



*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](mailto:qn02@cb.nyc.gov)

[www.nyc.gov/queenscb2](http://www.nyc.gov/queenscb2)

*Morry Galonoy  
Chairperson*

*Debra Markell Kleinert  
District Manager*

**February 16, 2022**

## **Land Use Committee Meeting Minutes**

*This meeting was teleconferenced on Zoom*

### **Board Members Present**

*Lisa Deller, Christine Hunter, Karesia Batan, Tannia Chavez, Sally Frank, Morry Galonoy, Lauren Springer*

### **Board Members Absent**

*Nicholas Berkowitz, Stephen Cooper, Kenneth Greenberg, Benjamin Guttmann, Elliot Park, Katherine Sabal.*

### **Community Board 2 Staff**

*Debra Markell Kleinert, District Manager, MaryAnn Gurrado*

### **Elected Officials/Representatives**

*Isacc Blasenstein, Representing Council Member Julie Won  
Vicky Garvey, Representing Queens Borough President Donovan Richards*

### **NYC Department of City Planning**

*Teal Delys*

### **NYC Fire Department**

*Dave Harney  
Mark Aronberg*

### **MoMA PS 1**

*Jinelle Thompson*  
*Kate Fowle*  
*Jose Ortiz*  
*Angela Hallinan*  
*Elena Ketelsen Gonzalez*

**Guests**

Molly Kurzius  
Jack Radley  
Cody Buchalter

Lisa Deller welcomed everyone to the meeting.

**DOT – Revocable Consent for 52-03 Center Boulevard**

Selfhelp HPS North Housing Development Fund Company, Inc. & 52-03 Center LIC Structure:  
Flood Mitigation Systems Location 52-03 Center Boulevard.

Cody Buchalter discussed the following:

- This is a new development at 52-03 Center Boulevard in Hunters Point South and they are proposing a flood mitigation system to be deployed in emergency flood conditions to prevent water from going into the building.  
During the deployment there will be maintenance and protection of traffic measures to accommodate the areas where there are sidewalk closures; these will be removed after it is deemed safe.
- This is a joint venture between TF Cornerstone and Self Help, which manages a portion of the affordable housing.
- There will be 18-inch-deep foundations to support posts for the flood barriers system
- The revocable consent is for these 18-inch deep embedded structural elements because this is the permanent structure within the public right of way.
- The flood mitigation system will prevent water from getting into the building lobby.
- The development team is seeking a letter of no objection.

Lisa Deller invited the applicant and the developer to attend the March 3, 2022, Board Meeting.

**FDNY 55-30 58<sup>th</sup> Street (ORIGINAL ULURP NUMBER (C010655 PQQ))**

Presentation of a minor modification to an approved Land Use Action for FDNY leased space at 55-30 58<sup>th</sup> Street (Queens Block 2573, Lot 24) and 58-80 Borden Avenue (Queens Block 2657, part of Lot 28). The modification would approve leasing of additional space at 55-30 58<sup>th</sup> Street to enlarge the facility currently operated by the FDNY Bureau of Fleet Services. The proposed enlarged facility will

accommodate the consolidation of vehicle repair functions for FDNY, including storage and repair of ambulances, EMS command vehicles, and vehicles to be commissioned, maintained, repaired, decommissioned, or (due to accidents) held pending litigation

Dave Harney, Chief of Staff for the Deputy Fire Commissioner attended with Mark Aronberg, Assistant Fire Commissioner, Bureau of Fleet Services.

Mr Harney stated that FDNY is seeking a letter of support from CB 2 since the enlarged facility will enhance the agency's vehicle repair, maintenance, and storage capabilities.

Mr. Harney discussed the proposal as follows:

This proposed acquisition will allow the agency's Bureau of Fleet Services to:

- Acquire additional, and sorely needed vehicle storage space
- Significantly expand the number of vehicle repair bays, parts storage, and administrative spaces.
- Relocate the sedan/small vehicle repair function from 30-03 Review Avenue to this new site.
- Re-task repair bays at 30-03 Review Avenue currently used for sedan/small vehicle repair to ambulance repair.
- Open space at Review Avenue for additional ambulance storage
- Increase productivity.
- Reduce overtime.

Christine Hunter made a motion, which was seconded by Tannia Chavez to send a letter of support for the FDNY's minor modification. All were in favor of the motion with none opposed and no abstentions.

Lisa Deller requested FDNY to attend the March 3, 2022, Board Meeting to provide the presentation for the minor modification.

### **MoMA PS1 – Jinelle Thompson**

Jinelle Thompson reported this is a presentation of a proposed mural project at PS1.

Kate Fowle from MoMA PS 1 discussed a mural project for PS1 and said that they are seeking a letter of support to be sent to the Public Design Commission so that it can be submitted with their application.

Elena Ketelsen Gonzalez, Assistant Curator, MoMA PS 1 spoke about the designs and artists for the mural.

Karesia Batan made a motion, and it was seconded by Lauren Springer to send a letter of support for the mural project at PS 1 MoMA. All were in favor of the motion with none opposed and no abstentions.

### **CITY PLANNING – UPDATE**

Teal Delys provided the following update:

- Urban Design website is still open and will be closing in early March. Visit [www.goodurbandesign.nyc](http://www.goodurbandesign.nyc)
- Provided an update on Open Restaurants. A public hearing was held by City Council however they did not vote yet and there may be a slight modification. More news in the coming weeks.
- The next ULURP applications which they are foreseeing and are in the pipeline:
  - 23-10 Queens Plaza South, twenty-two story enlargement.
  - 58-02 Northern Boulevard, a proposed boutique auto dealership in eastern portion of CB 2
  - 39-15 Skillman Avenue DEP acquisition
  - DOT acquisition on 47-25 34<sup>th</sup> Street

**Vicky Garvey, Representing Queens Borough President Donovan Richards**

Vicky Garvey announced Department of City Planning Training Workshops for CB 2 members, which will take place on March 29, 2022, and March 30, 2022.

The meeting was adjourned.

Respectfully submitted by:

MA Gurrado

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