



Donovan Richards
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Community Board No. 2

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Lisa Deller
Chairperson
Debra Markell Kleinert
District Manager

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
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 Jacx 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 Jacx&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 Jacx&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.

Ms. Delys reported that all of these will go through in this Administration and will be referred out during the spring.

Hotel Text Amendment will be adding a special permit requirement for hotels citywide.

Ms. Delys reported that presentations for each of these zoning text amendments will be provided.

The meeting was adjourned.

Respectfully submitted by:

MA Gurrado

03122021 Land Use Committee Meeting Minutes



NYC COUNCIL

PLANNING TOGETHER

A New Comprehensive Planning Framework
for New York City

Key Issue Summary

1 The City's planning mandates are insufficient, scattered, and confusing.

2 A lack of coordination across City agencies creates inefficiencies.

3 A lack of proactive planning has forced communities into reactionary and defensive positions.

4 The City's piecemeal approach to planning exacerbates inequality.

5 The City's long-term budget planning bears very little meaningful relationship to the City's policy or land use planning.

6 The long-term planning that the City does complete with respect to capital infrastructure is unrealistic.

7 Budget decisions remain divorced from assessments of capital needs, which are incomplete and insufficient.

PLANNING TOGETHER

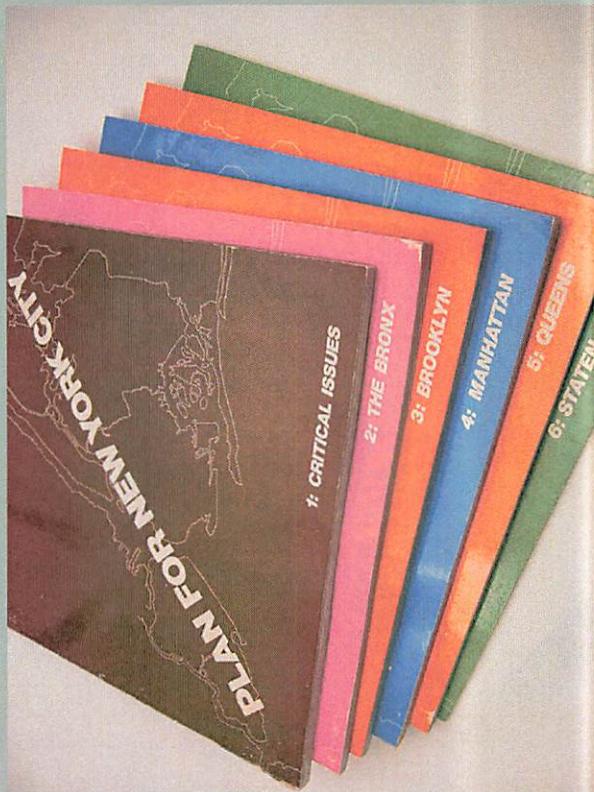
Comprehensive Planning holistically examines the existing conditions of our city, identifies challenges, opportunities, and goals, and proposes policies to address and achieve them through an ongoing, cyclical process.

The framework is designed specifically to help correct neighborhood disparities and decades of disinvestment in communities of color and support equitable growth to create a more resilient and inclusive City.



Comprehensive Planning

- Over the last century, New York City has repeatedly abandoned attempts to mandate comprehensive citywide planning in favor of a piecemeal approach to rezonings, land use, and budget decisions.
- NYC is the only large City in America that does not engage in some form of comprehensive planning.
- In New York State, only 3 cities with populations over 50,000 do not have comprehensive plans: New York City, Mount Vernon, and Yonkers.
- The American Planning Association proposes comprehensive planning as the ideal mechanism to integrate sustainability into urban governance.



Why Now?

- By 2100, NYC's coastal neighborhoods will flood every day at high tide due to sea level rise.
- We are already failing to deliver enough affordable housing to meet demand and solve our City's affordable housing and homelessness crises.
- 80% of the rental units in the 100- and 500-year floodplain are affordable housing — either public, subsidized, or rent-stabilized housing — and 28% of those units belong to NYCHA.
- With record unemployment, we have no clear path to create more accessible, high-quality jobs for New Yorkers or better support small businesses.
- As the City faces significant budget constraints, we urgently need a rational and equitable system for assessing and prioritizing new and back-logged infrastructure needs.

False

Intro 2186-2020 does NOT make nor require any amendments or changes to the City's zoning resolution whatsoever and it does not create a zoning "czar."

Intro 2186-2020 does NOT require or trigger requirements for any kind of rezonings — let alone upzonings — ever.

Intro 2186-2020 does NOT propose or support the elimination of single family zoning in New York City — nor does it propose any specific rezoning actions whatsoever.

Intro 2186-2020 does NOT amend or eliminate Community Boards' role in future rezoning processes, all of which would remain subject to ULURP.

True

Intro 2186-2020 DOES require the City to provide Community Boards and the public with new resources, data, and analyses to support proactive community-based planning.

Intro 2186-2020 DOES encourage the City to direct new growth or development away from low-lying areas vulnerable to sea-level rise and other displacement risks like rising rents and real estate speculation.

Intro 2186-2020 DOES identify and prioritize communities' urgent budget needs, regardless of whether or not those neighborhoods will be rezoned.

Intro 2186-2020 DOES encourage fine-grain rezoning tools to be more equitably distributed citywide and gives all neighborhoods the opportunity to proactively plan for their futures.

Intro 2186

The bill gives all neighborhoods the opportunity to proactively plan for their futures and preserve what they love about their neighborhoods.

It democratizes the City's policy, land use, and budget decisions by enhancing elected officials' community boards', and the general public's influence over future rezoning decisions and citywide plans by giving them a defined role in a proactive planning process.

Creates new opportunities for communities to prioritize citywide policy changes.

All future rezoning applications would remain subject to the ULURP process.



COMPREHENSIVE PLAN

CITYWIDE
GOALS

PHYSICAL NEEDS
ASSESSMENT

NEIGHBORHOOD
HISTORY

COMMUNITY
INPUT

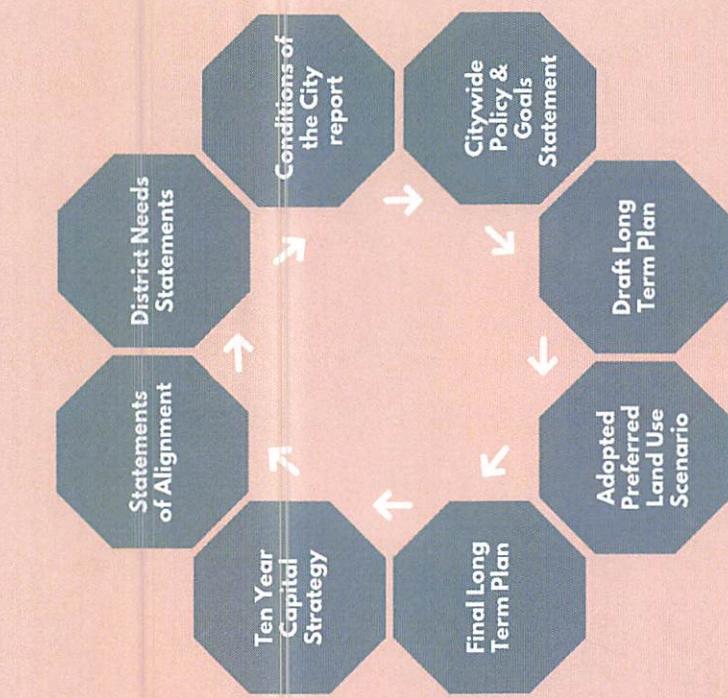
NEIGHBORHOOD
NEEDS

CLIMATE &
DISPLACEMENT RISKS

EQUITY
& JUSTICE

A Streamlined Planning Cycle

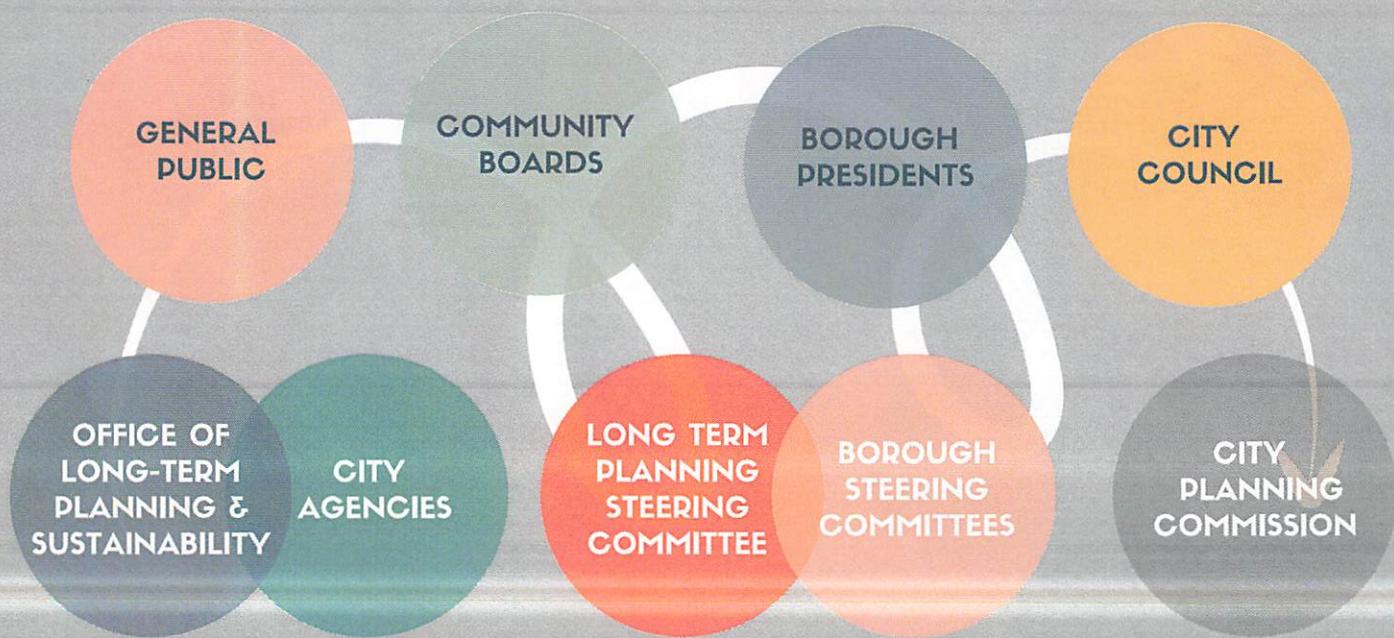
A new ten year Comprehensive Planning Cycle would connect the disjointed documents, processes and reports already required by the NYC Charter to create one citywide strategic framework and vision for the City's future growth and development



NYC's Current System



PLANNING PROCESS & KEY STAKEHOLDERS



Planning Framework Overview

1 The Office of Long-Term Planning and Sustainability (OLTPS) will assess City's existing conditions in coordination with communities and City agencies.

4 Community Boards and Borough Presidents would be required to adopt preferred land use scenarios. These could be developed by CBs and BPs from scratch.

2 Based on the data, the City would work in partnership with communities and key stakeholders to determine the City's long-term needs for housing, jobs, open space, schools, and other critical infrastructure.

5

The NYC Council would reconcile recommendations from various stakeholders and adopt a preferred land use scenario for each Community District for inclusion in the Final Long Term Plan.

3 Through a robust public engagement process, New Yorkers will help decide where and how the City will distribute that critical infrastructure in their neighborhoods over the next 10 years, prioritizing any growth in areas with high access to opportunity and low risk for displacement.

6

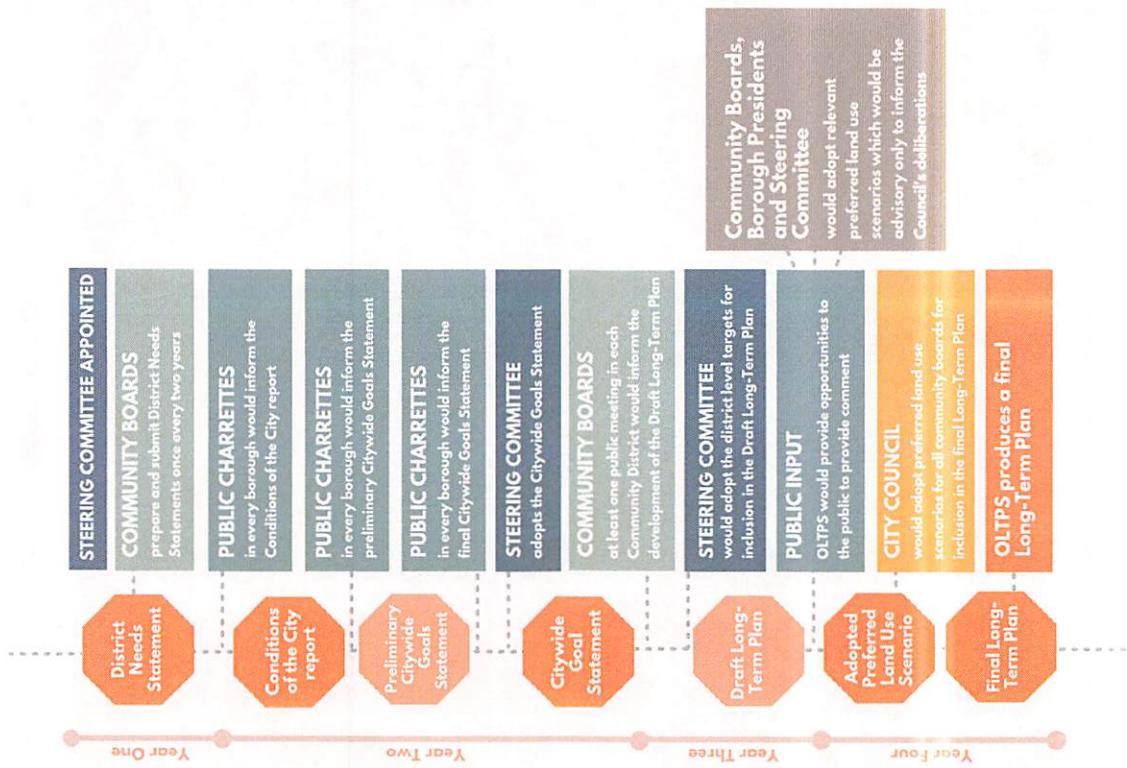
Future rezoning applications (ULURPs) will describe how the action does or not does not align with the Final Long Term Plan. All budget planning documents will reflect the budget priorities identified in the plan.

Participatory Planning Milestones

A successful planning process will require the design of a thoughtful and inclusive public engagement process that is responsive to communities' specific needs.

The comprehensive planning legislation sets minimum participatory planning milestones to ensure public transparency, while giving the framework sufficient flexibility to grow and adapt that community planning process for success over time.

The milestones depicted here would be completed over the course of a **4 year period**.

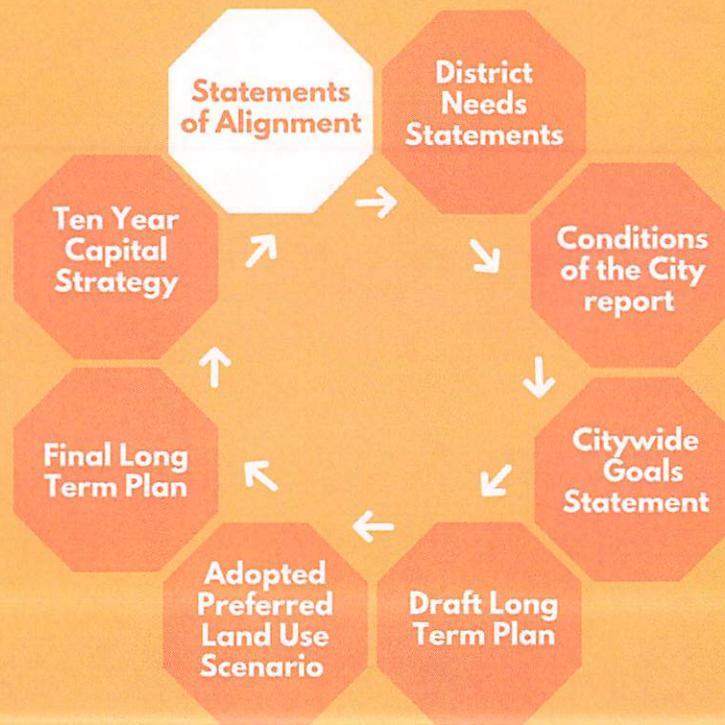


Ten-Year Comprehensive Planning Framework Timeline

Year 1 2022	FEBRUARY Appointment of Long Term Planning Steering Committee	SEPTEMBER Community Board Statements of Needs	Year 5 2026	SEPTEMBER Community Board Statements of Needs
Year 2 2023	FEBRUARY Conditions of the City Report	APRIL Draft Citywide Goals Statement	JULY Final Citywide Goals Statement	Year 6 2027
Year 3 2024	APRIL Draft Long- Term Plan	SEPTEMBER Community Board Statements of Needs	NOVEMBER Draft Ten Year Capital Strategy	Year 7 2028
Year 4 2025	FEBRUARY Council adopts preferred land use scenario	APRIL Final Ten Year Capital Strategy	JUNE Final Long-Term Plan	Year 8 2029
Year 9 2030	FEBRUARY Council adopts preferred land use scenario	APRIL Final Ten Year Capital Strategy	JUNE Final Long-Term Plan Amendment	Year 10 2031

FUTURE LAND USE APPLICATIONS

- Compliance with the Long Term Plan would be encouraged and considered, but not required. All rezoning actions - in furtherance of the plan or not - would still be subject to ULURP.
- Future ULURP applications would be required to include a "Statement of Alignment" describing how the rezoning does or does not align with the Long-Term Plan.
- Community Boards would entirely retain their role in the ULURP process, with new data and resources assessing neighborhood needs to help inform decision-making processes.



BUDGET REFORMS

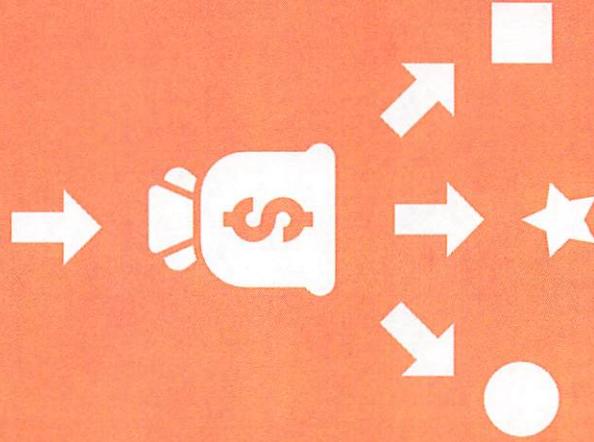
Physical Needs Assessment: A robust assessment of infrastructure needs and resiliency, including the urgency of repair needs.

Long Term Plan: Would include detailed budget needs for citywide and neighborhood specific goals.

Ten Year Capital Strategy: Completely reimagined as a 1) cost estimate of all repair and maintenance needs & a 2) "wish list" of new and enhanced infrastructure.

Capital Commitment Plan: Actual capital spending priorities for the year, in a limited resource environment. This would include an itemized list of the needs outlined in the TYCS that are included in that year's appropriations.

Asset Information Management System Report: Amended to only include an assessment of assets identified to be in poor condition in the PNS or to require action with a certain level of urgency.



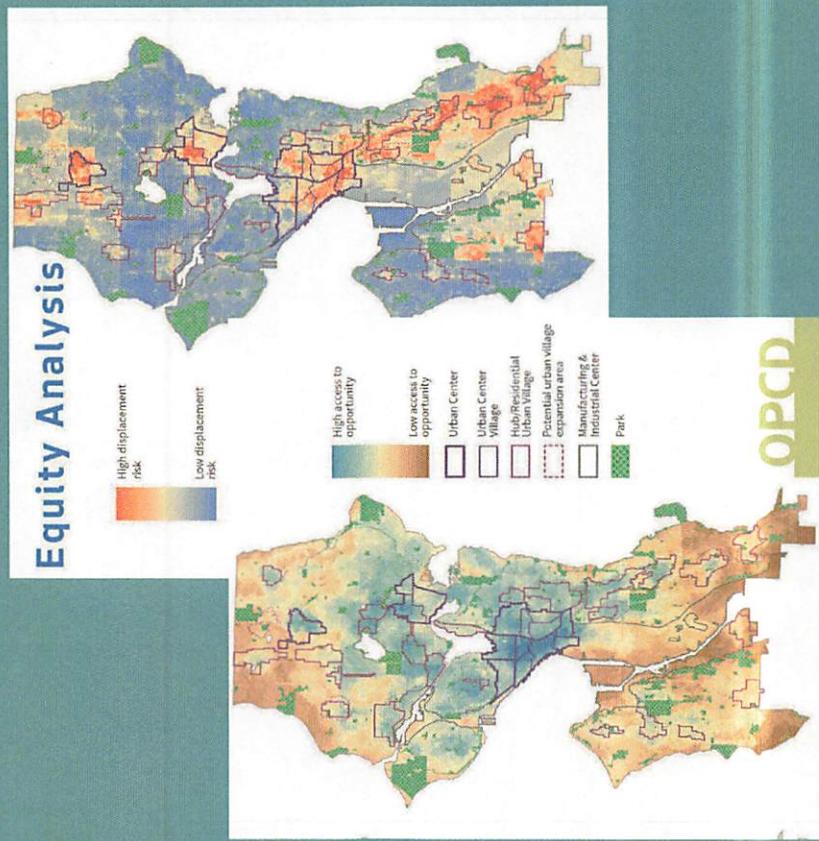
Comprehensive Planning

- Meaningfully connect the City's budget, land use, and strategic planning processes
- Provide new resources, data, and analyses to support proactive community-based planning
- Identify and prioritize communities' urgent budget needs, regardless of whether or not those neighborhoods will be rezoned
- Require the City to regularly review and recommend updates to the City's zoning policy in response to the successes, failures, and unintended consequences of the City's rezoning decisions
- Increase and improve coordination across City agencies to better achieve citywide and neighborhood goals



QUESTIONS?

Access to Opportunity & Displacement Risk Indices



Access to opportunity index: identifies disparities among populations with respect to social, economic, and physical determinants including but not limited to access and proximity to existing civic infrastructure including schools, libraries, health care centers, child care centers, parks and open space, proximity to public transit; the quality of existing transportation infrastructure including streets and sidewalks; school performance and graduation rates; proximity to employment; and access to healthy food.

Displacement risk index: designed to predict areas with populations that are at risk for physical displacement based on indicators of population vulnerability, including but not limited to development potential, construction activity, median rents and rates of rent burden, housing market changes including residential property sales prices and the number and share of rent-stabilized units, eviction rates, employment and wage data, poverty rates, and projected climate change impacts.

Conditions of the City Report

NEW ANALYSES FOR GROWTH & EQUITY

CHARTER CONSOLIDATION

- Basic demographic, housing and economic data, including projections for the next 20 years;
- An assessment of predicted and projected affordable housing needs including maintenance, repairs, and expiring regulatory tools;
- A geographic "Access to Opportunity" Index which overlays education, economic, transit, civic infrastructure, and health data;
- A geographic "Displacement Risk" Index which overlays indicators of vulnerability;
- A Climate Change Adaptation Analysis, including a short-, medium- and long-term threats to the City;
- An assessment of segregation;
- Rankings indicating how saturated each Community District is with respect to city facilities and services;
- An assessment of the City's existing buildings and infrastructure including an assessment of its climate resiliency.
- An analysis of all rezonings adopted no less than 10 years and no greater than 15 years prior to the release of the report, including and evaluation of the rezonings' impacts and a comparison of those impacts to the stated policy goals of the project.
- A summary of adopted plans proposed pursuant to section 197-a in the preceding 10 years

- An assessment of waterfront resources for the natural waterfront, the public waterfront, the working waterfront, and the developing waterfront (§ 205);
- An analysis of the City's five most-recent reports on Social Indicators and Equity (§ 16); and
- A summary of the significant plans and studies completed or undertaken by the Department of City Planning in the preceding 10 years (§ 197f)

LONG TERM PLANNING STEERING COMMITTEE

A Long Term Planning Steering Committee would subsume the roles of the Sustainability Advisory Board currently required under the Charter.

The Steering Committee would be comprised of 13 Members:

- 4 Mayoral Appointees; 4 Council Speaker Appointees; 5 Borough President Appointees (one by each BP);
- have requirements for issue and technical expertise
- include groups and individuals historically underrepresented or excluded from planning and land use decisions
- convene demographically diverse Borough Steering Committees to support deeper levels of engagement throughout the first three years of the City's planning process
- help set citywide goals and create an equitable methodology for setting district-level targets
- They would adopt preferred land use scenarios - these could be developed from scratch.

