



*Donovan Richards*  
Queens Borough President

## Community Board No. 2

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*Morry Galonoy*  
Chairperson

*Debra Markell Kleinert*  
District Manager

YouTube Channel: <https://www.youtube.com/@queenscb2>

**December 1, 2022**

### **Queens Community Board 2 Meeting Minutes**

**Board Members – Present:** Anatole Ashraf, John Laurence Bahia, Thalia (Karesia) Batan, Kat Bloomfield, Danielle Brecker, Tannia Chavez, Stephen Cooper, Kelly Craig, Lisa Deller, Sally Frank, Morry Galonoy, Rosamond Gianutsos, Camille Gray, Kenneth Greenberg, Christine Hunter, Chhemang Lama, Sheila Lewandowski, Patrick Martinez, Thomas Mituzas, Reilly Owens, Clara Oza, Steven Raga, Norberto Saldana, Laura Shepard, Ryan Smith, Caroline Spitzer, Lauren Springer, Akello Thomas, Mary Torres, Frank Wu

#### **Board Members – Absent**

**Unexcused:** Sandra Bigitschke, Gianna Cerbone, Osman Chowdhury, William Garrett, Somnath Ghimire, Benjamin Guttmann, Mohammed Choudhury Jewel, Badrun Khan, Kristen McGowan, Elliot Park, Karla Perez, Selena Romero, Phuntsok Tashi

**Excused:** Amparo Abel-Bey, Nicholas Berkowitz, Warren Davis, Benjamin Lucas

**Community Board 2 Staff:** Debra Markell Kleinert (District Manager), MaryAnn Gurrado

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

Farah Salam, Representing Council Member Julie Won  
Tenzin Tseyang, Representing Council Member Julie Won  
Daniel Bonthius, Representing Congressmember Alexandria Ocasio-Cortez  
Anissa Wilkens, Representing Assemblymember Gonzalez-Rojas

#### **Guests**

Teal Delys, Department of City Planning  
Ben Goodman, School Construction Authority  
Tara Das, NYC Economic Development Corporation (NYC EDC)  
Franny Civitano, NYC Economic Development Corporation (NYC EDC)  
Penny Lee, Dynamic Star LLC  
Jim Davidson, Dynamic Star LLC  
Leo Mulvihill, Dynamic Star LLC

*Note: Reference to the You Tube video and the associated time-in-meeting stamps are offered here as a service to community members who wish to review the meeting. The video and Block Party transcript are not considered part of these minutes.*

Link to [You Tube Video](#) of this meeting

**(Approximate elapsed time stamps provided in these minutes refer to this video)**

Link to [Block Party archive](#) where you can navigate to a transcript of this meeting.

**Time (Approximate, from YouTube Video)**

00:00:40 At 6:32 PM, Queens CB2 Chairperson Morry Galonoy welcomed the community together with elected representatives and other guests.

00:01:09 **Pledge of Allegiance.**

00:01:55 **Public Hearing - General**

00:05:44 **Tenzin Tseyang**, Community Liaison representing Councilmember Julie Won.

00:08:31 **Alison Halayko**, CUNY Graduate Student discussed [464 Local Law](#) to amend administrative code and eliminate commercial rent tax for certain grocery stores.

00:10:23 **Sharrone Silva**, Woodside Community Library discussed events at the Woodside Library

00:14:44 **Cibelle Burgos**, Community member and student of public health discussed a Bill concerning street vending.

00:21:23 **Daniel Bonthius**, on the completion of his work representing Congress member Alexandria Ocasio-Cortez. He appreciates the community's support, and, because he lives here, will remain part of this community.

00:23:09 **Ben Goodman**, School Construction Authority, confirmed that there will be a new primary school at 23-20 43<sup>rd</sup> Ave which they are in early planning stages. Public comments can be sent to [sites@nycsca.org](mailto:sites@nycsca.org). CB2 asks that the SCA take their plans to our Land Use and Housing committee early in the process to then be followed by full board review.

00:42:15 **Replacement of the current Hunters Point Ferry Landing:** NYC Economic Development Corporation (NYCEDC), represented by Tara Das and Franny Civitano, presented plans and asked the community to share thoughts with [nycferry@edc.nyc](mailto:nycferry@edc.nyc). A m lengthy exchange ensued with board members.

01:56:35 **Public Hearing – Hunters Point Ferry landing**

01:56:43 **Emilia Decaudin** lives across the street from the proposed ferry stop. She spoke in support of the proposal.

01:58:50 **Mark Christie**, Hunters Point Park Conservancy (HPPC), spoke in opposition stating that the park near the proposed landing site is very actively used, especially by children who might be adversely affected by emissions from the ferries. Ferry service was never part of the park's design.

02:02:31 **Rebecca Hornstein**, HPPC board member spoke in opposition stating the adverse effect on the view of the river and Manhattan.

02:05:16 **Leonard Klipper**, Certified Planner and community member opposed the planned location citing a negative impact on the Hunters Point Park South linear park. He also requested ebb- and flow-tide elevation data.

02:30:37 **Frank Ottomanelli** has the concession near the ferry dock. He is opposed to the aesthetics of the plan, stressing that the park is now peaceful and calm.

02:12:59 **BSA 68-01 / 05 QUEENS BLVD CAL NO. 271-90-BZ**: Representing the owner, Todd Dole presented the proposal for an Extension of term of a zoning variance previously granted permitting automobile repair (Use Group 16) and used car sales (Use Group 16) in a R 7X/C2-3 district. Board members had questions, especially regarding assurances (e.g., about not parking on the sidewalk) which have not be followed. There was no Community Public Comment.

02:33:38 **ULURP APPLICATION for re-use and enlargement of 23-10 QUEENS PLAZA SOUTH – Speaking on behalf of the developer, Dynamic Star, were planner Penny Lee, Jim Davidson and Leo Mulvihill. There was a detailed presentation followed by board member questions and comment.**

03:55:48 **Public Hearing re 23-10 Queens Plaza South**

03:56:21 **Andrew Taranto**, speaking for Laura Rothrock of the LIC Partnership in support of the proposal for 23-10 Queens Plaza South.

03:57:48 **John Tritt**, of the SEIU 32 BJ Building Services Workers expressed “strong support.”

03:59:00 **Robertas Stancikas** also expressed strong support because the space needs to be used.

04:00:06 **Michael Zoorob**, a Sunnyside resident, expressed strong support.

04:01:19 **Transition to Board Business** - Chairperson Galonoy announced we will now be transitioning from the portion of the meeting during which the public can participate to the board business session where the public can observe the Board discussing and deliberating board business.

04:01:41 **Attendance** Board Members Present: 30; Absent: 13-Unexcused, 4-Excused.  
Quorum: yes

04:08:43 **Motion:** To approve the Nov 3, 2022 Community Board 2 Meeting Minutes.  
(Motion made by Kenneth Greenberg and seconded by Frank Wu.)  
**Motion carried:** All in favor, none opposed, and no abstentions.

04:09:54 **Chairperson's Report (Morry Galonoy)** – He asked for a moment of silence concerning the deaths of Barry Kleinert (husband of our district manager, Debra Markell Kleinert) and Monique Van Dorp Berkowitz (mother of board member Nicholas Berkowitz). He is appreciative of district manager's return to service after such a great personal loss. He announced that the public committee members have been approved and letters will be going out. He was pleased that there were almost double the applicants as openings. There were 21 complaints / requests for service this month, in rank order, sanitation, dead trees, and matters dealt with by the Department of Transportation. He wishes all the best for the holidays and announced the annual tree lighting sponsored by Woodside on the Move Dec. 3rd. Upon this occasion, his last meeting as chairperson, he expressed gratitude for all the support he has received from all quarters.

04:21:08 **Election of officers**

04:22:52 **Motion:** To approve the unopposed candidates for Queens CB2, namely

Chairperson	Danielle Brecker
First Vice-chair	Rosamond Gianutsos
Second Vice-chair	Morry Galonoy
Secretary	Anatole Ashraf
Treasurer	Kat Bloomfield

(Motion made by Lisa Deller and seconded by Kelly Craig.)  
**Motion carried:** All in favor, none opposed, and no abstentions.

04:48:01 **Election:** for the office of Parliamentarian: after deliberation, this vote was by roll call vote, based on the difficulties of holding a secret ballot in a virtual meeting. The votes were recorded and are on file in the district office.  
Stephen Cooper was elected with 22 votes. Akello Thomas had 8 votes.

- Our next meeting is Jan. 5, 2023. The new chairperson, Danielle Brecker, will decide the location (virtual or in-person at Sunnyside Community Services) and a timely announcement will be made.

04:54:02 **District Manager's Report** (Debra Markell Kleinert)  
Thanked all for their kind wishes of condolences during this very difficult time. Reminded everyone you have community complaints, quality of life issues please submit to the CB2 board office for follow up. Thanked Maryann and Lisa Deller and Representative Catie Ferrara Iannitto, DCP for their assistance in submitting the Capital

and Expense Priorities. Reported parks has advised the roof on the comfort station at Hart playground will be replaced

- Work is projected to start on December 19 and last approximately two months.
- During this time, the comfort station will be closed to the public.

Community Board 2 is currently holding a coat and sock drive (new items only). If you would like to donate an item, please bring it to the CB 2 office from Monday through Friday from 9:00 am to 5:00 pm. We thank our chairperson morry galonoy along with the engagement and inclusion committee for their work in this endeavor.

On behalf of all the staff CB 2 we want to wish you and your families a Happy Hanukkah, merry Christmas, Happy Kwanza, and a Healthy, happy, joyous and prosperous new year.

The next community board 2 meeting will be held on Thursday, January 5, 2023, at 6:30pm.

04:58:17 **Department of City Planning (Teal Delys)** – The DCP approved the plan for a Lincoln Car Dealership at 58-01 Northern Blvd. This proposal now goes to the city council and mayor. They are processing a ULURP proposal using the health and fitness text amendment for Planet Fitness to expand at 61-10 Queens Blvd. They are awaiting our vote on the 23-10 Queens Plaza ULURP.

05:04:55 **Committee reports and deliberation**

05:04:56 **Land Use and Housing Committee (Lisa Deller)** – The committee met and the [minutes](#) have been posted.

05:05:15 **ULURP Application - [23-10 Queens Plaza South](#)**

05:06:25 **Motion:** To table the vote and refer the matter back to the Land Use and Housing Committee.

(Motion made by Lisa Deller and seconded by Stephen Cooper.)

**Motion carried:** by show of hands without opposition.

05:09:00 **BSA 68-01 / 05 QUEENS BLVD CAL NO. 271-90-BZ - Extension of term of a zoning variance previously granted permitting automobile repair (Use Group 16) and used car sales (Use Group 16) in a R 7X/C2-3 district.** Discussion among board members centered on the inability of the owner to make his tenant adhere to the owner's commitments

05:09:48 **Motion:** To reject the BSA extension of a zoning variance for 68-01 Queens Blvd. (Motion made by Stephen Cooper and seconded by Rosamond Gianutsos.)

**Motion carried:** All in favor, none opposed, and no abstentions.

05:14:00 The committee heard a discussion of a proposal to expand the LIC Business Improvement District (BID) and have asked them to present to the full board.

05:14:55 **Transportation Committee (Sheila Lewandowski)** – [The minutes for the committee’s November meeting](#) are now posted including the DOT [presentation about CarShare](#)

05:15:00 **NYC Economic Development Corporation (NYCEDC) regarding replacement of the Hunters Point Ferry landing to a location somewhat north.** Considerable discussion occurred.

**Motion:** To send a letter to the EDC and the Army Corps of Engineers stating that CB2Queens:

- (1) rejects the proposal as presented,
- (2) objects to the placement of the docks, loading and cueing areas in and in front of a park that operates above its capacity and which is a valuable public amenity,
- (3) urges EDC to consider the community’s comments and concerns with more transparent and timely outreach,
- (4) affirms that CB2 Queens regards and supports current and expanded ferry service as part of the public transit network - we want the ferry service on the Queens waterfront, just not at the proposed location and
- (5) encourages the EDC and Army Corps of Engineers to explore an expansion of the LIC Ferry landing as well as a site providing greater equitable access to those living midway between the LIC and Astoria landings.

(Motion made by Morry Galonoy and seconded by Thomas Mituzas.)

05:39:22 **Motion carried:** 21 in favor; 8 opposed; 1 left meeting and no abstentions.

05:47:15 **Health and Human Services & Education – (Lauren Springer)** At our [November meeting](#) the committee had a guest speaker Kelly Craig who in addition to being a CB2Queens member is the PTA President at PS IS 78 at Hunter’s Point. This is her third year as PTA President; prior to that she was the Vice President. This is also her 2nd year as the Queens Borough President Appointee to the District 30 Community Education Council (CEC.) The committee supported a resolution by Rosamond Gianutsos to seek the full board’s approval for asking our state lawmakers to legitimize virtual participation in public meetings, especially to allow virtual participants to count towards the quorum. Among other considerations, public health is not served by policies which pressure board members to attend in-person when they are, or might be, contagious. Because of the lateness of the hour, this matter will be addressed by the full board in January.

05:50:04 **Subcommittee on Unhoused and Sheltered (Thomas Mituzas)** – No report.

05:50:41 **Arts & Culture Committee (Karesia Batan)** Details and announcements from the November meeting are in [the minutes](#).

05:51:30 **Engagement and Inclusion (Tannia Chavez)** – The newsletter is coming out soon. The second Tues of each month will be the deadline for submitting events.

05:52:36 **City Services and Public Safety (Stephen Cooper)** indicated that details of their November meeting is in the [committee minutes](#).

05:52:49 **Small Business and Local Economy (Kenneth Greenberg)** This month’s meeting was with Land Use. Next month they will meet with the Tech Committee.

05:53:04 **Environment, Parks and Recreation Committee (Frank Wu)** No meeting. Hunter’s Point recycling to be on the agenda for next month.

05:53:20 **Redistricting Task Force (Danielle Brecker)** – New maps for NYS Assembly were issued today. This may not be the final version and the task force will monitor, especially as pertains to our district.

05:53:54 **Technology and Access Committee (Anatole Ashraf)** – Join us on 12/15 for joint meeting with the Small Business Committee.

05:54:50 **Closing remarks by Chairperson Morry Galonoy**

05:54:54 **Motion:** to adjourn the meeting.

(Sheila Lewandowski proposed, and Christine Hunter seconded)

**Motion passed:** without opposition and the meeting adjourned at 12:26 AM.

Respectfully submitted by:

Rosamond Gianutsos, Secretary  
MaryAnn Gurrado, CB 2 Office

Reviewed / revised and approved for distribution by

Rosamond Gianutsos, Secretary

Morry Galonoy, Chairperson

Debra Markell Kleinert