



Melinda Katz  
Queens Borough President

## Community Board No. 2

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Denise Keehan-Smith  
Chairwoman

Debra Markell Kleinert  
District Manager

February 26, 2019

To: Community Board 2 Members

From: Denise Keehan-Smith, Chairwoman

Re: NOTICE OF THURSDAY **MARCH 7, 2019** CB2 MONTHLY MEETING

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Community Board 2 has scheduled a Regular Monthly Meeting and Public Hearing of the Full Board for:

DATE: **THURSDAY MARCH 7, 2019**  
TIME: **6:30 P.M.**  
LOCATION: SUNNYSIDE COMMUNITY SERVICES  
43-31 39<sup>th</sup> Street – Ground Floor  
Sunnyside, New York 11104

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### AGENDA

1. Pledge of Allegiance
2. Comments by Public Officials/Guest Speakers (10 minutes for speaking time and to respond to questions).
3. RECOGNITION AWARD
4. Public Hearing

### PUBLIC HEARING

#### CONSUMER AFFAIRS APPLICATIONS

- AN APPLICATION FOR AN UNENCLOSED SIDEWALK CAFÉ WITH 10 TABLES AND 20 SEATS AT APU FOODS CORP. / D/B/A RIKO AT 45-23 GREENPOINT AVENUE, SUNNYSIDE  
AND
- AN APPLICATION FOR AN UNENCLOSED SIDEWALK CAFÉ WITH 12 TABLES AND 24 SEATS AT ME7782 LLC / D/B/A BELLWETHER AT 47-25 VERNON BLVD, LIC.  
AND

#### HISTORIC SIGNAGE – NEWTOWN HISTORICAL SOCIETY

- NEWTOWN HISTORICAL SOCIETY WOULD LIKE TO REPLICATE THE SIGN THAT PREVIOUSLY WAS INSTALLED ALONG MASPETH AVENUE INDICATING THE FORMER LOCATION OF DEWITT CLINTON'S HOME.

AND

**DEPARTMENT OF TRANSPORTATION – STREET SEAT PROPOSAL 26-01 JACKSON AVENUE**

- DEPARTMENT OF TRANSPORTATION WILL PRESENT A NEW STREET SEAT PROPOSAL FOR 26-01 JACKSON AVENUE WITH THE BOUNDARIES OF JACKSON AVENUE AND 44<sup>TH</sup> DRIVE. THE STREET SEAT IS PROPOSED TO BE PLACED AT 44<sup>TH</sup> DRIVE AND JACKSON AVENUE.  
AND

**LAND USE REVIEW APPLICATION (ULURP) – MANA PRODUCTS TEXT AMENDMENT: 27-11 49<sup>TH</sup> AVENUE**

**ULURP 180518 ZRQ, CEQR NO: 18DCP1892Q**

- APPLICATION BY 27-11 49<sup>TH</sup> AVENUE REALTY, LLC (A HOLDING ENTITY AFFILIATED WITH MANA PRODUCTS, INC.) SEEKS A ZONING TEXT AMENDMENT TO ZONING RESOLUTION (EXPANSION OF EXISTING MANUFACTURING FACILITIES TO ALLOW AN APPROXIMATELY 50 PERCENT INCREASE IN THE SIZE OF ITS CURRENT FACILITY AT THE PROJECT SITE. THE PROPOSED ACTION WOULD FACILITATE A 108,292 GSF HORIZONTAL AND VERTICAL ENLARGEMENT OF THE EXISTING THREE-STORY FACILITY ON THE PROJECT SITE (THE PROPOSED PROJECT). THE PROJECT BLOCK IS BOUNDED BY 47<sup>TH</sup> AVENUE TO THE NORTH, 27<sup>TH</sup> STREET TO THE EAST, 49<sup>TH</sup> AVENUE/HUNTERS POINT AVENUE ROAD TO THE SOUTH AND 29<sup>TH</sup> STREET TO THE WEST. THE SITE IS LOCATED ON THE SOUTHWESTERN PORTION OF THE BLOCK AT THE CORNER OF 49<sup>TH</sup> AVENUE AND 27<sup>TH</sup> STREET, AND IS ALSO A WATERFRONT PROPERTY, ABUTTING THE DUTCH KILLS TRIBUTARY ON THE EAST SIDE. THE SITE IS IMPROVED WITH A THREE-STORY 213,938 GSF BUILDING WHICH HOUSES MANA PRODUCTS INC., A COSMETICS MANUFACTURER.  
AND

**COURT SQUARE BLOCK 3 TEXT AMENDMENT- 23-10 45<sup>TH</sup> AVENUE - CEQR: 19DCP038Q**

- THE APPLICANT TAVROS CAPITAL, WHICH THROUGH COURT SQUARE 45TH AVE LLC IS THE OWNER OF THE PROPERTIES A BLOCK SOUTH OF THE CITIGROUP BUILDING AT 23-10 – 23-16 45TH AVENUE AND 45-03 – 45-09 23RD STREET. THIS IS AN APPLICATION FOR A ZONING TEXT AMENDMENT TO CHANGE THE HEIGHT AND SETBACK REGULATIONS APPLICABLE TO THE PROPERTY'S BLOCK IN ORDER TO ALLOW A SHORTER AND MORE EFFICIENT BUILDING TO BE CONSTRUCTED, WITH A TALLER BASE BUT A SHORTER TOWER. UNDER CURRENT HEIGHT AND SETBACK REGULATIONS, A 70-STORY BUILDING WOULD BE BUILT, WHILE UNDER THE PROPOSED ZONING TEXT AMENDMENT, A 45-STORY BUILDING WOULD BE CONSTRUCTED. THE BUILDING WOULD BE APPROXIMATELY 256,000 SQUARE FEET (15 FAR) AND HAVE GROUND FLOOR RETAIL, OFFICES ON FLOORS 2-8, AND APARTMENTS ABOVE. WHILE NOT TECHNICALLY A DOWNZONING, SINCE THE AS-OF-RIGHT BUILDING WOULD ALSO BE 15 FAR, THE PROPOSED BUILDING WOULD BE 25 STORIES SHORTER.  
AND

**LAND USE REVIEW APPLICATION (ULURP) RESIDENTIAL TOWER MECHANICAL VOIDS TEXT AMENDMENT**

**ULURP N190230 ZRY CEQR NO: 19DCPY110Y**

- THE APPLICATION EFFECTS (1) SITE IN LIC. IT IS ESSENTIALLY LIMITED TO HOW PROJECTS CAN "EXPLOIT" MECHANICAL FLOORS TO CREATE VOID SPACES THAT EFFECTIVELY INCREASE THE HEIGHT OF THE BUILDING.

(Anyone interested in commenting on each of the above matters can sign-up to speak for two minutes)

**BOARD MEETING**

5. Attendance
6. Approval of Minutes
7. Chairperson's Report
8. District Manager's Report
9. City Planning Report

## COMMITTEE REPORTS:

- City Services & Public Safety Committee [2 minutes]
- Land Use Committee [2 minutes]
  - Vote: Consumer Affairs Applications
  - Vote: Historic signage
  - Vote: ULURP Applications
  - Update Education Sub Committee [2 minutes]
- Transportation Committee [2 minutes]
  - Vote: Street Seat at 26-01 Jackson Avenue
- Environment Committee [2 minutes]
- Arts and Culture [2 minutes]
- Health and Human Services Committee [2 minutes]

### 10. Public Comment

Community Public Comment (2 minute limit per person). Sign-in sheets available at the meeting.

{The next Community Board 2 meeting will be held on **THURSDAY APRIL 4, 2019**}

CB2 March 7 2019

CC: Honorable Alexandria Ocasio Cortez, US Congress  
Honorable Carolyn B. Maloney, US Congress  
Honorable Nydia M. Velazquez, US Congress  
Honorable Grace Meng, US Congress  
Honorable Michael Gianaris, NY State Senate  
Honorable Toby A. Stavisky, NY State Senate  
Honorable Michael DenDekker, NYS Assembly  
Honorable Brian Barnwell, NYS Assembly  
Honorable Catherine T. Nolan, NYS Assembly  
Honorable Robert Holden, NYC Council Member  
Honorable Jimmy Van Bramer NYC Council Member  
Honorable Daniel Dromm, NYC Council Member  
Honorable Melinda Katz, President of the Borough of Queens  
Honorable Sharon Lee, Deputy Borough President  
Vickie Morales, Queens Borough President  
John Perricone, Queens Borough President  
Irving Poy, Planning, Borough Presidents Office, Queens  
Alexis Wheeler, City Planning  
Coralie Ayers, City Planning  
PBQN  
Captain Michael Gibbs, 108<sup>th</sup> Precinct  
Judy Zangwill  
Tavros  
Bellwether  
APU Foods Corp  
Newton Historical Society  
Greenberg Traurig