



Sharon Lee
Queens Borough President

Community Board No. 2

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Lisa Deller
Chairperson

Debra Markell Kleinert
District Manager

October 1, 2020

Community Board 2 Meeting Minutes

Attendance

Amparo Abel-Bey
Czarinna Andres
Anatole Ashraf
Diane Ballek
Thalia (Karesia) Batan
Nicholas Berkowitz
Sandra Bigitschke
Bessie Cassaro
Tannia Chavez
Osman Chowdhury
Stephen Cooper
Warrant Davis
Jake DeGroot
Lisa Deller
Sally Frank
Morry Galonoy
William Garrett
Dr. Rosamond Gianutsos
Kenneth Greenberg
Benjamin Guttmann
Christine Hunter
Jordan Levine

Sheila Lewandowski
Kristen McGowan
Taina McShane
Thomas Mituzas
Dorothy Morehead
Patrick Murray
Patrick O'Brien
Clara Oza
Bianca Ozeri
Elliot Park
Steven Raga
Norberto Saldana
Regina Shanley
Lauren Springer
Mary Torres
Anthony Tudela
John Vaichunas
Adrienne Verrilli
Julie Jaehee Won
Frank Wu

Absent

Mohammed Jewel
Badrin Khan
Dominic Lippolis
Carol Terrano
Rebecca Trent

Community Board 2 Staff

Debra Markell Kleinert
MaryAnn Gurrado

Elected Officials/Representatives

Honorable Council Member Brian Barnwell, NY State Assembly Member
Ben Geremia, Representing Council Member Robert Holden
Jack Bernatovicz, Representing Council Member Jimmy Van Bramer
Ernie Brooks, Representing Congresswoman Carolyn Maloney
Daniel Bonthius, Representing Congresswoman Alexandria Ocasio-Cortez
Victoria Leahy, Representing Assembly Member Brian Barnwell
Elaine Fan, Representing New York City Comptroller Scott Stringer

Queens Borough President's Office

Irving Poy
John Perricone

NYC Department of City Planning

Teal Delys

RXR

Jeffrey Nelson
Emma Manson
Carols Escobar, Titan Machine Corp.
Carol Ordermann, Perkins Eastman
Ellen Lehman, Fried Frank
Will Warren-Obrien, GSG

Guests

Bishop Taylor
Charles Yu, LIC Partnership
Claudia Chan, LaGuardia Community College
Gabrielle Mosq
Todd Grier
Thomas Cogan
Eleonora Bersha
Olivia Beril
Daniel Schaefer
Allison DuVal
Alex Rias
Ahtziri Campos
Michael Remi

Melanie Meyers

Ms. Deller welcomed everyone to the meeting and announced she was cohosting the meeting and that it was being teleconferenced.

Pledge of Allegiance.

Jack Bernatovicz, Representing Council Member Jimmy Van Bramer

Mr. Bernatovicz provided an update regarding the Council Member's activities. He announced that Council Member:

- joined small businesses owners and cultural entertainment venues in Astoria to "save our small arts businesses" at a Town Hall and Press Conference.
- attended a ribbon cutting for a barbershop in Woodside and supported small businesses in Woodside that opened during the pandemic.
- helped sponsor and pass legislation to help businesses have a COVID-19 Recovery.
- Is working with his colleagues to push for Fair Wage Legislation.
- celebrated the reopening of the local community compost site.
- joined Transportation Alternatives on the Queensborough Bridge calling for the south outer roadway to be a dedicated pedestrian path and opening the northern outer roadway for bicycles. Thanked CB 2 Board Members that were present at the event.
- toured the MoMA PS1 with the Commissioner of Cultural Affairs.
- chaired a committee on Cultural Affairs hearing on tourism and heard testimony on their Open Culture Bill.
- is working on a bill to introduce legislation that would allow community centers, religious institutions, schools, and cultural institutions to apply for open restaurants-like permit to use the public space immediately in front of their establishment.
- Announced the Sunnyside Library has reopened for drop off and pick up services.
- Reminded everyone to vote and that in person voting starts early on October 24, 2020.
- Announced that if anyone had any questions, they may contact the Council Member's office at (718) 383-9566.

Mr. Bernatovicz entertained questions.

Honorable Assembly Member Barnwell

Assembly Member Barnwell provided the following update:

- Assembly Member Barnwell announced his office will be holding their annual turkey drive and toy drive. If anyone is interested in donating these items, they can contact the Assembly Member's office on social media or by calling his office at: (718) 651-3185.
- Assembly Member Barnwell announced that his office is dealing with housing issues.
- Discussed ballot issues and that his office has reached out to the Board of Elections.
- Announced they are not in session right now; however, he expects to be back in Albany before the end of next year.

Daniel Bonthius, Representing Congresswoman Alexandria Ocasio-Cortez

Mr. Bonthius provided the following update:

- Announced that in September the Congresswoman hosted all Spanish Census Town Hall.
- Announced the Congresswoman will hold a joint town hall with Rep Earl Blumenauer.
- Discussed the Release of Funeral Assistance to the Families of COVID-19.
- Discussed the Congresswoman's vote on the Resolution to keep the government funded until December 11 to prevent a government shutdown.
- Discussed the Hero's Act.
- Encouraged everyone to fill out the US Census at www.2020census.gov.
- Announced that the Congresswoman's Office has been honoring those in the communities that have gone above and beyond to help their community, or whose lives were lost due to COVID-19. For more information, contact the Congresswoman's office.
- If anyone needs assistance with federal case work, they may contact the Congresswoman's Office.
- Their office is still working remotely; however, they continue to accept cases on their website and if anyone needs assistance, they can contact the office at: (718) 662-5970.

Mr. Bonthius entertained questions.

Ben Geremia, Representing Council Member Robert Holden

Mr. Geremia provided the following update:

- Announced their office is still working remotely and if anyone needs assistance they may contact Council Member Holden's office at (718) 366-3900 or email their office at district30@council.nyc.gov.
- Staff has been hard at work during this pandemic ensuring that constituents still get the services and help they need.
- Council Member Holden will be meeting with parents concerning the myriad of issues that have come out of the schools reopening plan. Announced the City Council will be having a hearing on this topic on October 16, 2020.
- The office has been organizing and hosting clean up events. Anyone who is interested in more information may reach out to their office.
- There will be hearing on Broadband access in the city.
- Together with the New York City Office of Administrative Trials and Hearings, their office will be hosting an OATH Resource event. Details are to be announced however the date is scheduled for October 15, 2020 from 10:00 am to 12 pm at the Maspeth Queens Public Library. Details to follow.
- The Council Member thanks everyone for their service.

Ernie Brooks, Representing Congresswoman Maloney's Office

Mr. Brooks provided the following update:

- Discussed the 2020 Census and the Hero's Act.

- For more information visit: Congresswoman Maloney's website at: Maloney.house.gov or call their office.

Mr. Brooks entertained questions.

Elaine Fan, Representing NYC Comptroller Scott Stringer's Office

Ms. Fan provided updates from the NYC Comptroller's Office.

ULURP APPLICATION

RXR LIC PROJECT 42-11 9TH STREET ULURP 20DCP078Q

A special permit (pursuant to ZR 74-96) and related text amendment to facilitate a new 21-story, 321,347 sf mixed-use (commercial/industrial building in a new industrial business incentive area (IBIA), is being sought by RXR 42-11 9th Holdings LLC at 42-11 9th Street in Long Island City, Community District 2, Queens.

Jeff Nelson introduced the team who would be speaking, and they are listed as follows:

- Jeff Nelson, RXR
- Emma Manson
- Carols Escobar, Titan Machine Corp.
- Carol Ordermann, Perkins Eastman
- Ellen Lehman, Fried Frank
- Will Warren-O'Brien, GSG

Mr. Nelson provided a power point presentation and discussed the project overview, project goals and next steps.

Carlos Escobar, Titan Machine Corp. informed the Board that Titan is a family owned elevator machining business founded in LIC in 1973. Titan is the current owner operator and occupant of the project site at 42-11 9th Street. The facility is outdated and no longer properly configured for its business needs.

RXR was selected as a partner based on their reputation for thoughtful development and shared commitment to the vision of strengthening the city's industrial sector.

Titan will remain an owner of the project and a part of the development team.

Jeff Nelson, RXR provided an overview of RXR which is a NY based approximately 500-person vertically integrated real estate firm.

Ellen Lehman discussed the zoning actions.

Emma Manson discussed the Project Goals and Overview, community jobs and partnerships with Urban Upbound and LaGuardia Community College.

Questions were entertained.

Public Comment

Attendance

Present 40

Absent 7

Quorum Yes

Approval of the June and September 2020 CB 2 Meeting Minutes

A motion was made and seconded to approve the June 2020 and September 2020 Community Board 2 Meeting Minutes. All were in favor with none opposed and no abstentions.

Chairperson's Report

Ms. Deller provided the following update:

- Ms. Deller thanked all the board members for their hard work.
- Thanked the Budget Committee and Chairs of each Committee who have been working hard on the Capital and Expense Budget Priorities.
- Thanked the Tech Task Force who have helped with the sign-in sheets and for their hard work and stated that we have made tremendous progress in getting the meetings up and running and thanked everyone for their leadership.
- Announced that we will combine the Health and Human Services and Education Committees and Taina McShane will be the Chairperson of the Committee.
- Ms. Deller reported that she has asked Christine Hunter to be the Co-Chair of the Land Use Committee.
- Thanked Tom Mituzas and Warren Davis for their hard work concerning the homeless shelter issues in Blissville.
- There will be a meeting on October 5, 2020 with the Northstar Community Advisory Board.
- Ms. Deller provided an update about the CB 2 By-Laws and stated that before we can move on with nominations, we need to address an issue within the By-Laws.
- Discussed the history of the ballot process and voting procedures.
- CB 2 By-Laws still technically provide that voting for officers needs to be conducted by Ballot in Article VI, section 1, Nominations and Election of Officers. Due to the COVID emergency, due to changes in voting technology, we believe it is wise to amend the by-laws. Ms. Deller stated that we are proposing the Board to conduct the vote by roll call, voice vote in November and thereafter as per the changes we are proposing. The procedures for amending the By-Laws which is spelled out in Article VIII, entitled Amendment to the By-Laws. These By-Laws may be amended at the initiation of a majority of the members of the board present and voting at a monthly meeting. Ratification of an amendment shall be by a two-thirds (2/3) vote of the members of the Board present and voting at the next regular meeting of the Board.

Ms. Deller made a motion to amend Article VI Section 1 of the By Laws to remove the by ballot in the last sentence of this section and replace it with the following: instead of by ballot it would be by written electronic or other form of ballot.

Jake DeGroot made a motion and it was seconded by Ben Guttmann and Amparo Abel-Bey

The vote was 31 in favor with none opposed and no abstentions.

Ms. Deller announced that Diane Ballek and Pat O'Brien would not seek reelection to the Executive Board. Ms. Deller thanked them for their long-time service and dedication on the Executive Board.

Nominations

Ms. Deller made a motion and it was seconded by Sheila Lewandowski and Norberto Saldana to nominate Lauren Springer as Treasurer.

Mr. O'Brien made a motion to nominate the following slate of officers on the Executive Board:

- Lisa Deller, Chairperson
- Kenny Greenberg, 1st Vice Chairperson
- Sheila Lewandowski, 2nd Vice Chairperson
- Lauren Springer, Treasurer
- Norberto Saldana, Secretary

Kenny Greenberg stated that he prefers to be 2nd Vice Chairperson rather than 1st Vice Chairperson. Kenny Greenberg was nominated for 2nd Vice Chairperson by Patrick O'Brien and it was seconded by William Garrett. Kenny Greenberg accepted the nomination.

Benjamin Guttmann made a motion and it was seconded by Nick Berkowitz who nominated Dr. Rosamond Gianutsos as Secretary. Dr. Gianutsos accepted the nomination.

Jordan Levine made a motion and it was seconded by Jake DeGroot and Julie Won who nominated Frank Wu for Treasurer. Frank Wu accepted the nomination.

Dr. Rosamond Gianutsos made a motion and it was seconded by Jake DeGroot who nominated Norberto Saldana for 2nd Vice Chairperson. Norberto Saldana stated he prefers to stay as Secretary and did not accept the nomination and he declined the position of 2nd Vice Chairperson.

Sandra Bigitschke made a motion and it was seconded by Kenny Greenberg who nominated Norberto Saldana for Secretary. Norberto Saldana accepted the nomination.

Benjamin Guttmann made a motion and it was seconded by Julie Won to nominate Dr. Rosamond Gianutsos for 2nd Vice Chairperson.

Dr. Rosamond Gianutsos then declined the nomination for Secretary and accepted the nomination for 2nd Vice Chairperson.

Frank Wu nominated Lisa Deller for Chair and it was seconded by Benjamin Guttmann. Lisa Deller accepted the nomination.

Elliott Park nominated Sheila Lewandowski for 1st Vice Chairperson, and it was seconded by Mary Torres. Ms. Lewandowski accepted the nomination.

Jake DeGroot nominated Nicholas Berkowitz for Secretary and it was seconded by Dr. Rosamond Gianutsos. Nicholas Berkowitz accepted the nomination.

Morry Galonoy again nominated Nick Berkowitz for Secretary and it was seconded by Amparo Abel-Bey. Nickolas Berkowitz accepted the nomination.

Ms. Deller announced that nominations would be taken from the floor at the November Board Meeting.

Ms. Deller announced that each person nominated should submit a personal statement and that it would be circulated to the Board Members prior to the next meeting.

The candidates are listed as follows:

1. Lisa Deller, Chairperson
2. Sheila Lewandowski, 1st Vice Chairperson
3. Kenny Greenberg 2nd Vice Chairperson
4. Dr. Rosamond Gianutsos, 2nd Vice Chairperson
5. Lauren Springer, Treasurer
6. Frank Wu, Treasurer
7. Norberto Saldana, Secretary
8. Nick Berkowitz, Secretary

Department of City Planning

Teal Delys provided the following update:

- 50-25 Barnett Avenue is an application for a new mixed-use building with 167 dwelling units all of which should be affordable. This application came to the Land Use Committee on September 16, 2020 and they anticipate ULURP certification in October.
- 48-18 Van Dam Street. This is the Teamsters application for a 4-story enlargement of an existing building for the union office, training and storage needs. They anticipate ULURP certification of the project on October 19, 2020.
- 62-04 Roosevelt Avenue. This is a private application for a new 13 story mixed-use building of 200 units, 64 which will be affordable. This application will be presented at the Land Use Committee in the next couple of months and ULURP certification will happen before the end of the year.
- Zoning for Coastal and Floor Resiliency Text Amendment will be referred this fall.

Land Use Committee

Ms. Deller discussed the following:

New Revocable Consent for JB Industries Inc. Under Sidewalk Storm Drainpipes Mecho Systems, 42-03 35th Street, Long Island City, New York, Block 218, Lot 13

The legal counsel for the Applicant provided an update. She explained that this is a storm pipe that they are seeking to legalize.

Christine Hunter made a motion and it was seconded by Lisa Deller to approve the application. The vote all in favor of the motion by a show of hands with none opposed and no abstentions.

ULURP Project Application C200303 ZSQ, N 200304 ZRQ; CEQR: 20DCP078Q RXR LIC Project 42-11 9th Street, Long Island City New York

Sheila Lewandowski made a motion and it was seconded to support the project with the following conditions:

- RXR Realty/Titan (the developer) will set aside 10% of the industrial space at a rental rate of \$15.000 per square foot.
- Annual rent increases would be capped at 3% per year for ten (10) years and the lease would include a right to renew for an additional ten (10) years with the same terms.

The vote was 32 in favor of the motion to support the application with 2 opposed and 2 abstentions.

Arts & Cultural Committee Report

Mr. Greenberg provided the following update:

- Culture Lab LIC will be rescheduled for next month.
- Discussion of new online interface which will allow cultural groups to give information and share information.
- Increasing outreach to local artists for Parks Department and other projects
- Discussion of the little library boxes.

Public Comment

A motion was made to adjourn the meeting.

Respectfully submitted by:

MA Gurrado

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