



Sharon Lee
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Community Board No. 2

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Lisa Deller
Chairperson

Debra Markell Kleinert
District Manager

October 21, 2020

Land Use Committee Meeting Minutes

Board Members Present

Lisa Deller
Christine Hunter
Thalia Batan
Nicholas Berkowitz
Tannia Chavez
Stephen Cooper
Kenneth Greenberg
Benjamin Guttman
Lauren Springer

Board Members Absent

Sally Frank
Patrick O'Brien
Elliot Park

Community Board 2 Staff

Debra Markell Kleinert
MaryAnn Gurrado

Department of City Planning

Teal Delys
Scott Solomon

Elected Officials/Representatives

Jack Bernatovicz, Representing Queens Borough President Sharon Lee

Guests

Michael Wadman, Phipps

Herbert Mandel
Lisa Orranita, Akerman
Steve Sinacori, Akerman
Sarah Ellmore, Phipps
Shiva Ghomi, Aufgang Architect
Steve Lysohir, EJ Stevens
Nicola Iervasi, Mare Nostrum
Jay Goldstein
Douglas Hanau
Jordan Press, Constantinople & Vallone Consulting
Hiram Rothkrug

Ms. Deller welcomed everyone to the meeting and announced the meeting was being teleconferenced.

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.

Ms. Deller welcomed back the applicants for the “The Barnett” Project. They previously presented a development on this site in 2016. The current project was certified on October 5th and is the ULURP Process.

CB2 will hold a special public hearing apart from the full board meeting as it will take up a lot of time.

Michael Wadman, Phipps, and Sarah Ellmore provided the same presentation with a few changes:

The project Site is 50-25 Barnett Avenue, Sunnyside

Proposed Land Use Actions:

- Zoning Map Amendment – Rezone the Project Site from M1-1 to R6A; and
- Zoning Text Amendment – Establish a Mandatory Inclusionary Housing Area at the Project Site.

Application Status:

Certified as complete by the City Planning Commission on October 5, 2020.

Ms. Ellmore discussed the boundaries of the project and the existing conditions.

- Proposed Development Consists of the following:
 - Mixed use building including 167 affordable housing units and 5,323 sf of community facility space; residential amenities and an outdoor recreation terrace.
 - Ranging in heights from 6 to 7 stories.

- With 170 attended parking spaces of which 111 would be made available for public use.
- Streetscape improvements including a 15-foot wide sidewalk with plantings and a double corridor of trees.
- Unit Distribution
 - 1 Bedroom 53% 88 Units
 - 2 Bedrooms 37% 62 Units
 - 3 Bedrooms 10% 17 Units
 -
- Affordability Levels
 - 40% 15% 25 Units
 - 50% 17.5% 29 Units
 - 60% 17.5% 29 Units
 - 90% 25% 42 Units
 - 110% 25% 41 Units

Floor Plans were reviewed.

Phipps explained that they incorporated community input from the 2016 project review in the proposed development.

- Reduced the height from 10 stories to 7 stories
- Increased the amount of community facility space.
- Increased the amount of parking.
- Deepened the levels of affordability; and
- Are committed to using unionized maintenance staff
- Deepened the levels of affordability from 2016.

The project will facilitate:

- The development of affordable housing and community facility space on a site that is well served by transit.
- A building that is consistent with surrounding land uses and context, and streetscape improvements.

Ms. Ellmore discussed some of the recent improvements to Phipps Sunnyside Garden Apartments.

Questions were entertained.

Ms. Deller announced that CB 2 would schedule a Public Hearing on the same day as the Land Use Committee on November 18, 2020 on the Phipps Project.

62-04 ROOSEVELT AVENUE PRE - CERTIFICATION CEQR NO. 19DCP218Q

- This application is proposing a zoning map amendment and zoning text amendment to rezone the southwest corner of Roosevelt Avenue and 63rd Street in the Woodside. The proposed actions would rezone an R6 district with a C1-4 overlay measuring 100 feet deep from Roosevelt

Avenue to a C4-4 zoning district. A zoning text amendment is also proposed to establish a Mandatory Inclusionary Housing area at the project site.

Jordan Press introduced his colleague Lisa Orrantia and other members of the project:

Lisa Orrantia provided the following update:

Proposed Actions:

1. Zoning Map Amendment – Rezone approximately 41,000 square feet from R6 and R6/C1-4 to C4-4
2. Zoning Text Amendment – Designate a Mandatory Inclusionary Housing (MIH) Area allowing Options 1 & 2.

This is a follow up to a presentation they made in June. They are still completing final work on the EAS and have a targeted certification by the end of the year.

Ms. Orrantia provided an overview of the proposed development:

- New 13 Story 211,541 sf floor area (5.99 FAR) building.
- 156 Accessory parking spaces in sub-cellar accessible from 63rd Street.
- 31,500 sf lower level space for fitness center, performing arts/other community.
- 27,500 sf to be divided on ground floor for local retail
- 21,000 sf 2nd floor office
- 162,500 sf residential 3rd – 13th floors – 213 dwelling units, including 54 permanently affordable units.
-

Discussed follow up to items raised at the June 17, 2020 meeting:

- Affordability
- Appearance
- Height
- Healthy Design
- Arts Space
-

Discussed the next steps

- Sign off EAS
- Target ULURP Certification in November or December

Stephen Lysohir discussed that he has been working with Nicol Lervasi, Mare Norstrom Elements for some time on this project. They will be bringing in a community arts space located in the lower level. They have entered into a full agreement and will provide him a space in the lower level. Mr. Lysohir discussed the adjacent space to further enhance what he is doing with the arts community.

Nicola Lervasi discussed the community arts space of 2500 square feet in the cellar. It will function as a home office and would be divided as one large studio for rehearsal and classes. When they do not use the space, they will sub-rent the space.

Steven Lysohir reported that they want to bring vibrancy, community services medical and local retail uses.

He further stated that they are building the space out for Mare Norstrom and are considering that Mare Norstrom is a non-profit community service and charging an affordable rent. They are a co-applicant on the project as the tenant and as a partner in helping them to develop a larger arts-based use at the site. Regarding medical offices, they have no current tenants but have spoken to multiple groups and hope to include a quality medical component that would service the local community.

Mr. Lysohir stated the terms of the Agreement with Mare Norstrom are as follows:

- 10-year deal fit out their space for them and they will pay a \$15 per square foot rent which is \$3,000 per month.
- They will have dedicated space under their control for the 10-year period.
- The developer will work with them on the ancillary 5,000 square foot space attached to their space.
- They would be in complete control of their space; the adjacent space is a combination of efforts between them and Mare Norstrom. They have also discussed the arts space with Arts and Culture Committee leadership.
- They are working together to manage the additional space.

Ms. Deller discussed the Sunnyside Artists community and to reach out to them as well.

Nicola Lervasi discussed a shared cooperative and will keep in touch with many of the artists.

The Committee discussed the additional height and density of this project, which at 13 stories is more than twice as high as other buildings within a several block radius, and which would substantially alter the neighborhood streetscape. The Committee requested that the developer provide a clear and detailed comparison of the proposed rezoning project vs. the *as of right* permissible buildout. There was a discussion about the need to preserve existing businesses and ensure that resident and commercial rents remain affordable.

Ms. Deller stated this project will come back to Land Use once it is certified.

Questions were entertained.

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.

Jay Goldstein, the attorney discussed the application a small gym and is asking for the approval.

- The gym is closed due to COVID and hopes regulations will be lifted soon.
- The space is 2,200 square feet on first floor, 11 story building,
- The use is class only with 10 to 30 people under normal circumstances and is a high intensity work out.

- Hours of Operation are Monday through Friday, 5:30 pm to 9:00 pm, Saturday 8:00 am to 2:00 pm and Sunday 9:00 am to 1:00 pm.
- Discussed sound attenuation and sprinkler system and fire alarm.

Ms. Deller discussed the issue of gyms that offer lower price membership or community and engage with other non for profit with organizations in the neighborhood and have a better ability to attract clientele.

Ms. Deller asked that they bring the message back to the business owner and invite the operator to the next meeting. We are looking for businesses that engage with our community.

They will be calendared at the BSA on November 30, 2020.

A discussion followed.

CITY PLANNING

Teal Delys discussed the following:

- 48-18 Van Dam Street, proposal is a 4-story enlargement hope to certify before the end of the year.
- Zoning for Coastal Resiliency
- Waterfront Planning Workshop Virtual Meeting will be held on November 10, 2020 from 4 to 6 pm.

Ms. Deller stated that Phipps was certified on October 5, 2020 and we have until December 5, 2020 to review. Ms. Deller stated that a public hearing separate from the full board meeting will enable the Board to make sure attendees are able to provide public comment.

Ms. Deller announced that we will have the public hearing on the night of the Land Use Committee Meeting on November 18, 2020. The Land Use Committee members agreed to defer the Committee vote until after the hearing.

Ms. Deller made a motion, and it was seconded by Stephen Cooper that we would not be voting on this matter tonight.

All were in favor, none opposed and no abstentions.

The meeting was adjourned.

Respectfully submitted by:

MA Gurrado

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