



*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

*Danielle Brecker
Chairperson*

*Debra Markell Kleinert
District Manager*

February 15, 2023

Land Use and Housing Committee Meeting Minutes

This meeting was teleconferenced on Zoom

Land Use and Housing Committee Members – Present

Lisa Deller, Christine Hunter, Tannia Chavez, Kenneth Greenberg, Lauren Springer, Mary Torres

Land Use and Housing Committee Members – Absent

*Thalia (Karesia) Batan, Nickolas Berkowitz, Stephen Cooper, Sally Frank, Morry Galonoy
(Excused), Benjamin Guttmann, Elliot Park*

Community Board 2 Members Present

Danielle Brecker, Chairperson, CB 2

Public Members

Rayna Erlich, William Jourdain

Community Board 2 Staff

Debra Markell Kleinert, District Manager

MaryAnn Gurrado

Elected Officials/Representatives

Isaac Blasenstein, Representing Council Member Julie Won

Vicky Garvey, Representing Queens Borough President Donovan Richards

Department of City Planning

Teal Delys

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

Guests

John Sanchez, Executive Director of Five borough Housing Movement

Michael Chang

Sculpture Center

Michael Zoorb

Lisa Deller and Christine Hunter welcomed everyone to the meeting.

William Jourdain, new public member was introduced. He announced he is the Executive Director of Woodside on the Move.

Presentation by John Sanchez, Executive Director of Five Borough Housing Movement. (See Attachment #1)

5 Borough Housing Movement – Affordable Housing Proposals for Office Conversions.

- The 5 Borough Housing Movement advocates changing the state multiple dwelling law (MDL) to allow flexibility for office buildings to convert to residential housing.
- Lift the state FAR cap to allow more housing to be built.
- Provide a tax incentive for permanently affordable housing.

Questions were entertained.

Lisa Deller invited John Sanchez to attend the March 2, 2023 Board Meeting.

Kenny Greenberg made a motion, and it was seconded by Tannia Chavez made and seconded for a letter of support with the following stipulations:

- ✓ *Incentives for office to residential conversion would require:*
 - *Lower the proposed AMI (area median income) affordability tiers*
 - *Permanent affordability*
 - *Preferences for permanent apartments to accommodate the underhoused*
 - *Preference for affordable homeownership*
 - *A mix of bedroom sizes to accommodate larger families.*
 - *Protections for existing businesses*

All were in favor by a show of hands with none opposed and no abstentions.

NYNJHAT Meeting

Isaac Blasentstein, representing Council Member Julie Won, provided information about the February 23rd Town Hall Meeting hosted by Congresswoman Nydia Velazquez and local elected officials for public input on planning a resilient Brooklyn/Queens waterfront with Army Corps of Engineers.

Lisa Deller reported on February 17, 2023, the waterfront alliance will host a virtual meeting where people can share their comments and information.

Christine Hunter reported that the Land Use and Environment Committees will discuss the Army Corp of Engineers this at their meetings which are Environment and Transportation and the Land Use Committee.

Christine Hunter provided an update on the NYNJHAT (New York and New Jersey Harbor and Tributaries) Coastal Storm Risk Management Feasibility Study which was released for comment with a March 7, 2023 deadline. There has been a flurry of events to assist the CB's in responding. CB 1 in Brooklyn has released a set of comments that are detailed. They are asking for more time and the creation of a task force to work with the Army Corp. of Engineers. CB2 was included in outreach by the ACE very late in the process and has been getting up to speed on the issues. See attached draft comments.

Danielle Brecker discussed that she attended the Borough President's meeting on this topic.

Update on Possible 3rd Party TA for Land Use Matters

Lisa Deller and Christine Hunter discussed a conference call with Bonnie Harkin of Nautilus Development Consulting, Inc. regarding the possibility of contracting with a 3rd party firm to provide technical assistance on land use and ULURP matters.

Department of City Planning

Teal Delys provided the following update:

23-10 Queens Plaza South Project - Public Hearing at the City Planning Commission today and if anyone wants to submit testimony you can still do so for two more weeks. CPC will vote on the project in mid-March.

Queens Borough Plaza Elevator on the north side - MTA will put an elevator on the south side of the Queens borough Plaza Station.

There are no projects in CB 2 approaching ULURP.

61-10 Queens Boulevard is with the Borough President's office on February 16, 2023.

Respectfully submitted by:
MA Gurrado

02152023LUCMM