



Donovan Richards
Queens Borough President

Community Board No. 2

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Lisa Deller
Chairperson

Debra Markell Kleinert
District Manager

May 19, 2021

Land Use Committee Meeting Minutes

Land Use Committee Members – Present

Lisa Deller
Christine Hunter
Thalia (Karesia) Batan
Kat Bloomfield
Tannia Chavez
Sally Frank
Morry Galonoy
Dr. Rosamond Gianutsos
Kenneth Greenberg
Katherine Sabal
Laura Shepard
Lauren Springer

Land Use Committee Members – Absent

Nicholas Berkowitz
Stephen Cooper
Benjamin Guttman
Elliot Park

Community Board 2 Queens Staff

Debra Markell Kleinert, District Manager
MaryAnn Gurrado

Queens Borough President's Office

Vicky Garvey, Representing Queens Borough President Donovan Richards

Elected Officials/Representatives

Jack Bernatovicz, Representing Council Member Jimmy Van Bramer

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

NYC Department of City Planning

Teal Delys

Guests

Diane Dreier, NYC Parks
James Mituzas, NYC Parks
Eric Mattes, NYC Parks
Amber Betances, NYC Parks
Stacia Tull, NYC Parks
Ian Rasmussen
Eric Palatnik
Kevin & Nicola, Mare Nostrom
Zeke Luger
Stephen Lyshoir
Jordan Press
Shiva Ghomi

Presentation on upgrades for Woodside Plaza

Amber Betances, NYC Parks provided a presentation and discussed the following:

- 1.75 million dollars allocated by City Council and Queens Borough President.
- The Goals are to create a destination point and restore accessibility and visibility to the monument. Provide a flexible space for gathering and community events and to provide social seating.
- Project location is at the intersection of Woodside Avenue, Roosevelt Avenue, and 60th Street in Queens.
- Several playgrounds, dog runs and plazas nearby.
- Not in a flood risk zone.
- Surrounding land use was discussed.
- Exiting conditions were reviewed and discussed.
- Monument, flagpole, and elevated platform were reviewed.
- Parks will maintain the space.
- Working on the design, 10 months for procurement, will not be built for 2 years.
- Provided an update from the community input meeting.
- Area is infested with rats.
- Schematic Plan was reviewed and discussed, including site furnishings, site and plant materials sustainability analysis and light study. Monument will be main focal point.
- There will be increased lighting.
- Will accommodate 30 to 40 people.
- A request was made for garbage receptacles. Parks will check with Maintenance and DOS.
- There is an area designated for a food vendor.

James Mituzas provided an update:

- Will provide information about the schedule.
- Area was renovated in the mid 1990's.

- Working on the design now and it is a FY2022 job. Project may begin in about 2 years.
- They are doing borings and testing and will see if permeable pavement will work at this site and it will be a sustainability feature.
- The bulletin board will be removed as it was not maintained.
- They would be amenable to a maintenance partner and would welcome if someone wanted to volunteer. They work with Sara Baral Outreach Coordinator for the NYC Parks Dept.
- Will investigate an interpretive sign
- The issue of Wi-Fi was discussed, and it is not something Parks does.
- NYC Parks Design Team is not in favor of more planted area because of the rat problem and the limited size of the park
- Parks is seeking a letter of support addressed to Joanne Amagrande at Parks.

Mr. Mituzas entertained questions.

48-18 Van Dam Street – Teamsters – ULURP Applications 190260ZMQ

Discussion and recommendation for rezoning of 48-18 Van Dam Street. The zoning map amendment would facilitate a four-story enlargement to an existing two-story building located at the development site.

Ms. Deller provided an update concerning the April 2021 Public Hearing that was held concerning this application.

Eric Palatnik provided an update and discussed the community benefits.

- Discussed the open space outside.
- Discussed the formal and informal community benefits.
- Reported that Sean Campbell is the head of the Union's Pension Fund and he cannot give away space as it is against his fiduciary oath. He expressed his desire to incorporate local artists' work inside or on the exterior of the building. If a community group was well vetted and needed space, they would be able to make arrangements but he cannot commit to this in writing as it is against his fiduciary responsibilities to the pension fund that owns the property.
- They still desire to be good neighbors and provide as much involvement with arts and internships as possible.
- Met with the Arts & Cultural Committee and had a positive meeting. Mr. Campbell set forth his personal desire and commitment to standby by his interest in supporting the art.
- As a Fiduciary Trust, Sean Campbell does not have the authority or power to allow or give away space but does have the power to use discretion to create partnerships to allow for spaces to be utilized and art to be exhibited.
- Expressed that they do involve themselves with LaGuardia Community College, including internships, and many neighborhood initiatives.
- The project includes a pocket park which will be open to the public and will be maintained by the Teamsters.
- Will use Union labor to build out the building.
- In-house building maintenance will be performed by their own union workers.

In response to a question about using ground floor retail space, Mr. Campbell said that he does not have the fiduciary responsibility to offer any space on special terms. He is talking to local artists but cannot commit to anything at this time.

The park will be open to the public and it will be maintained by the Teamsters Union. Kenny Greenberg and Karesia Batan said that they would be meeting with Sean Campbell next week.

Christine Hunter made a motion and it was seconded by Tannia Chavez to support the rezoning subject to the following:

- Incorporation / display of local artists' work on interior or exterior of new building, particularly on the blank south wall or in the pocket park.
- Commitment to work with community to utilize meeting space.
- EV chargers in their parking area.
- Bike Parking racks on adjacent sidewalks.
- Affirmative effort to market to minority and women owned business for commercial space.
- Use of LIC Storefront Program for display of local art in vacant retail spaces.

The vote was 8 in favor of the motion; none opposed and no abstentions.

62-04 Roosevelt Avenue – ULURP Application N200069ZRY
Discussion and recommendation for rezoning of 62-04 Roosevelt Avenue

Ms. Deller provided the following information:

- At the public hearing and in written comments received after the hearing there were 17 in favor of the project and 5 against. Ms. Deller read a letter from a resident that was in opposition to the project.
- 421A Tax Abatement
- 13 Stories
- 135 Feet
- 213 units with 25% of the units permanently affordable under the MIH program. The MIH scenario is Option 1; 1/3 at 40, 1/3 at 60 and 1/3 at 80.
- 60% of the 2021 Area Median Income (AMI) for a 3-person household is \$60,440. For 4-person \$71,580.
- Mare Nostrom is a development partner.

Steven Lysohir provided the following information:

- Thee project will include: 7500 for community facility space, 2000 SF for Mare Nostrom Theatre, 1500 SF for shared community art space, 2000 SF flexible studio space (incl. rest rooms) and 5 flexible studios - 200 to 500 square feet.

- Shared bathroom and common area where they plan to locate a Vegan café. There will be a retail entrance to the cafe facing Roosevelt.
- 2nd Floor commercial space was discussed and Land Use members expressed a preference for medical or educational facility tenants. Current assumption is \$36.00 per square feet, 21,000 square feet of space.
- 15 accessory parking spaces.
- Developers have a relationship with 32BJ and they will have a maintenance contract which is in place. For construction they assume a mixture of union and non-union sub-contractors.
- They are working with businesses who want to stay, and they will help those that want to relocate.

A discussion about the unit mix breakdown of the apartments took place.

There were concerns expressed about the height and bulk of the proposed building and its impact on the pedestrian experience along Roosevelt Avenue under the elevated 7 train.

Dr. Rosamond Gianutsos discussed working with OONEE on bike parking.

A discussions took place regarding EV chargers, loading births, car sharing and attended parking

Questions were entertained.

Jordan Press provided the following information:

- 40% AMI Band Units 54 \$ 598 for a studio, \$756 for a 1 bedroom \$900 for a 2 bedroom
- 60% AMI Band \$956 for a studio, \$,1204 for 1 bedroom \$1,437 for 2 bedrooms
- 80% \$1,314 for a studio, \$1,651for a 1 bedroom, \$1,974 for a 2 bedroom
- Permanently rent regulated by Rent Guidelines Board.
- At present there are only 0, 1 and 2 bedroom units planned, with 25% of the units being 2-bedroom, however the development team is open to some change in the unit mix.

Lisa Deller made a motion and it was seconded by Kenny Greenberg to oppose the rezoning unless the developer includes the following:

- Developer conduct a market study for further consideration of BR sizes and rents.
- Increase in the number of affordable apartments, including marketing and breaking down barriers to include Section 8 tenants.
- Increase the number of larger apartments.
- Confirm the Artist Studio space: 7500 square feet (SF) includes 2000 SF Mare Nostrum, 1500 SF Queens Com Art space, 2000 for shared studios, 5 short term rentals.
- EV Charging Stations for Parking.

- Car Sharing
- Bike Parking
- Internet access with NYC Mesh
- 32BJ Contract in place
- Using Union Labor trades in construction
- Working to rehouse or relocate existing businesses
- Signage pointing to arts space.
- Solar Panels

The vote was 6 in favor of the motion; 3 opposed and 0 abstentions.

Elevate Transit Zoning Text Amendment – ULURP Application N210270ZRY

Discussion and recommendation for Zoning for Accessibility - The MTA and DCP are proposing a citywide zoning text amendment that will allow the MTA to work more efficiently with private developers to help achieve systemwide accessibility. The proposal includes a system-wide transit easement certification and an authorization for transit improvement bonuses in high density areas to facilitate the implementation of ADA access at stations throughout the city more quickly and efficiently.

Christine Hunter made a motion and it was seconded by Tannia Chavez to support the text amendment and attach the following recommendations:

- City Planning Commission study mechanism for neighborhood bonus for developments in mid-density zones (lower than R9) in order that developer would make capital contributions to accessibility of MTA stations for additional floor area.
- Laura Shepard requested the motion include bathrooms and secure bike parking.
- Tannia Chavez requested that we prioritize ADA accessibility.

The vote was 8 in favor of the motion with none opposed and no abstentions.

Teal Delys, Department of City Planning

Ms. Delys announced there are three more zoning proposals to be voted on before the end of June.

- Citywide Hotel Text Amendment
- Health and Fitness Special Permit
- Open Restaurants
- These will be presented at the June 16, 2021 Land Use Committee Meeting.

Ms. Deller announced that CB 2 will hold a Special CB 2 Public Hearing and Full Board Meeting on June 23, 2021 to vote on these zoning proposals within the required 60 day Community Board ULURP review period.

The meeting was adjourned.

Respectfully submitted by:
MA Gurrado
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