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*Morry Galonoy
Chairperson*

*Debra Markell Kleinert
District Manager*

April 20, 2022

Land Use and Housing Committee Meeting Minutes

This meeting was teleconferenced on Zoom

Land Use & Housing Committee Members Present

Lisa Deller, Christine Hunter, Nicholas Berkowitz, Tannia Chavez, Sally Frank, Morry Galonoy, Dr. Rosamond Gianutsos, Kenny Greenberg, Benjamin Guttmann, Reilly Owens, Ryan Smith, Lauren Springer, Mary Torres

Land Use & Housing Committee Members Absent

Thalia (Karesia) Batan, Stephen Cooper, Elliot Park, Katherine Sabal

Community Board 2 Staff

Debra Markell Kleinert, District Manager, MaryAnn Gurrado

Department of City Planning

Teal Delys

Elected Officials/Representatives

Isacc Blasenstein, Representing Council Member Julie Won

Guests

Jordan Press, Constantinople and Vallone

Gary Tarnoff, Kramer Levin

Frank St. Jacques, Akerman

Robert Henderson

Robert Hendrick

Jeff Mulligan, Kramer Levin

Allison Schwartz, MA Project Manager

Morris Adjmi, MA Founding Principal

Rick Parisi, Managing Principal MPFP

Matt Viggiano, Kasirer

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

Joe Vultaggio
Jeff Ruben, Philip Habib and Associates
Michael Boggin, Sive Paget
Nina Young
Amir Setayesh, Quadrum Global
Tom Keenan, 41-12 47th Street
Aileen Nielsen, 47-18 Skillman Avenue

Lisa Deller welcomed everyone to the meeting.

Landmark Applications

41-12 47th Street

- Replacement of a chain link fence with a new wrought iron fence.

Tom Keenan discussed his application and the proposed work which consists of replacing existing chain-link fence that encloses the perimeter of the front yard with a wrought iron fence like the one that encloses the stairwell on the front of the property.

Questions were entertained

47-18 Skillman

Update – Replacement of a partial black metal and chain link fence with a new fence.

Aileen Nielsen discussed her application and the proposed work which consists of updating part of the fence which is partly a black metal fence and partly a chain link fence. The chain link fence is rusty and has been vandalized over the years. The proposal is to replace all chain link fencing with black metal fencing. They will also add plantings.

Questions were entertained.

Lisa Deller invited the applicants to attend the May 5, 2022 meeting of the full board, which will be teleconferenced on zoom at 6:30 pm. Kenny Greenberg made a motion, and it was seconded by Christine Hunter to approve the Landmark Applications. All were in favor by a show of hands with none opposed and no abstentions.

58-02 Northern Blvd – Pre-Certification Discussion **ULURP Application – 210329ZMQ N 210390ZRQ**

- This is a presentation to provide an overview of the planned rezoning proposal.

Lisa Deller reported that we heard this application last October. The owner of the site came and presented early on the treatment of this corner. They are planning to make it into a Lincoln Car Dealership

Jordan Press introduced Frank St. Jacques and Joe Vultaggio and thanked all for inviting them back.

Frank St. Jacques, Akerman, Land Use Council provided an update about the project since the team last visited in October and provided a slide presentation and discussed some of the changes. A copy of the presentation is attached (Attachment #1)

- The applicant is 58-02 Northern Blvd LLC, ULURP November: 210389 ZMQ & N 21 0390 ZRQ.
- Located on Northern Boulevard between 58th and 60th Street, located within an R5 Zoning district, mapped in 1961. M11 zoning districts established in 1961 mapped to the east and west of the R5 district. Commercial overlays both C1 2 and C2 2 mapped within R5 districts but are to the east of 55th Street and to the west of the expressway and 68th Street.
- The site used to be a one-story restaurant. The zoning prohibits the building from being reactivated as a grand-fathered non-conforming use because it has been vacant for too long.
- Proposed Auto Showroom: New 2 story boutique auto sales showroom (focus on online sales)
- 8, 349 sq ft of commercial floor area
- 1.59 FAR
- 21-foot building height
- 4 parking spaces
- 5 EV charging stations
- Rooftop solar panels
- Changes in response to CB 2 comments: added rooftop solar panels, added 2 EV charging stations, parking area widened to 10 ft, street trees shown on site plan.

Christine Hunter discussed the need for additional shrubbery at the location. The response was they need to get approval from DOT for planters and will work with the architect.

The problem of vehicle parking on the sidewalks of nearby auto dealers was discussed.

Questions were entertained.

Lisa Deller thanked everyone for their presentation and requested they keep CB 2 updated on certification.

Teal Delys stated that if the project certifies in May, there would be a public hearing and vote in June, if it certified later than we would have 90 days for review and vote in September.

BSA – 45-40 Vernon Blvd - CAL NO. 233-15-BZ

- This application is revised on behalf of CSC4540 Property CO LLC for a variance pursuant to Section 72-21 of the Zoning Resolution to facilitate a mixed residential and commercial development located at 45-40 Vernon Boulevard, Long Island City, Queens. The proposed property consists of the residential conversion of an existing four-story manufacturing building and the construction of a 23-story addition containing residential and commercial uses.

Lisa Deller provided the following information:

BSA Applications have to rise to meet the level of 5 findings.

CB 2 voted on this in 2016, with a recommendation not to approve, and then the application was pulled back and it became part of the Your LIC project.

The YourLIC plan eventually fell apart and the developer and the team is back again with the BSA Application:

Jeff Mulligan Kramer Levin introduced his associates as follows:

- ✓ Amir Setayesh, Quadrum Global
- ✓ Allison Schwartz, MA Project Manager
- ✓ Rick Parisi, Managing Principal, M Paul Friedberg and Partners
- ✓ Michael Boggin, Sive Paget
- ✓ Jeff Ruben, Philip Habib and Associates
- ✓ Gary Tarnoff, Partner and Co-chair Land Use, Kramer Levin

- Mr. Mulligan provided a slide presentation.
- The application was filed in 2015.
- A recent proposal was presented to CB 2 in December 2017 and the application was placed on hold as different development and zoning proposals were being considered. (Anable Basin special district, Amazon and YourLIC)
- Spent \$13 million dollars to remediate the contamination on the property through the State's Brownfield Program.
- Have been carrying this largely vacant property for a number of years; since no redesigned proposal is currently advancing through the public review process for Anable basin, they must move forward with their variance application in order to develop the site.
- Under the Brownfield Program they must complete it by 2026 in order to receive the brownfield tax credits which adds even more urgency to obtain the variance to allow the development to proceed.
- Have brought in a new team to revise the project which is a much-improved project.
- The site is 38,000 square feet,
- Located in an M1-4 zoning district.
- This is a revised application to the BSA for a zoning variance to facilitate a mixed residential and commercial development located at 45-40 Vernon Boulevard, LIC, NY
- The proposed project consists of the residential conversion of an existing four-story manufacturing building and the construction of a 23-story addition containing residential and commercial uses.
- The history of the site was discussed.
- Previous Proposal was discussed.
- Revised Proposal was discussed which is a much more contextual building, will provide for residential use with ground floor retail, 23 stories at a height of 262 feet, 226 dwelling units. Their application identifies 30% affordable units, the number of affordable units depends on the affordable housing program that is ultimately available.
- Existing Paragon Paint building will be restored and 20% of the property will be made accessible to the public with open space.

Allison Schwartz discussed the Design Changes from the Previous proposal:

- ✓ Deeper setback: New addition setback 80" from Vernon Boulevard (previously 37")
- ✓ Lower Building Height 262" (previously 290')
- ✓ Open space is open to sky (no longer covered by new building)
- ✓ Contextual industrial façade.
- ✓ Required off-street loading now provided.
- ✓ Discussed ground floor plan
- ✓ Retail 9,000 square feet
- ✓ Residential entry is on 46th Avenue, loading is also on 46th Avenue, will not see loading on the street. Loading will not affect traffic on Vernon Boulevard.
- ✓ Ground floor is retail with retail terrace.

Rick Parisi, Landscape architect provided information on the following

- ✓ Green roof on the top of the building by the bulkhead
- ✓ 4th floor green roof and small terrace
- ✓ Back of building, 2nd floor green area and residential garden
- ✓ 46th there is an nicely landscaped entry port with an arcade and provides relief on 46th.
- ✓ In the back on 45th there is public open space.
- ✓ Bulkhead was rebuilt.
- ✓ Discussed Waterfront Access and Visual Corridor requirements.
- ✓ Discussed the connection to future shore public walkway.

Jeff Mulligan discussed the following:

Zoning Waivers

Use – Use Group 2 – Residential Use

Building Height – 262" height exceeds the 150' height limit (but complies with height limit for community facility buildings).

Initial Setback from Shore Public Walkway – Above maximum 60" base height, 15' setback is less than required 30' setback from the Shore Public Walkway

Residential Tower Size – 9,000 sf floorplate above the maximum base height exceeds the maximum 7000 sf.

City Planning Commission Chair Certification – Proposal complies with waterfront public access and visual corridor requirements.

Mr. Mulligan discussed the following:

- Five Findings for a Variance
- Unique Physical Conditions Environmental Contamination
- Site Uniqueness
- Timeline
- Neighborhood Character
 - Contamination clean up

- New public open space and waterfront access
- Restoration of factory building
- Preserve low building scale on Vernon Blvd
- Contextual industrial façade
- Ground floor retail along Vernon Boulevard and public open space.

Questions were entertained.

Ms. Deller requested they attend the May 5, 2022 Community Board 2 Full Board Meeting to provide a presentation at the public hearing. Ms. Deller requested they come back with renderings from the street level view.

A motion was made and it was seconded to vote no to the motion to send a recommendation of opposition to the proposal at this time (prior to the Public Hearing). All were in favor of the motion to vote it down by a show of hands with 1 opposed and 1 abstention.

The Committee voted to make a motion to not vote at this time as there were too many unanswered questions. Lisa Deller stated that we will wait to hear from the development team what their consultants have to say at the public hearing.

CITY PLANNING – UPDATE

Tela Delys provided the following update:

- ULURP Applications 58-02 Northern Blvd, don't have specific target certification date yet.
- 23-10 Queens Plaza South is on the list to certify next, but this project has even more environmental review to do on their side. June could be the earliest.
- Open Restaurants - DOT has not updated their website, guidelines are a work in progress.
- Equitable Development Data Tool has been changed to Equitable Data Development Explorer (EDDE). This has officially launched and is public. 23-10 Queens Plaza South will be one that will be included with this.
- They will present to the Community Board, and she will be in touch to set this up in May or June.

Lisa Deller reported we received a response letter from TF Cornerstone today to our concerns about the letter we wrote about their project. We will share it with everyone, and then reply to TFC. It is about the flood barriers in response to our concerns. The DOB and DOT can do this without the community board, but they took the courtesy to respond to us.

Debra Markell Kleinert requested a copy be sent to the CB 2 office.

Respectfully submitted by:
MA Gurrado