



Donovan Richards  
Queens Borough President

## Community Board No. 2

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Lisa Deller  
Chairperson

Debra Markell Kleinert  
District Manager

**February 17, 2021**

### **Land Use Committee Meeting Minutes**

**The meeting was teleconferenced on Zoom**

#### **Land Use Committee Members - Present**

Lisa Deller  
Thalia (Karesia) Batan  
Nick Berkowitz  
Tannia Chavez  
Sally Frank  
Morry Galanoy  
Kenny Greenberg  
Benjamin Guttmann  
Christine Hunter  
Elliot Park  
Lauren Springer

#### **Land Use Committee Members – Absent**

Stephen Cooper  
Patrick O'Brien

#### **Community Board 2 Staff**

Debra Markell Kleinert, District Manager  
MaryAnn Gurrado

#### **Department of City Planning**

Teal Delys

#### **Elected Officials/Representatives**

Jack Bernatovicz, Representing Council Member Jimmy Van Bramer  
Maxwell Cabello, Churches United for Fair Housing  
Jason Delgado, Churches United for Fair Housing

Ms. Deller welcomed everyone to the meeting.

**Consumer Affairs Application #10-2021-ANWS**

Discussion of the Newsstand Application at the location of the NEC Jackson Avenue and 42<sup>nd</sup> and Broadway.

Ms. Deller provided the following information:

- CB 2 received two emails from LIC Partnership and Jacx Building who wrote in opposition to the application as it would have a negative impact in the area.
- Ms. Deller read the following letter from Liz Lusskin, LIC Partnership.

“We have learned that an application has been filed to place a newsstand in front of the Jacx on Jackson Avenue. We believe the proposed location of this newsstand will have a negative impact on the restaurants that have recently opened at the building, will increase foot traffic congestion on an already busy street, and result in the avenue becoming less pedestrian friendly.

It has been a long-standing goal of this community to increase the offerings of restaurants serving this part of the neighborhood and we are thrilled that Penny Bridge and the Jacx&Co food hall have recently opened, especially under challenging circumstances presented by COVID. The last thing we want to have happen is for a newsstand to be located directly in front of these restaurants, blocking their visibility to would-be patrons, increasing congestion and eliminating the possibility for sidewalk seating at these restaurants. Sidewalk seating for many restaurants can mean the difference between survival and closing in the current environment, and with the many subway grates here, space is already very limited.

Penny Bridge and the Jacx&Co food hall are reflections of the community, founded by small mom and pop operators, many of whom are minorities and women, and a number of which are locally based as well. These are the type of restaurants we want to thrive to give this part of LIC more of a welcoming, neighborhood identity rather than just a congested commercial thoroughfare. Thank you for your time and consideration.”

Ms. Deller stated the other letter was from a business in the area.

Ms. Deller stated these are often a nuisance in the community and announced the applicant was not present at the meeting.

Ms. Deller made a motion and it was seconded by Benjamin Guttmann to send a letter to DCA to oppose the application for the newsstand.

A discussion followed.

Nick Berkowitz requested more information on this application. He stated he does not have a sense of where this is and wants to understand a full scope of the application before voting.

Benjamin Guttmann stated it is between Court Square and Jackson Avenue.

Ms. Deller stated we have until March 27, 2021 to respond and it would be a letter to DCA. Ms. Deller made a motion and it was seconded by Christine Hunter to hold it over and reinvoke the applicant to the March 2021 Land Use Committee Meeting.

Ms. Deller reported that Nick Berkowitz recommended some colleagues that he knows to present at our next meeting regarding the proposal for Comprehensive Planning currently being considered by the NYC Council.

Mr. Berkowitz introduced representatives from Churches United for Fair Housing. He stated the ULURP process is fundamentally unfair and that it needs to be reformed or done away with. A proposal is before the City Council now which would add a requirement to consider the desperate impact that zoning changes can have on communities by race. It will make it an essential requirement as part of the ULURP process and will give us additional data to consider. The goal is to provide a more comprehensive picture during the ULURP process which would take into account the desperate impact of any proposed zoning change on racial groups within the immediate area. Churches United for Fair Housing is one of the loudest voices and they are based in Brooklyn.

Maxell Cabello provided a presentation about his organization and discussed Bill 1572. This bill would require a racial disparity report for certain land use applications of a minimum number of adjacent blocks or floor area. The report must include an analysis of demographic, social, economic, and housing conditions and trends as well as identification of potential measures that may address any identified disparities or displacement risk.

A discussion followed.

Mr. Cabello entertained questions.

Jack Bernatovicz, Representing Council Member Jimmy Van Bramer reported that the Council Member is a sponsor of this legislation.

There was discussion of how such legislation might broaden the discussion of the proposed rezoning at 62<sup>nd</sup> St and Roosevelt Avenue. Christine Hunter asked about the impact on property values in Woodside and discussed how it might affect moderate income and homeowners.

Ms. Deller stated CB 2 will hold a public hearing on March 17, 2021 and the next Land Use Committee Meeting will take place on March 24, 2021.

There was discussion regarding CB#2's community outreach for the ULURP Hearing for this same project. Nick Berkowitz inquired if we can do digital outreach and target ads on Facebook, Instagram and ask our Tech Committee to weigh in on it. Ms. Deller stated this is something we can discuss and that we need more information about it.

Mr. Berkowitz discussed that this project is adjacent to transit and is an opportunity for a neighborhood defining project and if we could find a way for us as a Board to think about what we would wish could be adjacent to transit in the neighborhood. We should think carefully about what we are asking for in this rezoning as it has the potential to be a landmark project.

Ms. Hunter noted that the stations of the 7 train, particularly 52<sup>nd</sup> Street, are in poor shape.

Morry Galonoy stated maybe we could advocate for putting up an antenna for New York City Mesh which could bring affordable or free broadband access. This would be a great way to benefit the community and people who are disadvantaged.

Ms. Deller asked Ms. Batan to reach out to Mare Nostrom to see what the update is.

Tannia Chavez asked if they could open a space at street level or a plaza.

Ms. Deller and Ms. Hunter will follow up with the development team for the project.

#### **Teal Delys, NYC Department of City Planning**

Ms. Delys provided the following update:

- 62-04 Roosevelt Avenue is expected to certify on March 15, 2021 City Planning Commission.
- 48-18 Van Dam is expected to certify mid-March.
- 50-25 Barnett Avenue – vote by CPC on March 3, 2021, people can still submit comments up until February 24, 2021
- City Council Hearing on the Comprehensive Planning Proposal and the hearing will take place on Tuesday, February 23, 2021. DCP expects this to be an ongoing conversation.

A discussion followed and Ms. Delys entertained questions.

#### **Old Business**

Ms. Deller reported that a Phipps Tenant's Association Meeting is scheduled on the 19<sup>th</sup>.

Ms. Deller reported she attended the last meeting and the tenants are talking and discussing their concerns. There is positive dialogue. Phipps hired additional staff and have done additional cleaning and they will do landscaping.

Ms. Deller stated they have cleaned garbage and recycling area, trash containers, and have communicated to tenants.

Nick Berkowitz made a motion and it was seconded by Kenny Greenberg to send a letter of support to the Public Advocate in support of the Disparity Impact Legislation Intro 1572. All were in favor with none opposed and 1 abstention.

Ms. Deller requested Mr. Berkowitz provide the language and that he forward it to the CB 2 Office.

The meeting was adjourned.

Respectfully submitted by:

MA Gurrado

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