



Sharon Lee  
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

November 17, 2020

To: CB2 Land Use Committee Members

From: Lisa Deller, Chairperson  
Land Use Committee

Re: Notice of **TUESDAY NOVEMBER 24, 2020** Land Use Committee Meeting

---

The next meeting of Community Board 2's Land Use Committee is scheduled for:

DATE: **	<b>TUESDAY NOVEMBER 24, 2020</b>
TIME: **	<b>6:00 P.M.</b>
LOCATION:	TELECONFERENCE WEBEX

<https://nyccb.webex.com/nyccb/onstage/g.php?MTID=ee79185e77c3d08db8fab65b17d238b66>

Telephone call in number: 408-418-9388

Access code: 173 996 5719

---

### AGENDA

#### **22-18 JACKSON AVENUE BSA – 2020-38-BZ**

- This application is for a proposed operation of a Physical Culture Establishment located in a portion of the first floor of the Premises.

#### **45-26 51<sup>st</sup> STREET BSA – 2016-1185-A**

- This application is for a proposed extension of time to enable the Applicant to construct a three-story with cellar, 34,320 square foot, use Group 16 self-storage facility on Tax lots 53 and 54 on Block 2283, Borough of Queens.

### **ULURP CEQR: N 210095 – ZONING FOR COASTAL FLOOD RESILIENCY**

- The Department of City Planning (DCP) is proposing a zoning text amendment, Zoning for Coastal Flood Resiliency (ZCFR), to update the Special Regulations Applying in Flood Hazard Areas (Article VI, Chapter 4). The current zoning rules were adopted on an emergency basis to remove zoning barriers that were hindering the reconstruction and retrofitting of buildings affected by Hurricane Sandy and to help ensure that new construction there would be more resilient. ZCFR would improve upon and make permanent the relevant provisions of the current temporary zoning rules and provide homeowners, business owners, and practitioners who live and work in the city's floodplain the option to design or otherwise retrofit buildings to: (a) reduce damage from future coastal flood events, (b) be resilient in the long-term by accounting for climate change, and (c) potentially save on long-term flood insurance costs. In addition, it would allow resiliency improvements to be more easily incorporated on waterfront sites at the water's edge and in public spaces, as well as provide zoning regulations to help facilitate the city's long-term recovery from the COVID-19 pandemic and other future disasters.

### **50-25 BARNETT AVE REZONING – ULURP C 200243 ZMQ – N200244 ZRQ**

- Phipps Houses is proposing a zoning map amendment and zoning text amendment to facilitate a new mixed-use development containing affordable housing and community facility space at the property located at 50-25 Barnett Avenue in Sunnyside. A zoning map amendment is proposed to rezone the project site, from M1-1 to R6A. A zoning text amendment is also proposed to establish a Mandatory Inclusionary Housing area at the project site.

### **Update by City Planning**

### **VOTE**

- 50-25 Barnett Avenue Rezoning – ULURP C 200243 ZMQ – N200244 ZRQ
- Zoning for Coastal Flood Resiliency - ULURP CEQR: N 210095

### **OLD BUSINESS:**

### **NEW BUSINESS:**

LU November 24, 2020

Cc: Hon. Alexandria Ocasio Cortez, US Congress  
Hon. Carolyn Maloney, US Congress  
Hon. Nydia Velazquez, US Congress  
Hon. Michael Gianaris, NYS Senate  
Hon. Michael DenDekker, NYS Assembly  
Hon. Brian Barnwell, NYS Assembly  
Hon. Catherine T. Nolan, NYS Assembly  
Hon. Jimmy Van Bramer, NYC Council  
Hon. Robert Holden, NYC Council  
Hon. Daniel Dromm, NYC Council  
Hon. Sharon Lee, Borough President, Queens  
Vickie Morales, Director of Community Boards, Queens  
Irving Poy, Planning, Borough Presidents Office, Queens  
Victoria Garvey, Planning Borough Presidents Office, Queens  
John Young, City Planning  
Alexis Wheeler, City Planning  
Teal Delys, City Planning  
Michael Wadman  
Hiram Rothkrug, ESC, Inc  
Jay Goldstein, Law offices of Jay Goldstein  
Neil Weisbard Proyor Cashman, LLP