provided a background about his organization.

- They have assembled a mix of buildings on Roosevelt Avenue and 63rd Street and want to create a sense of place. Want to add vibrancy to the transit hub as the area is dark and businesses are struggling on this side of the tracks. Want to bring an affordable housing component to the trade area.
- Nicola Lervasi and Mare Nostrum Elements, Inc. are co-applicants for this project.
- Nicola Lervasi provided an overview of Mare Nostrum Elements, which is a co-sponsor of this project. He has a signed agreement with the developers to occupy the community facility space.

A discussion followed.

Ms. Deller discussed community facility space for emerging artists who do not have resources and to see affordable space for artists.

A board member recommended that they offer support to local Queens arts groups. Keep the space open for different community issues.

48th Avenue between 5th Street and Center Boulevard

Discussion of Newtown Creek Alliance planting project. They are working with Hunters Point Conservancy, Hunters Point Community Middle School, and PS/IS78 curator space on a planting proposal.

Lisa Bloodgood provided a slide presentation and requested feedback concerning the planting proposal.

Land Use Consultant Contract

Ms. Deller introduced Bonnie Harkin, Land Use Consultant.

Ms. Deller thanked Board Members for voting in support of having a Land Use Consultant to look at the LIC rezoning.

Ms. Harkin introduced herself and provided an overview of the plans for the LIC waterfront. She is looking forward to working with the full Board and will be making a presentation to the full board in the Fall.

Ms. Harkin provided an overview of the current projects she is working on.

Ms. Deller stated we will continue to work with Ms. Harkin over the summer and or organize a subcommittee of the Land Use Committee to work with her over the summer, in order to evolve our thoughts for the initial presentation and the work she will do.

Ms. Deller asked if anyone was interested in working on the subcommittee to send an email.

Ms. Deller thanked Ms. Harkin for the work that she has done.

City Planning

Update by City Planning

Teal Delys provided an update on the following:

- ULURP is currently on hold.
- DCP is not scheduled to certify any projects during the summer.

21-10 44th Drive – BSA Application

Ms. Deller stated that they are functioning as a gym and there are issues such as ventilation and social distancing that need to be addressed.

Stephen Cooper made a motion and it was seconded by Lauren Springer to reject the application since Orangetheory had illegally opened the gym facility.

All were in favor by a show of hands with 8 in favor of the motion 0 opposed and 0 abstentions.

The meeting was adjourned.

Respectfully submitted by:
MA Gurrado

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