



*Donovan Richards*  
*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](mailto:qn02@cb.nyc.gov)

[www.nyc.gov/queenscb2](http://www.nyc.gov/queenscb2)

*Lisa Deller*

*Chairperson*

*Debra Markell Kleinert*

*District Manager*

## **AMENDED**

**June 3, 2021**

## **Community Board 2 Meeting Minutes**

**Please note that the full Board Meeting presentation is available on our Queens Community Board 2 Youtube Channel.**

### **Board Members – Present**

Amparo Abel-Bey  
Czarinna Andres  
Anatole Ashraf  
Thalia (Karesia) Batan  
Nicholas Berkowitz  
Sandra Bigitschke  
Kat Bloomfield  
Danielle Brecker  
Johanna Carmona  
Tannia Chavez  
Osman Chowdhury  
Stephen Cooper  
Warren Davis  
Jake DeGroot  
Lisa Deller  
Sally Frank  
Morry Galonoy  
Dr. Rosamond Gianutsos  
Camille Gray

Kenneth Greenberg  
Benjamin Guttmann  
Christine Hunter  
Sheila Lewandowski  
Thomas Mituzas  
Bianca Ozeri  
Karla Perez  
Steven Raga  
Selena Romero  
Katherine Sabal  
Norberto Saldana  
Laura Shepard  
Lauren Springer  
Mary Torres  
Anthony Tudela  
Julie Won  
Frank Wu

### **Board Members – Absent**

Gianna Cerbone  
William Garrett

Kristen McGowan  
Taina McShane

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

Somnath Ghimire	Clara Oza
Mohammed Choudhury Jewel	Elliot Park
Badrun Khan	Regina Shanley
Jordan Levine	John Vaichunas
Dominic Lippolis	Adrienne Verrilli

### **Community Board 2 Staff**

Debra Markell Kleinert, District Manager  
MaryAnn Gurrado

### **Department of City Planning**

Teal Delys

### **Elected Officials/Representatives**

Honorable Carolyn Maloney, United States Congress

Najee Phillips, Representing Congresswoman Alexandria Ocasio-Cortez  
Ernie Brooks, Representing Congresswoman Carolyn Maloney  
Mercedes Jennings, Representing NY State Senator Michael Gianaris  
Victoria Leahy, Representing NY State Assembly Member Brian Barnwell  
Ben Geremia, Representing, NYC Council Member Robert Holden  
Jack Bernatovicz, Representing NYC Council Member Jimmy Van Bramer  
Joe Nocerino, Representing Queens Borough President Donovan Richards  
Mary Jobaida, Representing NY State Senator Jessica Ramos  
Victoria Garvey, Representing Queens Borough President Donovan Richards  
Representative, Queens District Attorney Melinda Katz

### **Guests**

Jonah Gensler, Sunnyside Community Services  
Eric Palatnik  
Sean Campbell  
Jordan Press  
Steve Lyshoir  
Nicola Irvasi  
Kevin Albert  
Shiva Ghani  
Lisa Orrantia

Ms. Deller welcomed everyone back to our virtual CB2 board meeting tonight. Please note until further notice all CB 2 meetings and committee meetings will be conducted by teleconference

Pledge of Allegiance.

Ms. Deller announced general housekeeping rules.

### **Comments by Elected and Public Officials**

### **Ben Geremia, Representing Council Member Holden's Office**

Ben Geremia provided the following report:

- Hello neighbors, Community Board 2 members, and fellow elected officials.
- As a civic president and former Community Board 5 member for over three decades, serving on nearly 7-committees at some point, Council Member Robert Holden sincerely appreciates the service you all do for the residents of CB2.
- Our office continues to work hard serving the constituents of the 30th District and can be reached via telephone, at 718-366-3900 and via email, at [District30@council.nyc.gov](mailto:District30@council.nyc.gov).
- No task is too big or too small for us to handle, and we welcome all inquiries.
- Our office continues to be inundated with phone calls, emails, and social media inquiries, on several quality of life issues.
- We heard from constituents of increased drag racing, speeding, and reckless driving. We have also received complaints of illegal car meet up's, including in portions of the 108 Pct, where folks drink and play loud music at all hours of the night. Not to mention these cars are illegally altered with noisy exhaust pipes and tinted windows. Council Member Holden's staff literally goes out there at 2 in the morning to help pinpoint the location of the music and coordinates with the relevant precincts to put an end to it.
- With some sense of normalcy coming back to our city, we will be hosting several events, including pet food giveaways, concerts, animal vaccine, and spay/neuter clinics, thyroid scans, self-defense classes, and community clean-ups.
- Please follow Council Member on Facebook, Twitter, and Instagram, and you can join our mailing list where we share these events by reaching out to our office. We hope to see you all at these events! As always, feel free to contact Council Member Holden's office with any of your questions or concerns.
- Thank you again for your continued dedication to our communities, and we hope to see all of you soon.

### **Joe Nocerino, Representing Queens Borough President Donovan Richards**

Mr. Nocerino provided the following report:

- IDNYC Program that the Borough President has been sponsoring at Borough Hall has been extended through August. It has been a huge success. Anyone interested must schedule an appointment on their website.
- Free movie nights will be coming up on June 16, 2021 Coming to America, June 24, 2021 Monsoon Wedding. These are free; however, you need to reserve a spot on their website.
- The Borough President has announced \$11 million dollars in the upcoming budget funding for cultural events. Queens Museum, Queens Theatre, NY Hall of Science, Queens County Farm Museum are some of the many organizations that he has put funding into. Visit their website for more information at [www.queensbp.org](http://www.queensbp.org).
- On June 14, 2021, they will be opening the Borough President's Wellness Immigration Wellness Center at Borough Hall. They will be kicking off the center with the raising of a new Pride Flag ceremony at 11:00 am. All are encouraged to attend and participate you do not need to make a reservation and you will have the opportunity to visit the center and meet the Borough President.

- Mr. Nocerino stated he put the link in the chat where you can click on the calendar for upcoming events.

**Victoria Leahy, Representing NY State Assembly Member Brian Barnwell**

Ms. Leahy provided the following report:

Rental Assistance for Landlord/Tenants - New York State Emergency Rental Assistance Program portal has opened as of June 1st. The program provides relief to help those at risk of experiencing homelessness or housing instability by providing rental arrears, temporary rental assistance, and/or utility arrears assistance. If you are interested in learning more about the program or need help applying, please call our office. We're more than happy to help anyone go through the application.

Link: <https://esd.ny.gov/pandemic-small-business-recovery-grant-program>

Pandemic Small Business Recovery Grant Program - The Pandemic Small Business Recovery Grant Program is a small business relief program for small businesses experiencing financial strain due to COVID. If your business receives the grant, the grant must be used for COVID-19 related losses or expenses incurred between March 1st, 2020 and April 1st, 2021. The portal for this program is scheduled to open on June 10th and more details will be released before then. If interested in learning about the program specifications and requirements, please call our office. I'll be adding the link to both programs into the chat.

Program Link: <https://esd.ny.gov/pandemic-small-business-recovery-grant-program>

As always, if you have any questions, you can contact our office by calling 718-651-3185 or by emailing me at [leahyv@nyassembly.gov](mailto:leahyv@nyassembly.gov)

Earlier this week, the NY State Emergency Rental Assistance Program became available. This program provides significant economic relief for those experiencing homelessness or are at risk for housing instability by providing rental subsidies. The portal is now accessible to all and if there is anyone interested in how to apply, to contact their office for assistance. The link to the portal will be provided in the chat.

There is another program that is set to open to the public in the next week or so, possibly on June 10<sup>th</sup>, called the Pandemic Small Business Recovery Grant Program. This grant, if you apply and it is granted, it must be used for COVID-19 related losses and expenses incurred between March 1, 2020 through April 1, 2021. The link will be provided in the chat.

If anyone has any questions or in need of assistance, they may contact their office at: (718) 651-3185.

Victoria Leahy entertained questions.

Jake DeGroot asked why the Assembly Member voted against the Cannabis Legislation. He stated he would like to hear from the AM as to how he made this decision.

Ms. Leahy stated that AM Barnwell is in Albany in session and that she will remind him of this.

Morry Galonoy asked if the AM would attend the Community Board 2 Meeting to discuss this issue.

**Jack Bernatovicz, Representing NYC Council Member Jimmy Van Bramer**

Jack Bernatovicz provided the following report:

- Yesterday, along with the Sunnyside Woodside Open Streets Coalition, Council Member Van Bramer brought Drag Queen Story Hour to Skillman Ave. Wanted to thank the Open Street Coalition, DQSH, Bella Noche, and all the families that came out and enjoyed the reading.
- Last week, Council Member Van Bramer joined Blissville Civic, and CB2 members Tom Mituzas and Warren Davis, to announce \$500,000 in funding from our office to re-install the historic flagpole and plaza honoring those who've lost their lives in service to our country. Thank you Tom, CB2's Transportation Committee, and the Blissville Civic for your long fight for this project.
- This month the City Council passed CM Van Bramer's [Intro 1681](#), requiring the Department of Education and each school to create "Food Waste Prevention Plans". There is an untold amount of food waste that gets discarded from our schools without real tracing and much of this waste is preventable. Through these real food waste prevention plans, the DOE will divert much of their waste from the landfill to food kitchens, compost and pinpoint strategies to reduce waste in general.
- The City Council will be voting on the FY21 Budget later this month, and as always the Council Member will be fighting for a more just and equitable budget which must include culture and libraries as priorities.
- Next week, starting Monday June 7th, the Queens Public Library will be moving 11 more branches to Stage 2, allowing for in person services and computer access at the Hunters Point and Woodside branches. Also, the Queens Public Library anticipates reopening all available QPL locations for at least limited service by mid-July.
- Wished all a Happy Pride Month.

Jack Bernatovicz entertained questions.

Lisa Deller asked if there was any news on the possible relocation of the Court Square Library. Mr. Bernatovicz did not have an update, however reported that he will follow up on this matter and get back to CB 2.

Sheila Lewandowski asked about the following:

- Court Square Library agreement with the Wolkoff's to relocate them.
- Hunters Point Library Flooding issues. Mr. Bernatovicz will check on updates.

Ms. Deller thanked Council Member Van Bramer for allocating the \$500,000 funding for the Blissville flagpole at the Veterans Memorial site.

Mr. Cooper discussed the issue of the 39<sup>th</sup> Avenue Bike Boulevard and discussed the Philadelphia Plan, which provides for residential parking and asked for a reconsideration of this plan so that residents of the gardens will be allotted one or two spots.

Mr. Bernatovicz reported this is a Mayoral initiative and that they are still learning more and are excited to get more updates from DOT.

Ms. Deller reported informed that the DOT will be attending the special Community Board 2 meeting on June 23, 2021 to discuss the plans for the 39<sup>th</sup> Avenue Bike Boulevard.

### **Mercedes Jennings, Representing NY State Senator Michael Gianaris**

Mercedes Jennings provided the following report:

- The Senate is busy and is nearing the end of session which will be next week on June 10, 2021
- Discussed the passing of the Foundation Aid Funding Act at the end of March. The Senator has been going to different schools within District 30. In this district alone, \$35 million dollars will be going to schools starting in September 2021. This will be split between three years. This is money the State has owed the city for over 10 years. The Senator has been fighting for this as long as he has been in office to make sure the money goes to schools. This is the first time that public schools will get 100% fair funding from the state.
- Office has been dealing with a lot of unemployment cases anyone in need of assistance can contact their office for assistance.
- Hey, are here as a resource for the community and to contact their office if they need any assistance and that the Senator is there for them.

Tom Mituzas asked for more information about the Housing with Dignity that the Senator has been talking about. He stated the Blissville Civic Association has questions regarding this and asked if this request could bring this to the top of his list as they have not received a response in four months.

Mercedes stated she would make sure the Senator receives the information.

Sheila Lewandowski asked about Small Business Relief and reported that she has brought this to the Senator. She stated that small business relief is not extend to non-profits and they are small businesses also.

Mercedes Jennings will bring this to the Senator's attention.

### **Honorable Carolyn Maloney, US Congresswoman**

Congresswoman Maloney provided the following information:

- It is an exciting time to be in Washington with a democratic President, House, and Senate.
- Discussed the American Rescue Plan.
- Working on an Infrastructure Plan.
- Discussed the American Family Plan.

- Discussed Paid Family Leave and Sick Leave.
- Reported that Queens does not have K3 program. There are some places in the city that have K3, but because of all of the money that is coming into the City and because of everyone working with the Mayor, the Mayor has agreed to bring it to a vote to the school districts in Queens and it will be there for all families.
- Wants to work with the Borough President's office in finding sites and would love the support of the Education Committee as there are not enough sites.
- Discussed the Rent Relief Program.
- Working on a special project at Queensbridge, Ravenswood, and Astoria Houses. When she visits these developments everyone's homes have not been repaired. This is a pilot project reversing centralized administration back to the local level. Working with Bishop Taylor to see if his program can be expanded to help train young people to make repairs and help them get jobs in the Housing Authority to help with the repairs.
- Reported that a success of her office was bringing a Healthcare Center to Queensbridge. Also, she worked to fund the Floating Hospital. Wants to bring the same service to Astoria and Ravenswood using money from the Rescue Plan.
- Discussed the COVID-19 and that we need extensive healthcare especially in underserved areas.
- Proud of the work of the Biden Administration has made in getting the vaccinations out to people. Everyone did a remarkable job in getting the vaccination sites up around our city and state. We have a 24-hour site at the stadium and vaccines are in most of the pharmacies. The CM also worked to locate vaccine sites in Ravenswood, Astoria, and Queens Bridge.
- Announced she will be hosting a forum tomorrow on Equal Pay for Equal Work for Moms and there will be a panel with expert educators and announced Senator Jessica Ramos will be joining her.
- Announced that Ernie Brooks is present and can assist with any questions
- Announced a hearing that was held and that there was a recall of a Mattel product which is a Baby Recliner, where 50 children have died. They finally got it removed and Mattel did a Recall. The item was dangerous.
- Discussed the high cost of Prescription Drugs and announced there will be a hearing on the Sackler's. She discussed a bill called the Sackler Act.

Lisa Deller thanked Congresswoman Maloney and raised her concerns about the expiration of the eviction moratoriums, the need for extending rent relief and expanding the availability of Section 8 Vouchers.

- CM Maloney said that she would like to have a forum in CB 2 on how the Rental Assistance Program is being implemented. This could help to build a case for reallocating funds.
- Discussed the Paycheck Protection Program.

Stephen Cooper thanked Congresswoman Maloney and discussed not receiving his check and is concerned there may be others that have not received their checks. He inquired as to whether this was a common issue.

Congresswoman Maloney advised him to contact her office at (212) 860-0606.

Frank Wu thanked her for attending the meeting and asked the following questions:

Requested updates on the earmarking of federal funds. She advised him to submit an application.

Congresswoman Maloney said her top priority is building a train station in Sunnyside Yards.

Morry Galonoy discussed the EIDL program and said there are many mistakes occurring with this program. Small businesses and not for profits are supposed to get these funds, and everything is being held up due to administrative snafus.

Congresswoman Maloney advised him to contact her office on these issues with the SBA and can champion individuals at: (212) 860-0606.

Ms. Deller thanked her for attending the meeting and looks forward to a forum.

#### **Representative from the Representing Queens District Attorney Melinda Katz**

- Announced Queens District Attorney Katz will be joined by City Council Member Dromm to host the 2021 Virtual Pride Celebration in honor of Pride Month on Thursday, June 10, 2021 from 6 to 8 pm. All are invited to attend to join the celebration or more information visit the website to sign up at [www.queensda.org](http://www.queensda.org) to sign up and register.
- Queens District Attorney Katz will be hosting a Gun Buy Back Event in partnership with New York Attorney General Tish James and Gateway JFK to give gunowners the opportunity to trade in their operable firearms in return for cash cards and i-pads. The event will take place on June 12, 2021 from 10:00 to 12:00 at St. Mary Magdalene's Church. Those interested in attending and for more information visit [www.queensda.org](http://www.queensda.org) and on social media @queensdakatz.

#### **Najae Phillips, Representing Congresswoman Alexandria Ocasio-Cortez**

Najae Phillips provided the following report:

- The Congresswoman hosted a virtual town hall on Monday, May 24th. You can watch a recording of the event on our YouTube page: @RepAOC.
- The IRS is correcting tax returns for eligible individuals who paid taxes on 2020 unemployment compensation that the American Rescue Plan later excluded from taxable income. These corrections are being made automatically. The IRS will send taxpayers a notice explaining any corrections.
- Today the Congresswoman was joined by Sen. Schumer and Rep. Bowman at Jacobi hospital to call for funding for their groundbreaking Stand Up to Violence (SUV) Program. Both representatives submitted funding requests to expand this program to the House Appropriations committee.
- Links to drop in chat: For notifications about upcoming events, including our monthly Town Halls, through our mailing list. If you aren't already signed up for our mailing list, you can do so at this link that will share in the chat in either English or Spanish.
- English Newsletter: <https://ocasio-cortez.house.gov/contact/newsletter-subscribe>
- Spanish Newsletter: <https://oca>.

Najae Phillips entertained questions.

Camille Gray asked for information about the Homework Helper Program. Najae Phillips stated she would get back to her with the information.

Sheila Lewandowski asked about EIDL Program and what they will do for assistance to make it more accessible for smaller organizations that really care about accessibility to the general public. If your



earned income is your primary operating model, as a non-profit then you are eligible and if earned income is not then it does not help you. There have been 13,000 applications and to date only 31 grants have been made. They need to apply pressure to help craft this to be better for non-profits that serve communities who are aren't supporting them through earned income.

Najae reported that she will bring this information to her supervisor.

Lisa Deller invited the Congresswoman to attend one of the CB 2 meetings. Najae said she would discuss this tomorrow. She tries to attend one CB meeting a month, hopefully in September she will be able to attend.

#### **Jonah Gensler, Sunnyside Community Services**

Jonah Gensler provided the following update:

- Announced that Sunnyside Community Services will be opening for seniors on June 14,2021 and will be limited be by appointment June.
- Announced a program where young people will be placed in internships and they pay for the internships. If anyone can host a 17 or 18-year-old; they will provide oversight and supervision. This can be remote or in person. The program runs from July 6, 2021 to August 14,2021. Anyone interested can reach out to him at Sunnyside Community Services

#### **Mary Jobaida, Representing NY State Senator Jessica Ramos**

Mary Jobaida provided the following report:

- Announced the office is working remotely. Their telephone number is: (718) 205-3881
- Open in a limited capacity and by appointment only.
- Discussed the Excluded Workers Fund. They still do not have the applications available and they very limited information. Won't have it before end of summer. Call their office for more information.

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

Eric Palatnik, attorney for the applicant provided a power point presentation and discussed the project plans for the Teamsters Local Union 813 Benefit Trust Fund. This is for a rezoning for their property at 48-18 Van Dam Street.

- Announced Sean Campbell was present on the phone and he is the Director and his responsibility is that to make sure the funds are allocated and spent properly and invested accordingly.
- The building is located within a M2-1 zoning district and allows a 2 FAR. They want to add 4 stories onto the building. This will enable them to create a union building that will attract not just their own headquarters but a headquarters for other unions with their fiduciary components. Unions are required to keep tremendous number of records on site under federal regulations and are required to have space where members come to vote. This building will achieve all of this.
- There will be room for 49 accessory parking spaces.
- The building is 85 feet tall, 4 stories for a total of 6 stories.

Ms. Deller discussed EV charging in the parking lot and asked about its inclusion in the proposal. Ms. Deller stated that our fiduciary responsibility is to our community.

Eric Palatnik reported that they do not have the money for it and that they cannot accommodate the request.

A discussion followed.

Sheila Lewandowski reported that at the recent Transportation Committee Meeting when Revel presented, they said they are looking to invest and are looking for physical location partners to install charging stations.

Eric Palatnik stated that the Teamsters do not have the ability to do this and stated, if you have a partner and you would like to see something as a beta test on how things would work out and if there is an ability for the Teamsters to do it and you can sit down with the Teamsters and their legal counsel who is responsible for their legal compliance with their fiduciary responsibilities and meet at their office and go through how they can accommodate this request. After the request was made, they immediately had a conference call with the attorneys and the teamsters. It was the decision of the executive committee that they do not have the capacity to endeavor in such a novel concept that has yet to be done. Eric Palatnik stated that if you have a partnership that you can bring to them that could alleviate the financial burden and want to utilize the voluntary parking and infrastructure that they put in place and find a system that may work. It's not up to Sean or him and is up to a committee.

Ms. Deller stated it is not up to CB 2 to bring them a partner and is requesting they seek a partner and to accommodate this request.

A discussion followed.

Sean Campbell stated he understands everyone's point and is not opposed to this and reported that these are private pension dollars and when they do things it has to be explained to the members. He has no problem going back to his board and if they can get a grant and work with someone and they can help them do something, he has no issues with it.

Christine Hunter asked if they have priced the charging stations and if they could provide the information. Eric Palatnik stated he would provide the information.

Sean Campbell discussed the budget for the project. He said if there is a way that it can be done, then they will get it down.

Karesia Batan and Kenny Greenberg provided an update about the Arts Committee meeting with Sean Campbell.

Mr. Palatnik entertained questions.

#### **UURP Application #2000702ZMQ & N2000069ZRQ- 62-04 Roosevelt Avenue**

Jordan Press introduced his colleagues.

Lisa Orrantia introduced the applicants and provided a power point presentation.

- The project area is 41,000 square feet located at a transit hub between the elevated 7 line and the LIRR tracks.
- The development site is 35,000 square feet, surrounding area is a mix of commercial residential and transportation uses.
- The site is currently zoned R6 and R6 with C14 overlay. Residential and community facility uses are allowed as of right in the R6 and within the C14 overlay local retail uses are allowed as of right but are restricted to the first and 2<sup>nd</sup> floors.
- Existing conditions were reviewed.
- Proposed zoning actions are:
  - Zoning Map Amendment
    - to rezone approximately 41,000 sf from R6 and R6/C1 to C4-4
  - Zoning Text Amendment
    - Designate Mandatory Inclusionary Housing area

Shiva Ghomi discussed the proposed development and the as of right development.

- 13 story, 21,541 sf floor area building
- 156 accessory parking spaces
- Community facility/performing arts – 7,500 square feet
- Local retail space on ground floor and cellar. Office space on 2<sup>nd</sup> floor
- Residential 162,000 sf approximately 213 dwelling units, including 54 affordable units.

Jordan Press stated the applicants are committed to all the recommendations made by the Land Use Committee at their May 19, 2021, meeting:

- Community Facility Space for Arts
- Revised Bedroom Mix
- Increased Affordability
- Marketing affordable units to the community
- Electric Vehicle Charging Stations
- Car Sharing
- Bicycle Parking
- Internet Access via NYC Mesh
- Union agreement with 32BJ
- Assisting businesses
- Honoring the partnership with Mare Nostrom Elements
- Solar Panels

Nicola Irvasi provided an illustration for the Community Arts and commercial space.

Jordan Press discussed the following:

- Bedroom mix and said they can add three bedrooms to the mix.
- 2021 affordable rents charts with half the units for CB2.
- Brought on Hanac to help them with marketing.
- Parking electric vehicle charging, car sharing.
- Integrating bicycles and micro-mobility.
- Existing Businesses

- Sustainability and Green Features
- NYC Mesh
- Discussed the Proposed development and the as of right development.
- Uploaded the commitment letter in the chat.

Jordan Press entertained questions and a discussion followed.

#### **Public Comment Speakers - 62-04 Roosevelt Avenue**

##### **Zamir Khan, 32BJ**

Spoke in support of the project.

##### **Gregory Vassila**

Spoke in support of the project.

##### **Dina Atallah**

Spoke in support of the project.

##### **Peter Chiu**

Spoke in support of the project.

##### **Rob Johnson, NYC Mesh**

Spoke in support of the project

##### **Kevin Albert, Mare Nostrom Elements**

Spoke in support of the project.

##### **Tony Waag**

Spoke in support of the project.

##### **Sara Ahn**

Spoke in support of the project.

##### **R. Winslow, Hanac**

Spoke in support of the project.

##### **Amy Harrison**

Spoke in support of the project.

##### **David Tianga, Vegan Kitchen**

Spoke in support of the project.

##### **Chris Anderson**

Announced written comments would be submitted.

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

Teal Delys provided a presentation on the Zoning for Accessibility.

### **Attendance**

Board Members Present            36        Board Members Absent            14        Quorum: Yes

### **Approval of the May 6, 2021, CB 2 Meeting Minutes**

Jake DeGroot stated that the May chat transcript was not included in the minutes even though we have been asking for the past several months. He stated that he plans to vote no to approve the minutes because the transcript was not included.

Ms. Deller said that we would have to continue to work with the Board office staff on this.

Dr. Rosamond Gianutsos made a motion, and it was seconded to table the May 6, 2021, CB 2 Meeting Minutes.

All were in favor with none opposed and no abstentions.

### **Chairperson's Report**

Ms. Deller provided the following report:

- Wished everyone Happy Pride Month.
- Thank Anatole Ashraf and Jake DeGroot and the Tech Committee, for helping with the April 28, 2021 public hearing and the May 6, 2021 CB2 meeting on you tube. You can go to the CB2 Queens website and click on useful links under Queens Community Board 2 you tube channel or visit the meetings section of the website.
- There will be a second CB2 meeting to be held on June 23, 2021, at 6:30 pm on Zoom for additional ULURP applications.
- Thanked Council Member Van Bramer for allocating funds for the flagpole at the Blissville Veterans Memorial.
- Thank Tom Mituzas and Warren Davis for their hard word in advocating for the flagpole at the Blissville Veterans Memorial. A celebration to honor our veterans was held on Memorial Day and there were many in attendance, including Borough President Richards.
- Street renaming for Don McCallian Way will take place on June 18, 2021 at 1:00 pm on the south west corner of 40th Street and Greenpoint avenue. Don was a former CB 2 Board Member and the President of The United Forties Civic Association and was an amazing person.
- Please return your EEO signature page. There are still 10 board members that have not returned this document and we are trying to reach 100% compliance. Thank you to those members that have submitted theirs.
- The Mayor's office has advised there will be a Queens hearing on June 9, 2021 on the NYC Advisory Commission on property tax reforms. There 10 initial recommendations to reform the property tax system hosted by the commission. The borough-based zoom hearing will begin at 6:00pm. (flyers have been posted to the CB 2 website.)

- Today CB2 sent out the Capital and Expense Priorities. Please review this over the summer and submit any comments and or new priorities to the board 2 office by September 1, 2021.
- The budget committee will be meeting to discuss these priorities over the summer.

#### **District Manager's Report**

Debra Markell Kleinert wished all a safe and happy summer and reported that the office is working and continuing to learn new things.

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

Teal Delys provided the following report:

- There is one text amendment that has been delayed for certification for the permanent Open Restaurants which was supposed to certify on June 7, 2021 and has been pushed to June 21, 2021. Ms. Delys discussed presenting to the Land Use Committee on June 16, but it won't be certified. She reported that she can present on the June 23, 2021 or we can push it to September.
- Ms. Delys stated they can continue to have discussion and it does not have to be decided on right now.

#### **Land Use Committee Report**

Christine Hunter provided the following report:

- Presentation on upgrades for Woodside Plaza and are seeking a letter of support from CB2. There is no formal motion they need from us.

#### **ULURP Application #190260ZMQ - 48-18 Van Dam Street – Teamsters**

Christine Hunter reported on the following:

There was a 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.

- 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.

Stephen Cooper made a motion to approve the Land Use recommendation and it was seconded by Christine Hunter to approve the application subject to the six conditions. The vote was all in favor with 35 members present and voting, none opposed and no abstentions.

#### **ULURP Application #N200069ZRQ 62-04 Roosevelt Avenue**

Ms. Deller discussed the application and provided the following report:

- The developer has presented to this application to the Land Use Committee, at a public hearing and to the Full Board more than once.
- We have been talking to the applicant about community benefits for a long time.
- In the chat, Mr. Lyshoir the developer is committing to a letter that indicates many of the items we have discussed here tonight.
- There was a lengthy conversation about the following:
  - Permanent affordability in the arts studio space
  - 7500 square feet minus the bathroom.
  - The arts studio space for Mare Nostrom versus the ComArt space
  - They will be using the Mandatory Inclusionary Housing Option 1 including units at 40%, 60% and 80% of AMI.
  - Commitment to increase bedroom sizes in some of the units.
  - Provide additional 2 and 3 more bedroom from this original mix.
  - They will work with an Affordable Housing, not for profit organization, named Hanac which is located in Astoria, to market units and lease the affordable housing space to aggressively market to low income tenants such as Section 8 housing or other forms of subsidy.
  - They have agreed to install electric charging stations.
  - Bike Racks in the parking lot
  - They have provided Bike Parking
  - Will work with NYC Mesh to locate internet dishes on the roof.
  - Agreement with 32BJ to do building maintenance for their building
  - They expect the construction of the building will be handled by a mix of union and non-union trade.
  - They will help to relocate existing businesses but are not guaranteeing they can actually come back to that space.
  - Their ownership is associated with BJ Stevens Group, a successful Queens-based brokerage specializing in local small businesses. To this end they would commit to helping each of the existing businesses relocate nearby, if so desired.
  - Commitment to include to solar panels on the roof.
  - Committed to high efficiency heating and cooling systems will help low flow plumbing fixtures, air ceiling installation, high performance windows and other energy saving devices.

Ms. Deller read highlights of the applicant's letter to the Board. The letter was posted in the chat.

Christine Hunter commented that at the Land Use Committee Meeting, Lisa made a motion and framed it as opposed to the application, unless the developer agrees to the stipulations. The applicant letter lists all the stipulations they have pretty much agreed to, except for union labor for construction and length of time for the lease for Mare Nostrom and the artist studio.

Christine Hunter reported the recommendation from the Land Use Committee was 6 in favor; 3 opposed and no abstentions.

Jake DeGroot made a motion to approve the application provided that they comply with all the stipulations from the Land Use Committee and that we strengthen the commitment to permanent below market rent for the artists usage of the 7500 square feet, regardless of which tenant it is.

Stephen Cooper asked for an amendment to the motion slightly as the talk of below market rate leaves too much to the imagination.

Stephen Cooper's amendment was to add that the balance of the 7500 sf would lease at no more than \$8.00 a square foot for a period from initial renting. This is equivalent to the \$600 pm that Mare Nostrum would be paying.

Sheila Lewandowski mentioned a percentage above cost, she discussed wanting it based on community non-profit affordability.

A discussion followed regarding a rent of \$8.00 a square foot in perpetuity. Jake DeGroot stated he would accept the amendment but at 10% above cost at an affordable rate for non-profits in the area.

Christine Hunter stated from the beginning, the developer emphasized the community benefits and focused on 80% or 90% of the presentation. Their strategy worked in terms of the public approval and boards response. This is a huge development that is totally out of context in Woodside and she regrets that we did not have more conversation or pushed them harder on some of the physical aspects of the bulk and height increase that they got. It was not a modest increase in bulk that they got. It was almost 100%. She is worried about the precedent in an area that has seen very little development She hopes that the next proposal that they can look harder at the physical aspects.

A discussion followed.

Stephen Cooper asked if Jake DeGroot would accept the amendment that his motion would say renting the balance of the 7500 square feet at no more than \$8.00 a square foot starting in perpetuity and then worry about increases later.

Kat Bloomfield requested small businesses, and outreach for MWB's. She said this was not discussed and made an amendment to the motion.

Lisa Deller stated it would be to affirmatively market the commercial space to minority and women owned businesses and to have the rents be reflective of the commercial rents in the area.

Jake DeGroot was willing to accept amendment that Kat Bloomfield made.

Morry Galonoy asked how we clarify a way to define cost regarding the 10% over cost.

Sheila Lewandowski stated the model that she has discussed in other situations was based on if there was a condo situation, like there is a common charge and the actual cost of the common charge without any profit. In this case it is not a condo or a coop, the intention is that the developer is not making profit on the community space that they are getting increased density for. So, they should not make any profit on the community facility.

Ms. Deller stated she has worked in a lot of affordable buildings and typically what she sees is \$8.00 per square foot and it goes up incrementally two or three percent annually and this is how those kinds of



community facilities and commercial spaces in lower income communities work. They are low per square foot rent.

Lisa Deller said that this is an initial recommendation, and it would now go to the Borough President, City Planning Commission, City Council and the Mayor.

A discussion followed.

Stephen Cooper discussed having a set number.

Laura Shepard requested 50% for parking devoted to car share of the 156 cars.

Jake DeGroot made a motion and it was seconded by Stephen Cooper to incorporate all the benefits plus a commitment for deeply affordable rent for art space at 7500 square feet in in perpetuity and to affordable market commercial space to tenant's minority owned businesses.

Performing art space will be provided to not-for-profit partners at deeply affordable rents ***reflective of non-profits in the community*** in perpetuity.

The vote was 29 in favor of the motion, 5 opposed; 1 abstention.

#### **Elevated Transit Zoning Text Amendment**

Christine Hunter provided information about the Zoning Text Amendment for the Elevated Transit. The Land Use Committee made a recommendation to approve the application and the vote was 8 in favor; 0 opposed and 0 abstentions

Nick Berkowitz made a motion and it was seconded by Sally Frank was made and seconded to approve the recommendation of the Land Use Committee

The vote was 26 in favor; 8 opposed and 0 abstentions.

The meeting was adjourned.

Respectfully submitted by:

MA Gurrado