



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

www.nyc.gov/queenscb2

Anatole Ashraf
Chairperson

September 10, 2026

Community Board 2 Meeting Minutes

This meeting was held in person and teleconference on Zoom

Board Members – Present: Amparo Abel-Bey, Nellie Afshar, Melissa Aguirre, Cheryl Apicella, Anatole Ashraf, Karesia Batan, Isabella Bustamante, Evelyn Chango, Lisa Charles (PV), Tannia Chavez (PV), Kevin Davis, Warren Davis, Dr. Rosamond Gianutsos, Alexandra Gonzalez (PV), Camille Gray, Kenneth Greenberg, Leo Guttman, Corey Hannigan, Michelle D. Hernandez, Mohammad Hossen, Christine Hunter, William Jourdain, Prameet Kumar, Bradford Leibin, Patrick Martinez, Bill Murray (PV), Eric Narburgh, Mario Nnani, Reilly Owens, Rafael Perez, Randy Plemel, Pia Rahman, Zaakirah Rahman (PV), Ryan Smith, Lauren Springer, Amaury Valdez, Alaina Van Slooten, Leticia Vasquez, Michael Zoorob (PV)

Board Members – Absent

Unexcused: John Bahia, Osman Chowdhury, Alyssa Sawicki, Zev Wineberg

Excused: Nicholas Berkowitz, Carlos Castell Croke, Stephen Cooper, Morry Galonoy

Community Board 2 Staff: Rafael Nava, Community Coordinator

Elected Officials / Representatives:

NY State Senator Kristen Gonzalez

NY State Assemblymember Claire Valdez

Adam Lee, Representing Congressmember Grace Meng

Carlos Muñoz, Representing Assemblymember Claire Valdez

Laura Shepard, Representing Queens Borough President Donovan Richards

Joshua Lopez-Braganza, Representing Assemblymember Steven Raga

Mohamed Alharbi, representing the Mayor's Office of Mass Engagement

City Agency Representatives

Feigele Lechtchiner, DCP

Public Comment

Tom Mintuzas, Christina Fleming, Marco Griego Duarte, Rachel Rhee, Bridgett Finn, Maria Sanchez, Salvatore Chino, Angel Gil Orrios, Edward Joseph Wheeler, Mary Townsend, Vishnu Reddy, Alejandro Maldonado, Patricia Dorfman, Irvin Sanchez, Dirk McCall de Palomá

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

Guests

Fayanne Betan, representing the 50-01 Queens Boulevard and 44-17 Greenpoint Avenue rezoning applications

Nick Liberis, representing the 50-01 Queens Boulevard and 44-17 Greenpoint Avenue rezoning applications

Scott Crowley, representing the 50-02 Queens Boulevard rezoning application

Rod Townsend

Time ([Approximate, from Meeting Recording](#))

00:13:05 At 6:45 PM, Queens CB2 Chairperson Anatole Ashraf welcomed the community together with elected representatives and other guests.

00:13:25 Pledge of Allegiance

00:15:41 **Adam Lee, representing Congresswoman [Grace Meng](#)**, provided the following updates:

- Congresswoman Meng reintroduced the Hate Crime Commission Act to establish a bipartisan commission to study hate crimes.
- The office is assisting constituents affected by flooding in Nepal and the Colombia earthquake and connecting them with available resources.
- Anyone detained by ICE, or who knows someone who has been detained, was encouraged to contact the office.
- Q&A

00:19:36 **Assemblymember [Claire Valdez](#)** provided the following update:

- Greeted the Board and shared that she was happy to attend the meeting.

00:20:34 **Carlos Muñoz, representing Assemblymember [Claire Valdez](#)**, provided the following updates:

- Staff from the Assemblymember's office joined Sunnyside Community Services for a senior day at the Met and participated in back-to-school events at the Sunnyside Night Market.
- Q&A

00:24:50 **Laura Shepard, representing Queens Borough President [Donovan Richards](#)**, provided the following update:

- Shared information about upcoming programming, including the Borough President's Caribbean Heritage Celebration on September 15 and the Queens Climate Expo on September 25, 2026, and invited Board members to attend.

00:28:50 **Joshua Lopez-Braganza, representing Assemblymember [Steven Raga](#)**, provided the following updates:

- The office hosted its third annual Youth Day Celebration, recognizing young people making an impact in Assembly District 30.
- The AD30 Policy Fellowship concluded, and internship opportunities for the fall semester were available.
- Shared information about upcoming programming, including a flooding community meeting and workshop with DEP and legal clinics.
- Q&A

00:32:44 **Mohamed Alharbi, representing the [Mayor's Office of Mass Engagement](#)**, provided the following information:

- Explained the role of the Mayor's Office of Mass Engagement.
- Shared immigration legal resources for individuals affected by changes to TPS, including the [Mayor's Office of Immigrant Affairs Immigration Legal Support Hotline](#).
- Shared information about the [Mayor's Office of Worker Power](#) and worker support services.
- Shared resources for individuals affected by September 11-related health issues, including the [World Trade Center Health Program](#) and [September 11 Victim Compensation Fund](#).

Public Comments

00:38:40 **Tom Mintuzas, representing the Blissville Civic Association:**

- Highlighted Blissville's City and State environmental justice designations.
- Urged the Board to consider environmental justice in budget and policy decisions affecting Blissville.

00:41:33 **Christina Fleming, Community Engagement Coordinator for [NYC Ferry](#):**

- Shared that middle school students are now eligible for \$1.50 fares through the NYC Ferry Discount Program. Registration information is available at [ferry.nyc/discount](#).

00:43:11 **Marco Griego Duarte, representing [Woodside on the Move](#):**

- Hosted three food pantries over the summer, serving more than 100 residents.
- Participated in the Rain Basin Coalition to help address flooding in Woodside and Sunnyside.
- Shared information about upcoming programming, including a backpack distribution, fall festival, and Woodside on the Move's 50th anniversary celebration on October 20.

00:45:44 **Rachel Rhee, representing [MoMA PS1](#):**

- Shared information about upcoming events at MoMA PS1, including a farmers market.

00:48:11 **Bridgett Finn, a CB2 resident:**

- Shared that her six-year-old daughter is disabled and frequently uses Lou Lodati Playground.
- Raised concerns about the proposed Lou Lodati Playground redesign and urged that the plans better accommodate children and adults with disabilities.

00:52:46 **Maria Sanchez, a CB2 Resident:**

- Raised concerns about the 50-01 and 50-02 Queens Boulevard proposals, including infrastructure, flooding, and the proposed daycare uses.
- Raised traffic and safety concerns around 50th Street and 47th Avenue, including lighting and vehicle damage.

State Senator Kristen Gonzalez Board Update:

00:55:31 **State Senator Kristen Gonzalez provided the following updates:**

- Shared updates on her legislative work, including passage of the Responsible Data Center Development Act.
- Discussed working with Governor Hochul on an executive order establishing a one-year moratorium on large data center projects.

- Shared updates on legislation addressing AI, surveillance, and biometric surveillance.
- Highlighted legislation she sponsored establishing protections for minors using AI chatbots.
- Shared information about community events, including back-to-school events, family days at public housing developments, and shredding events.
- Q&A

44-17 Greenpoint Avenue Rezoning Presentation

1:11:55 A presentation was provided on the proposed rezoning from R6A/C1-4 to R7X/C2-4 and R7A/C2-4 zoning districts, with Mandatory Inclusionary Housing Options 1 and 2. The proposal includes approximately 160 units, including 40-48 permanently income-restricted units. [Click here to view a previous presentation.](#)

- Q&A

Public Comments on the 44-17 Greenpoint Avenue Rezoning

1:32:26 **Salvatore Chino, a CB2 Resident:**

- Supported the proposal and the creation of additional housing.

1:33:24 **Angel Gil Orrios of [Thalia Spanish Theatre](#):**

- Opposed the rezoning and expressed concern about the loss of the historic Bliss Theatre.

1:37:12 **Edward Joseph Wheeler of [Culture Lab LIC](#):**

- Urged the developer to preserve a strong arts and cultural connection at the former Bliss Theatre site.
- Emphasized that any arts space should be usable, sustainable, and accessible to artists and arts organizations over the long term.

1:39:22 **Mary Townsend, a Sunnyside resident:**

- Supported the development and the inclusion of dedicated arts and cultural space.
- Emphasized that arts space should be delivered in move-in-ready condition so it can be sustainably used by local artists.

Motion to Conclude Public Comment

1:43:48 Anatole Ashraf made a motion to conclude public comment, proceed with attendance, vote on the current application, and then proceed with the presentation and vote for each of the next two applications on the agenda. The motion was seconded by Amparo Abel-Bey. All Board members voted in favor.

1:44:36 Attendance

Board Members Present in Person: 34

Board Members Excused: 4

Board Members Present Virtually: 5

Board Members Absent: 5

Quorum: Yes

Public Comment on the Rezoning Applications

1:48:01 **Minguay Goo, a CB2 resident:**

- Supported the three rezoning applications and said additional housing would increase diversity in CB2.

1:50:46 **Vishnu Reddy, a Sunnyside resident:**

- Supported the three rezonings, citing improvements to the built environment, new community facilities, and additional housing.

1:52:47 Alejandro Maldonado, a CB2 resident:

- Supported the rezonings and emphasized the opportunity to create housing on underutilized sites.

1:55:12 Patricia Dorfman, a Sunnyside artist and Board Member of Thalia Spanish Theatre:

- Emphasized the importance of preserving arts and cultural space at the former Bliss Theatre site.
- Urged that any future arts space be fully equipped and ready for use.

1:57:43 Irvin Sanchez, a CB2 resident:

- Raised traffic and safety concerns related to the 50-02 Queens Boulevard proposal, particularly along 50th Street and 47th Avenue.
- Asked that traffic conditions, including the possibility of converting 50th Street to one-way traffic, be further reviewed given the proposed housing and daycare use.

2:01:20 Dirk McCall de Palomá, Executive Director of Sunnyside Shines BID:

- Supported the three rezoning applications and cited the potential for new development to increase neighborhood foot traffic.

44-17 Greenpoint Avenue Rezoning Motion

2:04:50 Prameet Kumar, Chair of the Land Use Committee, outlined the Committee's recommendation and made a motion to support the rezoning with the conditions approved by the Committee, seconded by Amparo Abel-Bey.

Following discussion and the incorporation of friendly amendments, the motion passed by roll call vote: 32 in favor, 7 opposed, and 0 abstentions. [Click here to view the Community Board's recommendation.](#)

50-01 Queens Boulevard Presentation

2:34:40 A presentation was provided on the proposed rezoning from R6/C2-3 and R7X/C-3 to R8A/C2-4 zoning districts. The proposal would create approximately 138 units including 35-41 affordable units. [Click here to view a previous presentation.](#)

50-01 Queens Boulevard Rezoning Motion

2:58:31 Prameet Kumar, Chair of the Land Use Committee, outlined the Committee's recommendation and made a motion to support the rezoning with the conditions approved by the Committee, seconded by Anatole Ashraf.

Following discussion and the incorporation of amendments, the motion passed by roll call vote: 33 in favor, 5 opposed, and 0 abstentions. [Click here to view the Community Board's recommendation.](#)

50-02 Queens Boulevard Rezoning Presentation

3:14:25 The applicant provided an overview of the existing conditions and the proposed rezoning from M1-1 to R7X/C2-4 and R6A. The proposal would create approximately 257 apartments. A site plan of the property was also presented. [Click here to view the presentation.](#)

50-02 Queens Boulevard Rezoning Motion

3:28:18 Prameet Kumar, Chair of the Land Use Committee, outlined the Committee's recommendation and made a motion to support the rezoning with the conditions approved by the Committee, seconded by Patrick Martinez.

Following discussion and the incorporation of friendly amendments, the motion passed by roll call vote: 35 in favor, 1 opposed, and 0 abstentions. [Click here to view the Community Board's recommendation.](#)

BSA 45-40 Vernon Boulevard Application

3:37:27 Anatole Ashraf made a motion to table the BSA application. The motion was seconded by Kenny Greenberg and passed unanimously.

Approval of Minutes

3:38:28 Amparo Abel Bey made a motion to support the June 4, 2026, CB2 Board Meeting Minutes and seconded by Anatole Ashraf. 34 were in favor, zero opposed and two abstentions.

Chairperson's Report

3:39:09 Anatole Ashraf provided the following updates:

- Shared recent Executive Committee actions, including support for Sunnyside Shines' New York Main Street Grant application and a 49th Street demapping proposal.
- Shared updates on public member applications.
- Thanked Danielle Brecker for her service as Committee Chair.
- Provided an update on the District Manager hiring process and Rod Townsend's nomination.

District Manager Appointment

3:43:00 Rod Townsend, the Personnel Committee's recommended candidate for District Manager, shared that he looked forward to working with the Board if the Board approved his appointment.

Motion:

- Amparo Abel-Bey made a motion to approve the Personnel Committee's recommendation to appoint Rod Townsend as District Manager, effective September 14, 2026, and authorize the use of Personal Services funds in accordance with City rules and the Board's budget.
- The motion passed with 35 in favor, zero opposed, and zero abstentions.

A motion to adjourn was made by Anatole Ashraf.

The meeting was adjourned.

Meeting summary generated by Zoom and edited by.
Rafael Nava

Reviewed / Revised and approved by

X Anatole Ashraf, Chairperson, CB2

X Ryan Smith, Secretary, CB2

X Rod Townsend, District Manager, CB2