



Donovan Richards
Queens Borough President

Community Board No. 2

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Lisa Deller
Chairperson

Debra Markell Kleinert
District Manager

***Revised**

March 17, 2021

Land Use Committee Meeting Minutes

This meeting was teleconferenced on Zoom

Land Use Committee Members - Present

Lisa Deller
Christine Hunter
Thalia (Karesia) Batan
Nicholas Berkowitz
Tannia Chavez
Sally Frank
Kenneth Greenberg
*Benjamin Guttman
Lauren Springer

Land Use Committee Members -- Absent

Stephen Cooper
Patrick O'Brien
Elliot Park

Department of City Planning

Teal Delys

Elected Officials/Representatives

Jack Bernatovicz, Representing Council Member Jimmy Van Bramer
Irving Poy, Representing Queens Borough President Donovan Richards
Vicky Garvey, Representing Queens Borough President Donovan Richards

Guests

Jordan Press, Representing 62-04 Roosevelt Avenue
Stephen Lysohir, Representing 62-04 Roosevelt Avenue
Perry Vallone, Representing 62-04 Roosevelt Avenue
Kevin Albert, Mare Nostrom Elements
Nicola Iervasi, Mare Nostrom Elements
Annie Levers, NYC Council
Bonnie Harkin

Ms. Deller welcomed everyone to the meeting.

Consumer Affairs Application #10-2021-ANWS (REINVITED)

Discussion of the Newsstand Application at the location of NEC Jackson Avenue and 42nd Road.

Ms. Deller reported on the following:

- This application was tabled from last month's meeting.
- This is for a newsstand at the corner of Jackson Avenue and 42nd Road and Broadway near Queens Plaza South.
- The newsstand is 10 feet long and 5 feet wide.
- CB 2 reached out to the applicant many times. However, the applicant did not respond to the Board's requests to appear before the Committee.
- The applicant was not present at this meeting
- Ms. Deller reported that CB 2 received letters of opposition from the LIC Partnership in favor of the restaurants that are in front of this location.
- Ms. Deller read the following letter from the LIC Partnership:
"We have learned that an application has been filed to place a newsstand in front of the Jack on Jackson Avenue. We believe the proposed location of this newsstand will have a negative impact on the restaurants that have recently opened at the building, will increase foot traffic congestion on an already busy street, and result in the avenue becoming less pedestrian friendly. It has been a long-standing goal of this community to increase the offerings of restaurants serving this part of the neighborhood and we are thrilled that Penny Bridge and the Jack&Co food hall have recently opened, especially under challenging circumstances presented by COVID. The last thing we want to have happen is for a newsstand to be located directly in front of these restaurants, blocking their visibility to would-be patrons, increasing congestion, and eliminating the possibility for sidewalk seating at these restaurants. Sidewalk seating for many restaurants can mean the difference between survival and closing in the current environment, and with the many subway grates here, space is already very limited. Penny Bridge and the Jack&Co food hall are reflections of the community, founded by small mom and pop operators, many of whom are minorities and women, and a number of which are locally based as well. These are the type of restaurants we want to thrive to give this part of LIC more of a welcoming, neighborhood identity rather than just a congested commercial thoroughfare. Thanks for your time and consideration."

Nick Berkowitz stated he was able to get the applicant on the phone and that the individual may have a limited understanding of the procedures and how this gets done as it sounds like the person had a limited understanding of English. Mr. Berkowitz made a motion to table the application as we were not able to get the applicant sufficiently on the phone and that the applicant be reinvited to attend the next Land Use Committee meeting.

Ms. Deller stated CB 2 would request the applicant come back to suggest another location as this is not an appropriate location for a newsstand.

A discussion followed.

Christine Hunter made a motion and it was seconded by Tannia Chavez to oppose the application at the noted location as it would have a negative impact on the community at this location and that the applicant would be reinvited back to the committee to discuss another location. The vote was (5) in favor of the motion to oppose with one (1) opposed and no (0) abstentions.

62-04 Roosevelt Avenue – Mare Nostrum

Discussion of space programming for the arts-based space within the proposed new building at 62-04 Roosevelt Avenue.

Nicola Irevasi discussed the following:

- Discussed the agreement with the developer.
- Mare Nostrom Elements is a non-profit organization which will have approximately 2,000 square feet of office and performance space for their private use.
- They will collaborate with the developer in order to establish a separate non-profit arts node which will accommodate Mare Nostrom Elements and other groups as well in order to serve the larger arts community.

Kevin Albert provided the following information:

- The whole nodule is about 7,500 square feet.
- This space will include restrooms, changing areas, a dance studio, and a large multi-purpose arts space of approx. 1,600 square feet, which is a perfect size for studio showings.
- Rendering was displayed and a discussion followed.
- The community art space is intended to be available to long-term renters.
- They will create a more hands on business plan.
- They are envisioning a coop of artists.
- This is all basement space and there are no windows.

Christine Hunter asked about lighting and sidewalk presence. The developer stated that the entry point is on 63rd Street where there is a common entrance for the upper floor office spaces and the basement level community space. At the street level lobby there is an elevator bank and stairs.

Mr. Lysohir stated that he will work with the architect to discuss street presence and signage to see what they can do. He stated they will build out the space and they will provide a quality grade space

with appropriate fresh air circulation. The occupancy limit is something they need to research with the architect, and they will have that information the next time they come back to the Board

Mr. Press reported that without the rezoning it will be highest and best use and the non-profit functions may have less floor area, in order to maximize the income that they can derive from that space.

Kenny Greenberg suggested wall art in the gallery. Mr. Revas stated they are considering this.

Questions were entertained.

Ms. Deller reported that CB 2 will hold a public hearing with community residents before we vote. We will see them after the ULURP certification from DCP.

Comprehensive Planning Proposal – Annie Levers, Office of Strategic Initiatives, NYC Council

Annie Levers, provided a presentation on comprehensive planning legislation being proposed by the NYC Council. A copy of the presentation is attached. (Attachment #1)

Ms. Levers discussed the following:

- They are at the beginning of the process.
- She invited anyone to reach out to her if they have any questions.
- She discussed the Key Issue Summary.

Ms. Levers entertained questions.

Teal Delys, NYC Department of City Planning

Ms. Delys provided the following update:

Expect the following to certify on April 5, 2021.

- 48-18 Van Dam Street
- 62-04 Roosevelt Avenue

Zoning Text Amendments (5) in total citywide:

Zoning for Accessibility – This is in collaboration with the MTA. It is to expand existing zoning tools that would coordinate transit with the construction improvements to station accessibility and capacity. There will be zoning bonuses in high density districts in exchange for subway improvements.

This applies to R9 and R10 and there are some in the LIC area, but it does not apply to most of District 2. It will be similar to Court Square.

Fresh 2 – We have Fresh which is to support Food Retail Expansion, a program that offers zoning incentives to encourage the creation of grocery stores. CB 2 will not see this text amendment as it will not apply to CB 2.

Health and Fitness Text Amendment – This would remove the BSA special permit for PCE's and instead the PCE's would be incorporated into specific zones as-of-right, instead of the special permit.

Open Restaurants – This is geared for legalizing permanent outdoor dining on the sidewalks. It would draft a regulatory framework that would allow open restaurants to remain.

