APPENDIX H
WRITTEN COMMENTS RECEIVED ON THE DEIS

ORGANIZATIONS

From: PublicComments_DL
Sent: Wed, 10 Aug 2022 20:19:15 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD
Attachments: Eric Benaim-2.pdf

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Eric Benaim**
Zip: **11105**

I represent:
A local business

Details for "I Represent":

My Comments:

Vote: I am **in favor**

Have you previously submitted comments on this project?
If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project:

Additional Comments:
Attached.

MODERNSPACES

August 4, 2022,

To whom it may concern,

I am writing today in support of the Innovations QNS project. Aside from simply being given the opportunity to work on the project, my company Modern Spaces, an independently owned Real Estate Brokerage based in Western Queens with offices in Astoria and Long Island City, has been part of the fabric of this community for the past 14 years.

Modern Spaces has supported many community organizations, art groups, non-profits etc... I have full faith that a project like this will not only benefit the residents of the community by providing many well needed amenities and services such as open space, access to the Floating Hospital, arts and over 700 rent stabilized apartments, but it will also benefit the surrounding businesses by generating over $50m in annual spending for the local economy.

My company's involvement aside, I am a lifelong Queens Resident born and raised. I have lived in Western Queens, Astoria/LIC for the past 17 years, where I am now also raising my family. As a proud Queens Native, I can sincerely say this project is much needed and will have a positive impact on the neighborhood.

I would also like to point out that I have worked with the Kaufman Astoria Studios for 10 years now, during which I have not only worked with them, but I have volunteered alongside them on various community events, and have sat on the boards of numerous organizations. The Kaufman Organization is more committed to the growth of this community than any other organization I have seen. Having them involved with this project is a huge benefit for everyone as their heart is in the right place. I am proud to show my support for this project, Innovations QNS, and I hope you all feel the same.

Thank you,

Eric Benaim

Eric Benaim, President & CEO

From: PublicComments_DL
Sent: Wed, 10 Aug 2022 18:47:53 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD
Attachments: bratspies. Innovation Queens writtentestimony.docx

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Rebecca Bratspies**
Zip: **11106**

I represent:
Myself
A local community group or organization

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **Yes**
If yes, are you now submitting new information? **Yes**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
Please see written comments in opposition to InnovationQNS upzoning proposal.



CUER

TESTIMONY ON BEHALF OF THE CENTER FOR URBAN ENVIRONMENTAL REFORM IN OPPOSITION TO THE INNOVATION QNS PROPOSED REZONING

My name is Rebecca Bratspies and I am a professor at CUNY School of Law where I run the Center for Urban Environmental Reform.

I am writing to convey my conviction, along with so many of my neighbors, that Astoria is not for sale!

We need investment in our communities that support and expands the incredible, vibrant community we already have—that makes it more sustainable, more affordable, more welcoming to a wide array of people. The Innovation Queens proposal is just about the exact opposite of what we need. We welcome sensible development, but this is not sensible.

This massive rezoning is just flat out wrong! It is a predatory attempt to extract value and wealth from the people and neighborhood of Astoria in exchange for nothing at all. It is a give-away. A gift to a real estate developer who cares nothing for us, for maintaining Astoria as the special place that it is.

We do not need 17 luxury buildings. What we need is affordable housing, housing for seniors on fixed incomes, housing for families.

This development provides none of that. Instead of meeting any of the needs that this neighborhood actually has, this project seeks to instead replace that neighborhood with one that is more lucrative for the

developers. It will drive too many of us out of the neighborhood we love, the neighborhood we have collectively built.

For far far too long, real estate developers have dominated the land use conversations and development of our communities, especially in working class neighborhoods being gentrified. It should stop here. It can stop now. Astoria is not for sale.

From: PublicComments_DL
Sent: Wed, 10 Aug 2022 18:21:31 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD
Attachments: CPC Innovation QNS Testimony 8.10.2022 (1).pdf

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Carlos Cano**
Zip: **11101**

I represent:
A local community group or organization

Details for "I Represent": **Urban Upbound**

My Comments:

Vote: I am **in favor**

Have you previously submitted comments on this project? **Yes**
If yes, are you now submitting new information? **Yes**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
City Planning Commissioners, Urban Upbound is speaking today in support of Innovation QNS. Urban Upbound is dedicated to breaking cycles of poverty in New York City public housing and other low-income neighborhoods. We provide underserved youth and adults with the tools and

resources needed to achieve economic prosperity and self-sufficiency through six comprehensive, integrated programs: Employment Services, College Access and Youth Development, Financial Fitness and Affordable Housing, Tax Prep and Income Support Services, Worker Cooperative Development and Business Innovation, and Financial Inclusion services anchored by the Urban Upbound Federal Credit Union. Innovation QNS presents Astoria and Long Island City with an opportunity for affordable and senior housing, below market rate space for nonprofit organizations, and thousands of jobs, including a commitment to prioritize the contracting of minority, women, and locally owned business enterprises. We at Urban Upbound look forward to using these opportunities before us to augment our programming and reach additional New Yorkers in need. I would like to thank Chair Garodnick and the Commissioners for hearing my testimony today. Carlos Cano Chief Operating Officer Urban Upbound

URBAN UPBOUND
tackling poverty, changing lives.

8/10/2022

City Planning Commissioners,

Urban Upbound is speaking today in support of Innovation QNS.

Urban Upbound is dedicated to breaking cycles of poverty in New York City public housing and other low-income neighborhoods. We provide underserved youth and adults with the tools and resources needed to achieve economic prosperity and self-sufficiency through six comprehensive, integrated programs: Employment Services, College Access and Youth Development, Financial Fitness and Affordable Housing, Tax Prep and Income Support Services, Worker Cooperative Development and Business Innovation, and Financial Inclusion services anchored by the Urban Upbound Federal Credit Union.

Innovation QNS presents Astoria and Long Island City with an opportunity for affordable and senior housing, below market rate space for nonprofit organizations, and thousands of jobs, including a commitment to prioritize the contracting of minority, women, and locally owned business enterprises. We at Urban Upbound look forward to using these opportunities before us to augment our programming and reach additional New Yorkers in need.

I would like to thank Chair Garodnick and the Commissioners for hearing my testimony today.

Carlos Cano
Chief Operating Officer
Urban Upbound

From: PublicComments_DL
Sent: Mon, 8 Aug 2022 13:51:51 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Edwin DeJesus**
Zip: **11102**

I represent:
Myself
A local community group or organization

Details for "I Represent": **Green Party of New York**

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **Yes**
If yes, are you now submitting new information? **Yes**

I have attended or will attend the City Planning Commission's Public hearing on this project: **Yes**

Additional Comments:
Green Party of New York rejects InnovationQNS. The price of a bacon, egg and cheese is already up to $4.50 from $3. More luxury condos in the neighborhood will cause food prices and rent to skyrocket. Most of the local community, including myself, living in Astoria 20+ years are

against this project. No more gentrification so big real estate can profit. The most vulnerable workers will suffer from greed #AstoriaNotForSale

From: PublicComments_DL
Sent: Wed, 10 Aug 2022 20:20:38 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD
Attachments: Testimony IQ 81022.docx

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Richard Khuzami**
Zip: **11102**

I represent:
Myself
A local community group or organization

Details for "I Represent":

My Comments:

Vote: I am **in favor**

Have you previously submitted comments on this project?
If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project:

Additional Comments:
Attached

From: PublicComments_DL
Sent: Tue, 9 Aug 2022 20:29:11 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD
Attachments: ABNY Testimony to the City Planning Commission on the Queen Innovation Project 08102022.pdf

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Melva Miller**
Zip: **10019**

I represent:
Other

Details for "I Represent": **Association for a Better New York (ABNY), Inc., a citywide civic organization**

My Comments:

Vote: I am **in favor**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **Yes**

Additional Comments:
TESTIMONY FROM THE ASSOCIATION FOR A BETTER NEW YORK SUBMITTED TO

CITY PLANNING COMMISSION (CPC) REGARDING THE QUEENS INNOVATION PROJECT August 10, 2022 Good morning Commissioner Rampershad and members of the City Planning Commision. My name is Melva Miller, and I am the Chief Executive Officer at the Association for a Better New York. Thank you for the opportunity to provide testimony on behalf of ABNY. ABNY is a nonprofit organization representing community stakeholders, including corporations, nonprofits, unions, government authorities, and educational, cultural, and health institutions dedicated to the advancement and support of New York City's people, communities, and businesses. Our mission is to promote connections between the public and private sectors to make New York City a better place to live, work, and visit for all. As New York City strives to recover from the economic fallout from the COVID 19 pandemic, it is important for our City to rebound through job creation, the addition of affordable housing, and contributions to the City's tax base. This is particularly important as policymakers prioritize communities that have historically faced longstanding and systematic challenges of unemployment and housing insecurity, while addressing the changing needs of workers, residents, and businesses stemming from the COVID-19 pandemic. According to the U.S. Census Bureau, New York City grew by almost 630,000 people since 2010. And as the City continues to grow in population size, and unemployment rates continue to be the highest in the country, it is critical for New York City and neighborhoods like Astoria to find pathways to economic resiliency and inclusive opportunity. At the height of the pandemic, unemployment rates for Astoria were alarmingly high–30 percent of its residents were unemployed, many of whom were people of color. The Queens Innovation Project will directly address these challenges. This multi-use development project will increase employment exponentially with 5,400 jobs–10 times the number of jobs currently in the five-block area–creating well paying, middle class union jobs with family sustaining wages. Additionally, the project will produce much needed affordable housing: 2,800 units, more than 700 of which would be permanently affordable homes at a wide range of affordability levels, addressing housing instability concerns that have impacted New Yorkers and many area residents for decades. To further enhance the quality of life in the development area, two acres of new, publicly accessible open space are planned. Areas of the development site also will be set aside for community services and amenities for neighborhood residents, including a Community Innovation Hub for nonprofits to expand services to Astoria. Lastly, the development will support local businesses that are vitally important to the economic sustainability of the neighborhood. Many businesses were negatively impacted by the pandemic, particularly small minority- and women-owned businesses, and this development will generate additional support for Astoria businesses, with a projected $50 million in new spending. As Astoria pivots to a post pandemic recovery, investments in the City's growth like the Innovation Queens project are crucial for the neighborhood's recovery and future. Jobs and workforce development opportunities will create pathways into the middle class, affordable housing will create security and build community, and the economic activity that is centered on improving livelihoods and embedding sustainability will provide immediate economic relief and quality opportunities for Astoria residents and beyond. ABNY supports the development of the Queens Innovation Project.It is a unique opportunity to grow and diversify the economic base of Astoria. Thank you.

From: Joy Resor (DCP)
Sent: Mon, 22 Aug 2022 18:35:10 +0000
To: Alex Lieber; Linh Do
Subject: Fw: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

JOY RESOR (she/her)
ASSOCIATE BOROUGH PLANNER

NYC DEPT. OF CITY PLANNING | QUEENS BOROUGH OFFICE
120-55 QUEENS BOULEVARD, ROOM 201 • KEW GARDENS, NY 11424
jresor@planning.nyc.gov • 718-520-2071

From: Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>
Sent: Monday, August 22, 2022 2:30 PM
To: Joy Resor (DCP) <JResor@planning.nyc.gov>; Jameson Mitchell (DCP) <JMitchell@planning.nyc.gov>; QueensComments_DL <QueensComments_DL@planning.nyc.gov>
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Nancy Preston**
Zip: **10034**

I represent:
A local community group or organization

Details for "I Represent": **Moving Forward Unidos**

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
This is a bad idea. It wi not serve community but only serves,real estate and excelerated gentrification and displacement

From: PublicComments_DL
Sent: Wed, 10 Aug 2022 13:36:54 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Julie Schwietert**
Zip: **11101**

I represent:
Myself
A local community group or organization

Details for "I Represent": **I am a resident of this ZIP code and am the executive director of the non-profit, Immigrant Families Together.**

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
As a resident of Long Island City and Astoria since 2003, I vehemently oppose Innovation QNS, which has been dressed up as a pro-community development, but which promises to harm lower-

income, immigrant, and marginalized members of our community. Our entire city is already experiencing a crisis with respect to the absence of affordable housing; what is being offered in this plan doesn't fit the true definition of affordable housing.

GENERAL PUBLIC

From: PublicComments_DL
Sent: Thu, 11 Aug 2022 17:30:03 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Gulshan Aachol**
Zip: **11106**

I represent:
Myself
A local community group or organization

Details for "I Represent": **I am a tenant in the Washington Towers apartment which is 5 blocks away from the proposed Innovation Queens rezoning project. I spoke at the City Planning Commission meeting on August 10th in the blazing heat along with other tenants who are represented by CAAAV: Organizing Asian Communities**

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

Hi. My name is Gulshan Aachol, I've lived in Astoria for my whole life–the last 13 years. This rezoning is in no way beneficial for our neighborhood. This community is made up of immigrants and working-class people. This community is very important to me, it's all I know, and I don't want my family and friends to be displaced. Being pushed out by increasing rents would make our lives so much more difficult and impact our mental and emotional well-being. Many immigrant families call Astoria home, we deserve to decide what happens here and thrice. We are already struggling; this rezoning and development will only make things worse. I see my family already struggling to give me everything I need and want. I want my family to be stable and not have to constantly worry about bills and rent. I want this community to be where I raise my own children one day. For that to be possible, the City Planning Commission members, you must vote NO Innovation Queens Rezoning, for the beautiful immigrant community that lives here and for our futures! These developers have been spreading lies, claiming there's no community here–that enrages me. They want to profit and don't care about anything else. Don't let these developers make money off our agony! We demand No Innovation Queens Rezoning!

From: PublicComments_DL
Sent: Tue, 9 Aug 2022 21:54:14 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Hawladar Abdus**
Zip: **11101**

I represent:
Myself

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **Yes**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
My name is Hawladar Abdus. I have been living in Astoria for the past 25 years. I came to this area when I first moved to America. I heard that Innovation QNS wants to make big 26-27 story high-rise buildings here. They want to rent a studio apartment for $3000. They want to bring 5000 new people who can afford their expensive apartments and offices. In layman's terms,

these apartments are too expensive. On top of that, the small businesses, and grocery stores will also get priced out and gentrified. We can't afford that much. My daughter lives here. I am old now. I have many ailments including leg pain. Even if we want to leave, where will we go? This development will push out Bangali working class people. There are families here who live with their senior parents and children even if it is hard and crammed because they want to live within the Bangali community. I have given this country 25 years of my life, but this country has not accepted me. I have fought against Amazon before. A lot of us from different races went to Albany together, did press conferences, protested, and stopped them. This road is hard, but we must win. I will tell my fellow Bangalis that if we do something united, it is possible. But it is not possible alone. I will also demand that City Planning Commission vote No to the Innovation Queens rezoning application.

From: Joy Resor (DCP)
Sent: Mon, 22 Aug 2022 18:21:46 +0000
To: Alex Lieber; Linh Do
Subject: Fw: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

JOY RESOR (she/her)
ASSOCIATE BOROUGH PLANNER

NYC DEPT. OF CITY PLANNING | QUEENS BOROUGH OFFICE
120-55 QUEENS BOULEVARD, ROOM 201 • KEW GARDENS, NY 11424
jresor@planning.nyc.gov • 718-520-2071

From: Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>
Sent: Monday, August 22, 2022 2:20 PM
To: Joy Resor (DCP) <JResor@planning.nyc.gov>; Jameson Mitchell (DCP) <JMitchell@planning.nyc.gov>; QueensComments_DL <QueensComments_DL@planning.nyc.gov>
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Michael Adams**
Zip: **11375**

I represent:
Myself

Details for “I Represent”:

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
Innovation queens is a clear cash grab by developers and not good for the community. I oppose it.

From: PublicComments_DL
Sent: Wed, 17 Aug 2022 19:19:33 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **MD Ahad**
Zip: **11103**

I represent:
Myself

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
My name is MD Ahad. I have been living in Astoria for the past 31 years. This area has issues with high rents and low income. The developers did not reach out to us. I do not want a mega-development here that will displace my people. If things start getting even a cent more expensive, we are going to have to leave. I have given my life and my labor to this country yet it

only seems to keep pushing me away. I demand that the City Planning Commission votes no to the Innovation Queens rezoning application.

From: PublicComments_DL
Sent: Mon, 8 Aug 2022 15:56:52 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Jannatul Ahmed**
Zip: **11106**

I represent:
Myself

Details for "I Represent": **In addition to representing myself, I represent my low-income Bangladeshi immigrant family and many other immigrants like us in this neighborhood. I live only 2 blocks away from where the proposed project is supposed to be built. I represent those who actually have been living here for decades. I was born and raised here, and I have no desire to move. Please listen to people like me.**

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **Yes**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

Hi, My name is Jannatul Ahmed. I am a recent college graduate, and a resident of Astoria. My family and I live only 2 blocks away from the proposed development's location, so why is it that no one from the development reached out to us before wanting to set up shop here? Why do we, as people who have been living here for 20 to 30 years not get a voice on whether we support a multimillion dollar luxury development that will only favor those who have money and power? Do the brown, immigrant, working class residents of Astoria not deserve to exist without the threat of losing their lives? According to Innovation QNS, definitely not. Born and raised in this neighborhood, I've been living in Astoria for all my life. My dad immigrated here in the 80s and my mom in the 90s, just like many other Bengali immigrants in Astoria. Growing up, I loved having friends of Bengali, Greek, Hispanic, and so many other immigrant backgrounds. We were all so different, yet similar at the same time, and that's exactly what makes Astoria Astoria. I am grateful to live in a neighborhood that is so welcoming, diverse, and beautiful. Over these two decades though, a lot has changed. As the years passed by, more and more friends were displaced by rising rent and house prices. Many have had to move to neighborhoods in Eastern Queens, just to have a healthy amount of space for their families to live in. Those who were undocumented had it even harder. Profit-hungry developers have been pushing out the very people that work day and night to make Astoria the neighborhood it is. Although the developments may seem nice and attractive under the so-called guise of being affordable, we all know that these new luxury rentals are only affordable to those with income levels that are way out of reach for most of the population here. This neighborhood helped me and my family build our lives, and in return, we helped build this community. Whether you are stepping into a deli around the corner, hopping on the N train, or picking up a book at the Broadway public library, you're surrounded by hardworking immigrants that deserve to stay in their beloved neighborhood. Developments like Innovation Queens will only enable the displacement we're already experiencing even more. I live three blocks away near the border of Long Island City and Astoria, so I am very familiar with how much gentrification has changed Long Island City already. We cannot have the same thing happening to Astoria. Astoria is NOT for sale. Studio units starting at $3100 a month is nowhere near affordable for our community members. At the CB1 meeting two weeks ago, the developers mentioned that affordable housing units would be available to those making at least 37,000 dollars a year. That is above the poverty line, clearly cutting off access to those at the bottom of the economic food chain. My family has not been making 37,000 dollars a year for the past couple of years due to medical issues. We've been here for 20-30 years. Do we not deserve to live in a beautiful development? We do, and because IQ is not for us or the people here, we are against this development. Working and middle class residents are at risk of losing their homes, jobs, and lives. Astoria is already known for having poor air quality and Innovation QNS's ten year project will deteriorate our air quality even more. The traffic and parking scene in Astoria is already terrifying, so imagine how bad it will be with so many more people here and no infrastructure to support such an influx. Rates of depression, anxiety, and mental health issues will be sky high. What is most frustrating is the fact that developers leading the project will be getting tax breaks and profiting off of our financial demise. As a young person who grew up in Astoria, it feels like my family and I don't matter. I am just one of thousands that feel this way in this neighborhood. My parents have a dream of buying a house and starting their own catering business someday. They're convinced that this won't be a reality in Astoria. I'm convinced that we can do the work to help make their dreams and the dreams of so many others like them come true. We need you to support us and oppose rezoning. We are the people of Astoria, and we don't want to be erased. We need to ensure that the very

people that love, build, and live in this community are prioritized. Please say NO to the money hungry colonizers and say YES to the very people that love, build, and live in Astoria. Thank you.

From: PublicComments_DL
Sent: Sat, 13 Aug 2022 20:01:27 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Jewel Ahmed**
Zip: **11106**

I represent:
Myself
A local community group or organization

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project?
If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project:

Additional Comments:
My name is Jewel Ahmed. I have been living in Astoria for more than 40 years. This area has issues with high rents, affordability, and displacement. 35 apartments in my building also haven't had gas in more than a month with mine included. We do not need another Manhattan that fuels

the displacement of my people. We have students and families with low incomes living here and barely getting by paycheck to paycheck. There is a 12% vacancy rate for apartments all over the city whereas affordable housing is at less than a 1% vacancy rate. We need truly affordable housing in Astoria. A mega-luxury development proposed to line the pockets of billionaires, is a spit in the face of working-class people struggling to get by. I urge those members of the City Planning Commission to vote no to the Innovation Queens rezoning application.

From: PublicComments_DL
Sent: Wed, 17 Aug 2022 19:42:37 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Jannatul Ahmed**
Zip: **11101**

I represent:
Myself

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
My name is Jannatul Ahmed, I am 23 years old and I was born and raised here in Astoria. I am here today to speak against Innovation QNS. My family and I live only 2 blocks away from the proposed development's location, so why is it that no one from the development reached out to us before wanting to set up shop here? Why do we, as people who have been living here for 20 to

30 years not get a voice on whether we support a multibillion dollar luxury development that will only favor those who have money and power? Do the Brown, immigrant, working class residents of Astoria not deserve to exist without the threat of losing their lives? According to Innovation QNS, definitely not. These new luxury rentals starting at $3100 monthly rates are only "affordable" to those with income levels way out of reach for most of us here. Innovation QNS's ten year project will deteriorate Astoria's air quality even more. Imagine how congested it will be here with hundreds of people showing up with no infrastructure to support such an influx. What I hate the most is that developers will be getting tax breaks and profiting off of our financial demise. Rates of depression, anxiety, and mental health issues will be sky high. As a young person who grew up in Astoria, it feels like I don't matter. I am just one of thousands that feel this way in this neighborhood. We are the people of Astoria, and we don't want to be erased. Please say NO to the money hungry colonizers and say YES to the very people that love, build, and live in Astoria. Thank you.

From: PublicComments_DL
Sent: Wed, 17 Aug 2022 19:31:36 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Khaleda Akter**
Zip: **11101**

I represent:
Myself

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
My name is Khalada Akter. I have been living in Astoria for the past 13 years. This area has issues with high rents. 35 apartments in my building also haven't had gas in more than a month with mine included. The developers did not reach out to us. I do not want a mega-development here that will displace my people. This would increase our cost of living with 5000 new rich

people, big stores and more. Whereas, immigrant Bangalis are already struggling. Rent hike is going to gentrify our neighborhood. I demand the City Planning Commission to vote no to this rezoning.

From: PublicComments_DL
Sent: Wed, 17 Aug 2022 19:50:41 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Shima Akter**
Zip: **11101**

I represent:
Myself

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **Yes**
If yes, are you now submitting new information? **Yes**

I have attended or will attend the City Planning Commission's Public hearing on this project: **Yes**

Additional Comments:
My name is Shima Akter. I have been living in Astoria for the past 11 years. the rent is very high in this area. It was very hard to survive the pandemic ith our income in this area. Our maintenance is not done properly and we face harassment from the landlord despite paying the high rents to live in this area. If this rezoning happens the rent is going to increase. I don't want

leave this area because my kids are studying here. And it’s not easy to start over in a new place. Our conditions will get worst if our rents increase. I say no to innovation QNS.

From: PublicComments_DL
Sent: Thu, 11 Aug 2022 01:13:45 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Marien Alejandro**
Zip: **11206**

I represent:
Myself

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
Please do not do this to our community -

From: Joy Resor (DCP)
Sent: Mon, 22 Aug 2022 18:35:34 +0000
To: Alex Lieber; Linh Do
Subject: Fw: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

JOY RESOR (she/her)
ASSOCIATE BOROUGH PLANNER

NYC DEPT. OF CITY PLANNING | QUEENS BOROUGH OFFICE
120-55 QUEENS BOULEVARD, ROOM 201 • KEW GARDENS, NY 11424
jresor@planning.nyc.gov • 718-520-2071

From: Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>
Sent: Monday, August 22, 2022 2:31 PM
To: Joy Resor (DCP) <JResor@planning.nyc.gov>; Jameson Mitchell (DCP) <JMitchell@planning.nyc.gov>; QueensComments_DL <QueensComments_DL@planning.nyc.gov>
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Michael Alilionis**
Zip: **11361**

I represent:
Myself

Details for “I Represent”:

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
I oppose this project for it's significant environmental impact and lack of affordable housing for those in need.

From: PublicComments_DL
Sent: Wed, 17 Aug 2022 19:49:27 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Tauheda Amin**
Zip: **11101**

I represent:
Myself

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **Yes**
If yes, are you now submitting new information? **Yes**

I have attended or will attend the City Planning Commission's Public hearing on this project: **Yes**

Additional Comments:
My name is Tauheda Amin. I have been living in Astoria for the past 18 years. The primary problem in this area is the excess rent. My children live here. They go to school here. 2/3rds of our incomes goes into rent. The developers have not contacted us or listened to us. Instead we got harassed and attacked by the developer's hired goons when we went to represent our lives at

their hearings. I am against this rezoning because it will increase our rent even more. If our rent goes up by even dollar right now, we would have to leave. We would lose the bangali community here. But I can't just pack up and leave behind my 50 family members that live in the same neighborhood, and most of whom live in the same building as me. Their support, and being able to see them frequently and easily is absolutely essential to any poor, minority community. This is why, I demand that you vote no to this rezoning.

From: PublicComments_DL
Sent: Wed, 10 Aug 2022 16:32:52 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Demi Amideneau**
Zip: **11106**

I represent:
Myself

Details for "I Represent": **Resident of Astoria, Queens, live on 35th avenue a few blocks away from proposed development site.**

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **Yes**
If yes, are you now submitting new information? **Yes**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
Hello, thank you for taking the time to read my testimony. I live down the block from the proposed development and I can confidently say that is not what my neighborhood needs. We live in a high HVI zone and asthma alley, meaning our community's health outcomes are

overwhelmingly negative. Luxury apartments with a few acres of green space doesn't help that. This neighborhood is severely lacking in public parks and Innovation QNS is not the answer. It's rich that they discuss solving or helping the housing crisis when it's developments like these are what's driving the housing crisis. We don't need luxury apartments here, there's plenty vacant apartments throughout the city for people to choose from Please listen to the majority of our community and take the community board and borough president's votes seriously. I don't believe Innovation QNS has resident's best interest at heart and it would be devastating to watch Astoria degrade one sky rise at a time. Thank you, have a nice day.

From: PublicComments_DL
Sent: Mon, 8 Aug 2022 17:14:10 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Deb Amodeo**
Zip: **11103**

I represent:
Myself

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
As a lifelong resident I am 100% against this proposed project. I am appalled and disappointed with all the changes occurring in Astoria. I believe this project will only benefit the developers and Manhattanites looking for lower rent. Our community is already overcrowded. There are no plans for replacement of sewer lines, expanded train and bus service. Not to mention added

pollution, strain on our power grid, more trash and more traffic. And what about families that are struggling to pay their current rent, what will happen to them? Not everyone can afford thousands of dollars in rent. If we want to live in luxury high rise buildings, we would move to Manhattan. Oops, we can't afford it! Please leave Astoria, our residents and community alone. PLEASE DO NOT APPROVE THIS PROJECT!

From: PublicComments_DL
Sent: Mon, 8 Aug 2022 14:40:24 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Bea Angelini**
Zip: **11103**

I represent:
Myself

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
This development will harm low income families and small business owners in the community by exacerbating already out of control rents. Please do not vote yes.

From: PublicComments_DL
Sent: Mon, 8 Aug 2022 15:09:21 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Gillian Antopol**
Zip: **11103**

I represent:
Myself

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
I oppose this project. I believe our infrastructure cannot handle it and it will displace current residents.

From: PublicComments_DL
Sent: Wed, 10 Aug 2022 14:06:13 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Sara Asseman**
Zip: **11104**

I represent:
Myself

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
The nortth western queens community deserves better. This project will price us out of our homes and exacerbate the housing crisis we are facing even further. Say no to QNS.

From: PublicComments_DL
Sent: Mon, 8 Aug 2022 18:28:16 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Ali Bader**
Zip: **11103**

I represent:
A local business

Details for "I Represent":

My Comments:

Vote: I am **in favor**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **Yes**

Additional Comments:
My name is Ali Bader,I am the owner of Luxury Design Furniture and have been here since 2002. I am writing to urge you to say yes to INNOVATION QNS. The project site has long been dormant with many vacant storefronts. It is mostly unused. The addition of more affordable housing and public space will positively impact my business by bringing new people to spend

money where they live and work locally. Additionally, Kaufman Astoria Studios has a long standing relationship with neighbors and businesses and INNOVATION QNS will boost our economy while making the area even more desirable. Thank you for your time, and please say YES to INNOVATION QNS.

From: PublicComments_DL
Sent: Wed, 10 Aug 2022 16:40:49 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Maya Baker**
Zip: **11103**

I represent:
Myself

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
Astoria is an affordable and safe community. Allowing large developments to put up luxury buildings with storefronts will only make rents more expensive and displace the people who already live here. We already have a thriving community, and this will only attract outsiders to move in, while making it harder and hard for the existing community to stay.

Alex Lieber

From: bassimusic@aol.com
Sent: Wednesday, July 20, 2022 2:00 PM
To: 21DCP180Q_DL
Subject: [EXTERNAL] Please vote NO on Innovation QNS

Some people who received this message don't often get email from bassimusic@aol.com. Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Forward suspect email to phish@cyber.nyc.gov as an attachment (Click the More button, then forward as attachment).

To the Department of City Planning,

I have been an Astoria resident for 38 years. In this span of time I have seen our neighborhood and community evolve and grow, mostly in very positive ways. As the cost of living goes up here, the overall gentrification has not been too drastic or sudden; currently, Astoria remains one of the few affordable neighborhoods left in all of NYC for the working class.

The Innovations QNS project would quite literally DESTROY all of this.

FACT: The $2 billion proposal for luxury towers, with predominantly market-rate units renting at $3000-$4000 a month, would drive out many working class people and people of color. And who knows how much higher those rates would be once the buildings were to be completed.

FACT: The developers don't care about any of this; greed is their sole motivation.

An important point: They are trying to distract us by proposing large open community spaces and other useless amenities. These things mean NOTHING to the people here in Astoria. We have parks and open spaces. What we need are building development teams with a conscience; developers with the bravery and humanity to WORK WITH THE COMMUNITY to develop housing that is deeply affordable. Let me say that again: DEEPLY AFFORDABLE. And we need housing that is on a scale appropriate to preserving our neighborhood, NOT giant luxury towers that would overshadow us, and drive us out.

There are so many other obvious holes in their presentation:

— They have provided no hard data whatsoever regarding their supposed ability to create 1700 permanent jobs. NONE.

—- Their promise to hire union workers is dubious at best.

— Their claims that the city didn't allow them to build a school surely must be a blatant lie. No explanation has been offered.

—- The scale of their proposal is completely UNSUSTAINABLE with regard to environmental impact, public transit, infrastructure, and traffic.

I could go on mentioning what I have witnessed firsthand. displaying the development team's hostile disregard for our community, their deafness to our protests, their duplicitous and backstabbing behavior at town meetings, where they tried to keep us from being heard. We will not be silenced. We absolutely MUST NOT ALLOW this project to go forward. It would mean the end of Astoria.

I urge you all to VOTE NO on Innovation QNS.

Thank you.

Sincerely,

James Bassi

Longtime Astoria resident

From: PublicComments_DL
Sent: Mon, 8 Aug 2022 21:51:33 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **James Bassi**
Zip: **11106**

I represent:
Myself

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **Yes**
If yes, are you now submitting new information? **Yes**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
VOTE NO ON INNOVATION QNS. To the Department of City Planning, I have been an Astoria resident for 38 years. In this span of time I have seen our neighborhood and community evolve and grow, mostly in very positive ways. As the cost of living goes up here, the overall gentrification has not been too drastic or sudden; currently, Astoria remains one of the few

affordable neighborhoods left in all of NYC for the working class. The Innovations QNS project would quite literally DESTROY all of this. FACT: The $2 billion proposal for luxury towers, with predominantly market-rate units renting at $3000-$4000 a month, would drive out many working class people and people of color. And who knows how much higher those rates would be once the buildings were to be completed. FACT: The developers don't care about any of this; greed is their sole motivation. An important point: They are trying to distract us by proposing large open community spaces and other useless amenities. These things mean NOTHING to the people here in Astoria. We have parks and open spaces. What we need are building development teams with a conscience; developers with the bravery and humanity to WORK WITH THE COMMUNITY to develop housing that is deeply affordable. Let me say that again: DEEPLY AFFORDABLE. And we need housing that is on a scale appropriate to preserving our neighborhood, NOT giant luxury towers that would overshadow us, and drive us out. There are so many other obvious holes in their presentation: — They have provided no hard data whatsoever regarding their supposed ability to create 1700 permanent jobs. NONE. —- Their promise to hire union workers is dubious at best. — Their claims that the city didn't allow them to build a school surely must be a blatant lie. No explanation has been offered. —- The scale of their proposal is completely UNSUSTAINABLE with regard to environmental impact, public transit, infrastructure, and traffic. I could go on mentioning what I have witnessed firsthand: the development team's hostile disregard for our community, their deafness to our concerns, their duplicitous and backstabbing behavior at town meetings where they tried to keep us from being heard. We will not be silenced. We absolutely MUST NOT ALLOW this project to go forward. It would mean the end of Astoria. I urge you all to VOTE NO on Innovation QNS. Thank you. Sincerely, James Bassi Longtime Astoria resident

From: Public Hearing Comments (Do not reply)
Sent: Mon, 22 Aug 2022 17:18:20 -0400
To: jresor@planning.nyc.gov; jmitchell@planning.nyc.gov; queenscomments_dl@planning.nyc.gov
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Erica Baum**
Zip: **10013**

I represent:
Myself

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
This project fails to address the real needs of the community. We need deeply affordable housing, we need to prevent displacement and we have no need whatsoever for more luxury developments. Privatization is not the answer. Thank you.

From: PublicComments_DL
Sent: Mon, 8 Aug 2022 18:48:23 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Stephanie Beck**
Zip: **11106**

I represent:
Myself

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **Yes**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
The community most affected by Innovation Queens has shown that it opposes the development. Innovation Queens offers insufficient affordable and senior housing and at rates that are not truly affordable for those who most need it. The enormous scale of the development, with five towers over 20 floors, two at 27 floors, is completely out of scale with the existing neighborhood. The

massive influx of new residents, most of whom would be high-income, would strain the already unreliable subway lines, exacerbate traffic, and change the culture of the neighborhood. We do need more housing built but it must be reasonably scaled and supportive of the existing community.

From: PublicComments_DL
Sent: Wed, 10 Aug 2022 03:16:47 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Lipi Ara Begum**
Zip: **11106**

I represent:
Myself

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
My name is Lipi Ara Begum. I have been living in Astoria for the past 6 years. We have had no gas in our house for over 1-2 months now. I don't know what the landlord wants. The rent is already a burden. At this stage, it's hard to live like this. We have low income and can't afford the rent hike that Innovations Queens will bring to this neighborhood. I don't remember any

developer reaching out to me about a luxury project. I strongly oppose this mega project. CPC say no to Innovation Queens' luxury project.

From: PublicComments_DL
Sent: Wed, 10 Aug 2022 02:46:08 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Putul Begum**
Zip: **11106**

I represent:
Myself
A local community group or organization

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
My name is Putul Begum. I have been living in Astoria for the past 10 years. This area has issues with high rents that get raised every year. 35 apartments in my building also haven't had gas for more than 1-2 months now with mine included. The developers did not reach out to us. If they

had, they would know that. What they would also know is that as a concerned member of the community as well as a single mother of two boys, I do not want a mega-development here that will displace my people. Where would we even go? There's absolutely zero liability for the developers that are trying to build this while they take home 100% of the profit. Whereas, immigrant Bangalis are already struggling. I demand that the City Planning Commission votes no to the Innovation Queens rezoning application.

From: PublicComments_DL
Sent: Wed, 17 Aug 2022 19:21:58 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Sitara Begum**
Zip: **11101**

I represent:
Myself

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **Yes**
If yes, are you now submitting new information? **Yes**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
My name is Sitara Begum. I have lived in Astoria for the past 1.5 years. The rent here is too much. I struggle with my one bedroom. But we need a two-bedroom apartment now. I have 2 boys and one girl. The girl is a few months old, one of the boys is six, the other sixteen. My parents are older and live close by. We also have more family back home. Rent, grocery and

general needs bleed our incomes dry. We can’t go on outings or do something just for ourselves. Our house doesn’t get maintenance. An entire side of our building hasn’t had gas in a month. We don’t get air or sun in our apartment. Our children are getting sick. But our rent was still raised by a 100$. If this rezoning goes through, my rent will go up and so will my cost of living. Which is why I demand that the City Planning Commission votes no to the Innovation Queens rezoning application.

From: PublicComments_DL
Sent: Wed, 17 Aug 2022 19:16:22 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Bilkis Begum**
Zip: **11101**

I represent:
Myself

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **Yes**
If yes, are you now submitting new information? **Yes**

I have attended or will attend the City Planning Commission's Public hearing on this project: **Yes**

Additional Comments:
My name is Bilkis Begum. I have been living in Astoria for 7 years. We are very low income people. Our current one bedroom apartment's rent is 1400$. My husband is sick and I have to stay home to take care of him and my two children. If luxury buildings are made our rent is going to increase and the living expense and commodity price is also going to increase. We can't

afford these things, our houses are being broken down and are being transferred into high rise buildings for rich people's profit and luxury. Our landlord is very ignorant towards our maintenance, we get harassed and these hazardous conditions are pushing our low wage working class folks out of their house. We don't want to leave Astoria. All of my family, friends and neighbors are here. I love these multicultural neighborhoods we live in. We can't even afford to start our lives somewhere else. The Innovation QNS project is going to displace us rent burdened families. Don't just think about the luxury, profit, or business. Please be humane first. Astoria is not for sale. I strongly oppose Innovation QNS.

From: PublicComments_DL
Sent: Mon, 8 Aug 2022 14:24:28 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **John Benicewicz**
Zip: **11104**

I represent:
Myself

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
I urge you to oppose the InnovationQNS proposal. The high-rises would not be in keeping with the architecture of area's residences and businesses, and they'd be a detriment, fundamentally altering the character of the area. There are enough "luxury" apartments! And why should working- and middle-class neighborhoods and the well-being of their residents be discounted to

benefit developers and a privileged minority?

From: PublicComments_DL
Sent: Mon, 8 Aug 2022 18:28:17 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Aki Benjamin**
Zip: **11102**

I represent:
Myself

Details for "I Represent": **I represent myself as a citizen deeply troubled and concerned by the impacts of this project**

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
Hi. My name is Aki, and I have lived in the Astoria-Sunnyside area for most of my life, since I was two years old. Over the past 11 years, I have seen many, many changes in our community, businesses closing and opening, new people moving in and out, and an amazing unity and

support in this diverse, beautiful community. We will not stand to have our lives upended by new developers! When Amazon attempted to parachute into our community in 2018 and 2019, the predominantly immigrant community in our area was not consulted at all. And just like we succeeded in stopping Amazon from changing our community and neighborhood in 2018 and 2019, we must stop these developers as well! This so-called “development” is not supported by the community and is not going to make positive progress for it. From what we know, the proposed high-rises will raise rents and destroy existing buildings, removing more of our already too-rare affordable housing. Any affordable housing created will likely still be too unaffordable for those who need it most, pushing them out of a home completely! Given the number of apartments that are in the planning, it is surprising to learn that there is no plan for a new school in this area, potentially creating overcrowding in our local schools! The developers keep referring to the area as a “dormant” corner of Astoria, and it DEFINITELY isn’t! In fact, it is already quite a vibrant neighborhood, with lots of restaurants, cultural institutions, and residential apartment buildings that are in keeping with Astoria’s beautiful architecture. I cannot stand by idly while our neighborhood and community are destroyed. I want this to be an affordable place where people of my generation and generations after can have families that enjoy it just like mine did. Let’s keep control of the community within the community! Don’t let greedy developers make money off the suffering of others! I therefore urge you to vote NO INNOVATION QUEENS REZONING! Save our community!

From: PublicComments_DL
Sent: Mon, 8 Aug 2022 15:53:09 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Hannah Berson**
Zip: **11106**

I represent:
Myself

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
I oppose this project because it will mean further stress on our already-strained infrastructure (subways, sewers, traffic); further overcrowding of our local schools; and - most importantly - it will accelerate the displacement and pricing-out of our neighbors. Our section of Astoria is largely made of up of immigrant, working class people who are already troublingly rent-

burdened. This development is not for us; we couldn't afford to live there even if we had access to it! While, yes, the city is having a housing crisis, it is especially an AFFORDABLE housing crisis. We need deeply affordable housing at scale, which is not what Innovation QNS would provide. It is both aesthetically and economically out of character for our community.

From: Joy Resor (DCP)
Sent: Mon, 22 Aug 2022 18:07:58 +0000
To: Alex Lieber; Linh Do
Subject: Fw: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

JOY RESOR (she/her)
ASSOCIATE BOROUGH PLANNER

NYC DEPT. OF CITY PLANNING | QUEENS BOROUGH OFFICE
120-55 QUEENS BOULEVARD, ROOM 201 • KEW GARDENS, NY 11424
jresor@planning.nyc.gov • 718-520-2071

From: Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>
Sent: Monday, August 22, 2022 2:06 PM
To: Joy Resor (DCP) <JResor@planning.nyc.gov>; Jameson Mitchell (DCP) <JMitchell@planning.nyc.gov>; QueensComments_DL <QueensComments_DL@planning.nyc.gov>
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Melissa Bieri**
Zip: **11101**

I represent:
Myself

Details for “I Represent”:

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
Hello, I am in opposition to innovation QNS. I feel this project has not had enough research into how the community affected would be impacted. Also, the environmental effects of the project and how climate change will impact the neighborhood in the next 10-20 years has not been studied enough. Development with our enough community input is not sustainable. Please oppose this development. Thank you, Melissa Bieri

From: PublicComments_DL
Sent: Mon, 8 Aug 2022 16:26:14 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Courtney Bitting**
Zip: **11103**

I represent:
Myself

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
I strongly oppose this project as it does not adequately plan for support of the neighborhood's actual needs and will drive up rent prices as the "affordable" rental units are limited and not in line with what actual Astoria residents can afford.

From: PublicComments_DL
Sent: Mon, 8 Aug 2022 15:58:25 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Eric Black**
Zip: **11105**

I represent:
Myself

Details for "I Represent": **Astoria Resident**

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
This project is detrimental to the community. The infrastructure can't support and there is nothing in the plan to help bolster the infrastructure. It will also kill the culture of the community and displace many as it does not have sufficient affordable housing options.

From: PublicComments_DL
Sent: Mon, 8 Aug 2022 15:15:46 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Simone Bonneville**
Zip: **11105**

I represent:
Myself

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
I am strongly against this development project, as it will worsen existing conditions in the district. There is not enough truly affordable housing in Astoria already, and this project will negatively affect the most vulnerable, pushing out lower income households and local small businesses. Astoria is known for its village-like feel and the proposed high-rise building are not

in keeping with what makes Astoria a great place to live. There is also the issue of a lack of parking associated with the project. In brief, this project is not one that fits my neighborhood. Please vote against it.

From: Joy Resor (DCP)
Sent: Mon, 22 Aug 2022 18:05:57 +0000
To: Alex Lieber; Linh Do
Subject: Fw: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

JOY RESOR (she/her)
ASSOCIATE BOROUGH PLANNER

NYC DEPT. OF CITY PLANNING | QUEENS BOROUGH OFFICE
120-55 QUEENS BOULEVARD, ROOM 201 • KEW GARDENS, NY 11424
jresor@planning.nyc.gov • 718-520-2071

From: Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>
Sent: Monday, August 22, 2022 2:05 PM
To: Joy Resor (DCP) <JResor@planning.nyc.gov>; Jameson Mitchell (DCP) <JMitchell@planning.nyc.gov>; QueensComments_DL <QueensComments_DL@planning.nyc.gov>
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Julia Borowski**
Zip: **11106**

I represent:
Myself

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
I oppose this project. I do not believe a large development of this type is right for Astoria.

From: Public Hearing Comments (Do not reply)
Sent: Mon, 22 Aug 2022 20:57:26 -0400
To: jresor@planning.nyc.gov; jmitchell@planning.nyc.gov; queenscomments_dl@planning.nyc.gov
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Devon Bowser**
Zip: **11102**

I represent:
Myself

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **Yes**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
I don't want Innovation QNS to move into the neighborhood

From: PublicComments_DL
Sent: Wed, 10 Aug 2022 22:19:05 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Alex Brandes**
Zip: **11106**

I represent:
Myself

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
I write to oppose the construction of the development, InnovationQNS, in Astoria as currently proposed. I have lived in Astoria since 2015, and my partner has lived here since 2010. We independently moved to the area because it was affordable. As a civil legal services attorney, my salary was around the area median income for the city and few areas were affordable to me. It is

important that Astoria remains affordable to working people, both those who make the area median income and those with lower incomes. InnovationQNS, as currently proposed, is not affordable to either, and therefore, unaffordable for the vast majority of New Yorkers. The low-income units InnovationQNS advertises are the minimum they are required to provide by law (25%), do not include the lowest income New Yorkers, and the rental prices for 75% of the units are very expensive for the area, well above market rate. As NYC continues to have surging rents and rising homelessness, we should focus on building more affordable housing, not more expensive luxury units. Also, InnovationQNS has been advertising to me on social media as bringing more green space to Astoria, but when I look at the design all the green space is inside the new buildings and behind fences. This is not green space for the community but for the luxury unit residents. In addition to being disingenuous, the green space is inconsistent with other development projects in the area. For example, many developers have been required to provide significant public green space in the form of large public parks (e.g., Gantry Park and Hunters Point South in Long Island City). InnovationQNS should have to provide public park space, consistent with other developers. Further, as a bike commuter and pedestrian in Astoria, I am concerned about the rising deaths for pedestrians and cyclists in our neighborhood. InnovationQNS will add many more cars to our roads without any additional safety provisions (e.g., raised crosswalks, protected bike lanes, red light and speed cameras, etc.). For all the reasons listed above I oppose InnovationQNS. Consistent with the Community Board's and Queens Borough President Richards votes to disapprove, the City Planning Commission should not approve InnovationQNS as currently proposed. Please contact me if I can provide additional information or answer any questions. Alexandra Brandes, Esq., MPH 3306 Crescent Street, 2L Astoria, NY 11106 503-267-0321

From: Public Hearing Comments (Do not reply)
Sent: Mon, 22 Aug 2022 19:43:42 -0400
To: jresor@planning.nyc.gov; jmitchell@planning.nyc.gov; queenscomments_dl@planning.nyc.gov
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **William Bregoli**
Zip: **11103**

I represent:
Myself

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **Yes**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
The whole plan needs to be drastically rethought. The current condition of Steinway near Northern Blvd is due to landlords raising rents and evicting tenants in hope of a big payday should this plan come to fruition. Meanwhile they're getting tax benefits from the vacant

buildings.It's greed. New buildings on Northern Blvd and Steinway have not attracted retail tenants because retail is hurting in the new online centered economy. Promised so-called "open space" looks to be accessible only to tenants of the new apartment buildings. Local subway stations cannot handle the current traffic. And these developers have already stolen a section of 36th Street which is gated off for the movie studio, They should not get any tax benefits for building luxury apartments. The whole thing looks to be the next Hudson Yards - a boondoggle resulting in a fractured neighborhood and full of new, uninhabited places no one shops in or actually lives in.. .

From: PublicComments_DL
Sent: Tue, 9 Aug 2022 14:50:19 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **John Buarotti**
Zip: **11102**

I represent:
Myself

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project:

Additional Comments:
Existing residents would be forced out of the area as the level of proposed affordable housing would never be able to accommodate them. Additionally, it will raise rent and property prices in the surrounding neighborhood, thereby pricing out more of the local population. The proposed development would also add stress to transit lines that are already operating at maximum

capacity creating more problems for the commutes of the tens of thousands of people along the N/W and E/M/R lines. If there are no plans to address public transportation in a sensible and complete way, this development shouldn't be considered. The developers are operating with their own best interests in mind with no consideration for the community and those most in need.

From: Joy Resor (DCP)
Sent: Mon, 22 Aug 2022 17:59:43 +0000
To: Linh Do; Alex Lieber
Subject: Fw: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

JOY RESOR (she/her)
ASSOCIATE BOROUGH PLANNER

NYC DEPT. OF CITY PLANNING | QUEENS BOROUGH OFFICE
120-55 QUEENS BOULEVARD, ROOM 201 • KEW GARDENS, NY 11424
jresor@planning.nyc.gov • 718-520-2071

From: Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>
Sent: Monday, August 22, 2022 1:58 PM
To: Joy Resor (DCP) <JResor@planning.nyc.gov>; Jameson Mitchell (DCP) <JMitchell@planning.nyc.gov>; QueensComments_DL <QueensComments_DL@planning.nyc.gov>
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Sam Camp**
Zip: **11106**

I represent:
Myself

Details for “I Represent”:

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
I am opposed to Innovation Queens. It would be detrimental to this community.

From: Public Hearing Comments (Do not reply)
Sent: Mon, 22 Aug 2022 17:35:54 -0400
To: jresor@planning.nyc.gov; jmitchell@planning.nyc.gov; queenscomments_dl@planning.nyc.gov
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Robert Casimiro**
Zip: **11106**

I represent:
Myself

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
I don't believe that this project does enough to address the lack of affordable housing in the area. I would be in favor IF they provided a more reasonable allotment of affordable units.

From: PublicComments_DL
Sent: Mon, 8 Aug 2022 17:55:47 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Anne Clark**
Zip: **11101**

I represent:
Myself

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
A developer's job is to develop—whether or not it's necessary—and that's the only reason this project seems to be happening. There is no shortage of luxury housing in our area, so we don't need 2,000 more luxury units; and there are plenty of empty storefronts within a block (the Rite Aid on 34th Ave closed last year, the building has sat empty since), so it's unclear why we need

more retail space. What our area needs is housing that middle and working class people don't have to enter a lottery to get. While we're at it, an actual park that isn't a 30 minute hike away would be nice. My hair dresser took their daughter all the way back to Bosnia for the summer just so she could play outside, how sad is that? And how does this project help people like this, who already live here?

From: PublicComments_DL
Sent: Wed, 10 Aug 2022 13:55:01 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Ariadne Colon**
Zip: **11106**

I represent:
Myself

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
I am a lifelong Astoria and I oppose the proposed grotesque innovation Queens project for Astoria. 27story buildings are not only entirely non existent in Astoria residential neighborhoods but would set a terrible and irrevocable precedent to future development projects that would forever destroy the working class neighborhood environment of our community. Please honor

our concerns and the decisions of our local representatives that have ALL voted no and do NOT support Innovation Queens. Thanks

From: Public Hearing Comments (Do not reply)
Sent: Mon, 22 Aug 2022 15:37:36 -0400
To: jresor@planning.nyc.gov; jmitchell@planning.nyc.gov; queenscomments_dl@planning.nyc.gov
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **MaryannCummings Cummings**
Zip: **11101**

I represent:
Myself

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **Yes**
If yes, are you now submitting new information? **Yes**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
No to this project which would displace me and my family. I'm disabled and don't have resources to relocate. Please don't approve this project keep the most vulnerable in their homes.

From: PublicComments_DL
Sent: Mon, 8 Aug 2022 15:54:36 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Andrew Davenport**
Zip: **11105**

I represent:
Myself

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
As an Astoria resident, I am vehemently opposed to the "Innovation QNS" plan that would tear down a number of astoria blocks and replace them with a massive complex of high rises. I believe that this would fail to provide truly affordable housing, would devastate the character of this working-class neighborhood, drive up rent in the surrounding area, displace families that

have worked hard to lay down roots in their communities, create an eyesore that is simply not scaled to our low-profile community, and put a massive strain on the public transit system! Furthermore, I am ethically opposed to Innovation QNS's disgraceful and misleading marketing tactics, which have included visiting low-income neighborhoods and offering food in exchange for formal support of their project. Companies of this character have no place shaping our neighborhood! Sincerely, Andrew Davenport

From: PublicComments_DL
Sent: Wed, 10 Aug 2022 11:42:44 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Tracey DeBenedictis**
Zip: **11101**

I represent:
Myself
Other

Details for "I Represent": **My family and neighbors**

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
I am reaching out to you as a concerned resident who lives in the area of the proposed Innovation QNS project. I am urge you to vote NO to the Innovation QNS rezoning and stop this project. I am deeply concerned that the high end "market rate" housing will be unaffordable to the average

Astoria resident and will be targeted towards a wealthier class of people, who have the most choices with housing while our lower income neighbors get priced out. As a renter, I am deeply worried that my family and I will be forced out. This neighborhood is our home - the place where we are raising our children - and we do not want to leave it. The numerous over-20-story buildings are completely out of character in Astoria's mid to low-rise landscape and will block out the sun in the surrounding streets. Even if my family is able to remain in our apartment, we will have to live in darkness and with many years worth of construction noise and pollution. We must not allow billionaires and hedge funds to dictate what housing in our neighborhood looks like, nor what the supposed needs of the community are. We need a majority of deeply affordable housing and active public spaces, not luxury developments and shopping corridors. The developers have not responded AT ALL to the overwhelming concerns about the units being unaffordable and have made no significant changes to the project in response to community feedback. They aren't a part of this community and don't care to be - their focus is only on imposing their vision of what our neighborhood should look like and pushing out the current residents. While the billionaire developers have aggressively pursued testimonials from NYCHA residents - even going to the extent of withholding food at events unless people signed petitions in support, - the qualifying income for the 25% mandated affordable units will price out the average NYCHA and lower income resident. Additionally, the Innovation QNS team Instagram page contains deeply offensive comments that denigrate low income residents, which the developers have allowed to remain posted. I was shocked by the number of non-profits who presented feedback to the Community Board without acknowledging their deep ties to Kaufman Astoria and/or the developers. With Kaufman leadership sitting on their boards of directors and in charge of their fundraising, how can these organizations give any kind of feedback without bias? Additionally, all of the groups were from outside the community. True community engagement does not mean bringing groups in from outside to fulfill the developer's vision of what they want a neighborhood to be, it means engaging with residents and allowing residents to take the lead on enacting a vision for their community. If Innovation QNS is allowed to move forward, it will become a catalyst for other developers to rezone and build similar high-rise projects, displacing even more vulnerable residents and changing the distinctive character of our neighborhood. For far too long developers have been able to operate without consequences in New York City, driving up rents and destroying neighborhood after neighborhood. It is time for a comprehensive, city wide affordable housing plan that forces developers to build 100% affordable housing, without tax breaks, instead using that tax money to fund desperately needed infrastructure and supports such as schools, transit and other services as determined by their communities.

From: PublicComments_DL
Sent: Wed, 17 Aug 2022 19:48:34 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Hossain Delwar**
Zip: **11101**

I represent:
Myself

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **Yes**
If yes, are you now submitting new information? **Yes**

I have attended or will attend the City Planning Commission's Public hearing on this project: **Yes**

Additional Comments:
Hi! My name is Hossain Delwar and I've been living in Astoria for my whole life of 23 years. The various communities here allow for a diverse experience in not only growth but also culture. Astoria is a melting pot and changes like IQNS can be seen right next door at Queens borough plaza. Projects like these may not present any trouble to those at the land plots that are being

discussed, however, it has shown massive rent hikes in the surrounding areas and brings in gentrification that is visible along the east river in Brooklyn and Queens Projects. Luxury projects like Innovation Queens kick down ethnic communities. These communities are what we call home in a foreign land. The Bangali community present in Astoris took years to build. If building a project like this means to push people down for those who are most likely living off of high incomes, then I suggest that you vote no on this project.

From: PublicComments_DL
Sent: Mon, 8 Aug 2022 20:22:46 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Lindsay Denninger**
Zip: **11102**

I represent:
Myself

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
The InnovationsQNS project would put stress and push up prices on an already tight housing market. It's not something we need in the neighborhood, and the neighborhood will suffer greatly because of it.

From: PublicComments_DL
Sent: Wed, 10 Aug 2022 02:07:27 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Angela Di Manno**
Zip: **11103**

I represent:
Myself

Details for "I Represent": **I am a concerned resident of Astoria and live very close to the proposed project.**

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **Yes**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
To whom it may concern, I am writing to express my adamant opposition to the Innovation Queens project. My husband and myself live very close to the area that will be effected. We have been Astoria residents for over twenty years. Please consider that allowing this type of rezoning

will have long term consequences and give developers the power to push out local residents and businesses, as well as drive up rent in an already unaffordable housing market. The tactics displayed by Innovation Queens have been quite misleading, disingenuous and downright extortion of vulnerable individuals. Allowing them to build twenty seven stories high and tower over the the surrounding areas of Astoria, will completely change the fabric of our community and force out many families in our vibrant community of immigrants. Please consider voting NO on this proposal. Sincerely, Angela Di Manno

From: PublicComments_DL
Sent: Tue, 9 Aug 2022 15:26:27 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Sara DiBona**
Zip: **11103**

I represent:
Myself

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
I have been an Astoria resident for the last 10 years and my husband was born and raised here in Astoria. I attended the last two community board meetings to speak against yet another, but certainly the most detrimental luxury development to be built here is Astora. I know the community board voted no to this project. I am hoping you will do the same and not allow this

project to go to the City planning for a vote. I am for creating progress for Astoria, but this project would bring the neighborhood down in the long run. Here are my reasons for my opposition: 1. Housing: This is just another luxury building trying to pretend it will create affordable housing for the people here. This is not affordable housing. It will push out the middle working class that lives in this neighborhood and voted for you. We need housing that the middle class can afford. Unless you are looking to replace your constituents with wealthier ones, you need to stop these types of luxury development projects from coming here. 2. Environmental: Astoria is known for the architecture of red brick low-rise residences. The high rise buildings being proposed do not fit the neighborhood and would have several negative effects on residents and the community as dictated in their own environmental impact report. . 3. Infrastructure: We do not have the infrastructure to support 2,800+ new residents with limited public transportation and the already overcrowding of schools. 4. Neighborhood: What makes Astoria great is that it is a laid back multicultural neighborhood of working class people and small businesses. That's what gives it its sparkle and its magic. This project would push out the residents and small businesses in the neighborhood. Astoria would become just another gentrified neighborhood in New York. Nothing special about it. I hope you also take this into consideration and do what is actually best for the people who make this neighborhood so wonderful, rather than what will make people richer.

From: PublicComments_DL
Sent: Tue, 9 Aug 2022 08:58:30 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Aidan Donaghy**
Zip: **11101**

I represent:
Myself

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
This project's out of place high rises will permanently alter the character of our neighborhood, provides no local infrastructure improvements, and contains an inadequate amount of affordable units. Furthermore, the proposed guideline for the affordable units will still make these apartments unattainable for those most in need of secure housing in our working class immigrant

neighborhood. The 2000+ units will add thousands of cars to the area's already over-congested roadways and its construction will require active, local businesses to relocate or shut down. There is no way in which this project serves the community or the city's residents as a whole.

From: Joy Resor (DCP)
Sent: Mon, 22 Aug 2022 17:59:21 +0000
To: Linh Do; Alex Lieber
Subject: Fw: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

JOY RESOR (she/her)
ASSOCIATE BOROUGH PLANNER

NYC DEPT. OF CITY PLANNING | QUEENS BOROUGH OFFICE
120-55 QUEENS BOULEVARD, ROOM 201 • KEW GARDENS, NY 11424
jresor@planning.nyc.gov • 718-520-2071

From: Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>
Sent: Monday, August 22, 2022 1:57 PM
To: Joy Resor (DCP) <JResor@planning.nyc.gov>; Jameson Mitchell (DCP) <JMitchell@planning.nyc.gov>; QueensComments_DL <QueensComments_DL@planning.nyc.gov>
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Maureen Donohue**
Zip: **11105**

I represent:
Myself

Details for “I Represent”:

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
Please vote NO on Innovation Queens. This is the wrong project for this neighborhood and Queens. Thank you.

From: PublicComments_DL
Sent: Wed, 10 Aug 2022 17:54:09 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Jenny Dubnau**
Zip: **11372**

I represent:
Myself

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **Yes**

Additional Comments:
My name is Jenny Dubnau, and I am urging you to vote no on Innovation Queens. Innovation Queens will bring approximately 2800 units to a diverse corner of Astoria. Only 25% of the units are deemed affordable, so 75% would be whatever the market can bear, which is frankly out of reach for most New Yorkers. Of the 25% of units deemed affordable, the AMI levels are still

largely out of reach for low and middle income and immigrant Queens residents: 30% AMI is generally considered deeply affordable, and at this point it seems that NONE of the units will be 30% AMI. Most of the "affordable" units are still out of reach for those who need housing the most, and we are left with a project that is at least 85-90% unaffordable to the immigrant and working class population of Astoria. Granting an upzoning as massive as this one, not to mention flipping the use from manufacturing to residential/mixed use, drastically raises the value of this land, with a resulting windfall of profit for the developers. In this context, it is astonishing that the project isn't mandated to be 80% deeply affordable. If the city is granting a rezoning, city agencies and the public deserve a transparent look at the developers' projected profit margins to help determine what affordability levels would really "pencil out"—particularly important since we have just learned that any additional affordability would be subsidized by HPD. We must also account for the secondary displacement "ripple effects" of massive luxury developments such as these: from Williamsburg to Downtown Brooklyn to LIC, we have seen surrounding rents skyrocket as a result of these luxury towers. Local renters, especially in unregulated units, are priced out, as are small businesses. Again and again, we see low-income, Black and immigrant communities displaced, replaced by wealthier, often whiter residents. As city planners, you must take this racial and economic displacement into account. I also must say a word as a decades-long working artist. Innovation Queens, along with their partners Astoria Kaufman Studios and the Museum of the Moving Image, speak of an "arts district" that will be created, but again, the reality is that high-end development such as this always brings rising rents, which price out working artists and cultural organizations, except for the lucky few who are tossed a goodie. (I will mention that Pioneer Works, a Brooklyn-based arts organization who was an original Innovation Queens partner, appears to have pulled out of this project, possibly because over 200 artists and neighbors signed an open letter requesting that they do so.) As planners, you are also responsible for protecting NYC culture in our city—and it's being strangled by sterile, unaffordable environments brought by these types of developments. Astoria is already a thriving cultural district—we need more support for local artists and cultural workers: the last thing we need is soaring rents. Please do not approve Innovation Queens. FYI, here is a link to the cultural open letter showing signatures (https://tinyurl.com/3zer8wpx if the hyperlink is lost).

From: Joy Resor (DCP)
Sent: Mon, 22 Aug 2022 18:05:46 +0000
To: Linh Do; Alex Lieber
Subject: Fw: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

JOY RESOR (she/her)
ASSOCIATE BOROUGH PLANNER

NYC DEPT. OF CITY PLANNING | QUEENS BOROUGH OFFICE
120-55 QUEENS BOULEVARD, ROOM 201 • KEW GARDENS, NY 11424
jresor@planning.nyc.gov • 718-520-2071

From: Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>
Sent: Monday, August 22, 2022 2:03 PM
To: Joy Resor (DCP) <JResor@planning.nyc.gov>; Jameson Mitchell (DCP) <JMitchell@planning.nyc.gov>; QueensComments_DL <QueensComments_DL@planning.nyc.gov>
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Sarah Elghazoly**
Zip: **11103**

I represent:
Myself

Details for “I Represent”:

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project:

Additional Comments:
I am against the project.

From: PublicComments_DL
Sent: Mon, 8 Aug 2022 17:57:25 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Elizabeth Ersenkal**
Zip: **11106**

I represent:
Myself

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
This project will overload our neighborhood. We don't have the seats at schools or enough public transportation to handle this influx of new units and the plan does not provide for this in any way. Further, the "affordable" units are anything but affordable for those in our neighborhood. We do not need and we do not want this development.

Alex Lieber

From: Jerry Est <jerryest63@yahoo.com>
Sent: Wednesday, July 20, 2022 11:25 PM
To: 21DCP180Q_DL
Subject: [EXTERNAL] Please say no to innovation QNZ

Some people who received this message don't often get email from jerryest63@yahoo.com. Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Forward suspect email to phish@cyber.nyc.gov as an attachment (Click the More button, then forward as attachment).

To whom it may concern,

My name is Jeremy and I am an Astoria resident. Innovation queens has been trying for far to long to gentrify our area. People who have signed these petitions have been lied to when it comes to making affordable buildings. These buildings will be at 4 thousand dollars a month (cheapest apartment the average is 4500) which means that people will be paying 48 thousand dollars a year NOT including taxes. The average Astoria citizen only makes around 70 thousand a year and on top of that these people would have to make around double the rent to live comfortably. Which would mean that these people would have to make around 86 thousand a year for the CHEAPEST apartment.

One of the lies that these people have implemented were that they said people were not going to be displaced they then admitted in the community board hearing (where they were denied permission) that they would be displacing 6 apartments because the people were struggling to pay their current rent. This was a modest amount because there would be even more people in the area who do not have rent stability that they would be indirectly affecting meaning that their rent would also raise up because they will try to make the are "up and coming". With only 20% of the houses being labeled affordable there will be little people that gain entry because the building will not have enough apartments in the affordable range.

Please if anyone reads this email. Tell everyone to vote no we don't want this it will harm the Astoria citizen more than anyone will understand.

From: PublicComments_DL
Sent: Mon, 8 Aug 2022 15:17:31 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Helena Farhi**
Zip: **11105**

I represent:
Myself

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
Innovation Queens will harm the vibrant, local community in favor of putting more money in the pockets of developers. As a long time queens resident, I vehemently oppose this project.

From: PublicComments_DL
Sent: Tue, 9 Aug 2022 20:46:10 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Johnny Farraj**
Zip: **11103**

I represent:
Myself

Details for "I Represent": **Community member**

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project?
If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project:

Additional Comments:
My name is Johnny Farraj and I am reaching out to you as a concerned resident. I am urging you to vote NO to the Innovation QNS rezoning. I have lived one and half blocks away from the proposed construction for over 15 years and am vehemently OPPOSED to this project. First of all, Larry Silverstein, Bedrock Real Estate, and Kaufman Studios have not done proper outreach

into the community that will be immediately affected and soon displaced. They have not talked to most residents or small business owners about the development and their impending displacement, and they have not renewed leases for small immigrant and working class businesses who have no voice. I am concerned that the high end “market rate” housing will be unaffordable to the average Astoria resident and will be targeted towards a wealthier class of people, who have the most choices with housing while our lower income neighbors get priced out. And that doesn’t even include the majority luxury rate they are proposing. The numerous over-20-story buildings are completely out of character and will block out the sun in the surrounding streets, including the playground where my kids actively play. We must not allow billionaires and hedge funds to dictate what housing in our neighborhood looks like, nor what the supposed needs of the community are. The keep spending an obscene amount of money on PR, trying to fool the community about that this project is about. But we really need a majority of deeply affordable housing and active public spaces, not luxury developments, private parks, and shopping corridors that only serve the wealthy. As an immigrant, I came to this neighborhood because it was affordable. There were also many other Arab families that called Astoria home. Now I worry about whether me and my family, and my neighbors, will be able to stay here. I have seen many leave and do not want even more to be pushed out. The ripple effects of this development will not just increase rent, but also the prices in our grocery stores, bodegas, barber shops, bagelries and more. We have seen this consequences in neighborhoods like Long Island City already. If Innovation QNS is allowed to move forward, it will become a catalyst for other developers to rezone and build similar high-rise projects, displacing even more vulnerable residents and changing the distinctive character of our neighborhood. It was also impact the surrounding communities, most of who are working-class. We who actually live there do not want what is being proposed. Please vote NO.

Alex Lieber

From: Stephanie Shellooe (DCP) <SSHELLOOE@planning.nyc.gov>
Sent: Wednesday, May 25, 2022 12:58 PM
To: Joy Resor (DCP); Jameson Mitchell (DCP)
Subject: Fw: [EXTERNAL] Proposed QNS development in Astoria

From: Maria Fattore <mfattore@gmail.com>
Sent: Friday, April 22, 2022 7:40 AM
To: 21DCP180Q_DL <21DCP180Q_DL@planning.nyc.gov>
Subject: [EXTERNAL] Proposed QNS development in Astoria

Some people who received this message don't often get email from mfattore@gmail.com. Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Forward suspect email to phish@cyber.nyc.gov as an attachment (Click the More button, then forward as attachment).

Hello,

I am a long standing resident of Astoria. Sadly I was COMPLETELY unaware of the town hall meeting which took place on Wednesday. LACK OF TRANSPARECY is the main issue. Promises are nothing but that, talk is cheap. Where is the report on actual impact of this project.? Where is the CONTRACT with a breakdown of how many affordable units are to be DELIVERED with specific unit sizes, monthly rental schedules, income requirements, etc. Not PROPOSED but BINDING DETIAL FOR A SPECIFIED TIME PERIOD. Realistically those units should be offered at a guaranteed, frozen rate for a minimum of 5 years to truly be affordable.

Where is the outline showing THE PROJECTED NUMBER OF PEOPLE to be added to our neighborhood, and the projected numbers of bodies on the, R,M, E lines during peak hours (which will return once we reach endemic levels in 2024.) Are the developers being REQUIRED to contribute significantly to the additional cost of transportation capacity? Again, LACK OF TRANSPARENCY. Where is the plan for services to the larger population which will be living in the area? Will services, shopping, etc. be built in tandem or lag behind the development? That is exactly the problem still plaguing the LIC Waterfront development, 10 years after it's development. INCOMPETENCE.

My choice to live in Astoria is specifically because it is not Manhattan in character. It is a true community, people know their neighbors, the schools offer families a safe environment. This plan is not complete until all my concerns can be specifically answered. Without it, I will work very hard against it. It is truly possible to plan functional development. Show us this has been designed with competent vision supported by binding delivery requirements to support a neighborhood with a true character.

Maria Fattore

--
Best,
Maria Fattore
www.mariafattore.com
"Any clod can have the facts, but having opinions is an art. " Charles McCabe, San Francisco Chronicle

Alex Lieber

From: Maria Fattore <mfattore.mobile@gmail.com>
Sent: Thursday, July 21, 2022 8:54 AM
To: 21DCP180Q_DL
Subject: [EXTERNAL] Vote NO on Innovation QNS

Some people who received this message don't often get email from mfattore.mobile@gmail.com. Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Forward suspect email to phish@cyber.nyc.gov as an attachment (Click the More button, then forward as attachment).

To the City Planning Commission:

As a longtime Astoria resident, I urge you to vote NO on Innovation QNS. Consider these facts

- The project is massively out of scale for the area, and it is still unknown (and DOUBTFUL) the infrastructure in the area can support it.

- Bringing 8000 additional residents into the area is listed in the EIS as an "unavoidable adverse impact" on the transportation system: *"NYCT has indicated that increasing N/W service in the AM period by more than one train per hour is not operationally feasible"*

- The developers stonewall when questions regarding water system delivery, sanitation and sewer capacity. When asked directly at their community "workshop", they were silent when directly asked if tax payer funding would be needed to provide these essential services . *No study has undertaken to determine the sustainability on the water and sewer infrastructure, by the admission of the developer at the Land Use meeting which took place on May 13.*

- The developers *are* on record stating the only binding measures for the project will be defined by the zoning codes and legally mandated MIH compliance. Which means if this is approved, anything goes as long as it is compliant with the zoning code. This is LACK OF TRANSPARENCY at best

- The developers have refused to offer the affordable units at the "deeply affordable Option 2" which is what would truly serve the Astoria community. Data from the American Community Survey reports per capita income as follows by demographic breakdown: White $77,667; African American $29,288; Hispanic $39,103. The composite total population mean income for the study area is $57,723. The affordability threshold for application to receive an “affordable” unit is based on MIH Option One, 60% of NYC AMI is $56,040 which discriminates against people of non-white origin. Option One will PREVENT the majority of area residents from qualifying for the few "affordable units" planned

- **The project is actively opposed by area residents. CB1 Queens voted to DISAPPROVE at the final hearing on the project, citing lack of trust, transparency and willingness to compromise on these issues:**
    - The development team consistently ignored repeated requests for alternatives to the proposed project. The day of the final hearing, they introduced a modified project design, which still ignored the request for adjustment using only R6a, R7d, and R8x zoning.
    - Offering construction which complements the neighborhood. Residents of this community are NOT interested in high rise building profiles. The Astoria neighborhood is desirable because it still offers a human scale quality of life, devoid of high rise buildings which would create constant shadow throughout the area.

- Lack of any plan to create the promised well-paying, long-term union jobs, aimed at employing and empowering our local community.
- ***The community board has specifically requested the project offer 50% of the proposed units at affordable rates tied to the actual AMI represented by the income data for the AREA. The developers were non-responsive to this request. They are also equivocating regarding the requests for additional units set aside for AFFORDABLE senior housing. This is the heart of the matter.***

Astoria seeks development that will have a POSITIVE IMPACT on the community already in place. THIS DEVELOPMENT IS NOT THE ANSWER.
VOTE NO ON INNOVATION QNS--- it does will cause harm to the community and only benefit the greed of the development team.

Maria Fattore, longtime Astoria resident, 11106

From: PublicComments_DL
Sent: Mon, 8 Aug 2022 01:57:06 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Maria Fattore**
Zip: **11106**

I represent:
Myself

Details for "I Represent": **Astoria resident for 30 years**

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
I urge you to DISAPPROVE the Innnovation QNS rezoning proposal. Follow the lead of QNS Community Board 1 and the Borough President. The inappropriate scale for the established Astoria residential area will cause harm to an already vital community. Infrastructure elements of transportation and traffic have both been identified as "unavoidable adverse impacts" by the EIS.

Most importantly, there has been no study regarding the water systems needed to service the project. The developers will not capitalize that essential piece, expecting the cost be shouldered by the taxpayer rolls for the profit benefit of the developer. Most egregious is the developers refusal to lower the AMI requirement to include the "deeply affordable option" for application, which is what is needed for the majority of residents residents of the area they wish to rezone. City Planning has an obligation to plan RESPONSIBLY to provide solutions to the housing crisis. Innovation QNS is NOT the answer for this. This project is transparently designed as a gentrification project, will lead to displacement of residents in minority demographic groups. It will by its design effectively destroy the quality of life long established in Astoria, which has been built over the years by the working and middle class residents who comprise this already vital community, What is needed is AFFORDABLE housing for ESSENTIAL working and middle class citizens. Luxury housing is abundantly available in NYC. VOTE NO ON INNOVATION QNS.

From: Joy Resor (DCP)
Sent: Mon, 22 Aug 2022 17:59:34 +0000
To: Linh Do; Alex Lieber
Subject: Fw: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

JOY RESOR (she/her)
ASSOCIATE BOROUGH PLANNER

NYC DEPT. OF CITY PLANNING | QUEENS BOROUGH OFFICE
120-55 QUEENS BOULEVARD, ROOM 201 • KEW GARDENS, NY 11424
jresor@planning.nyc.gov • 718-520-2071

From: Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>
Sent: Monday, August 22, 2022 1:58 PM
To: Joy Resor (DCP) <JResor@planning.nyc.gov>; Jameson Mitchell (DCP) <JMitchell@planning.nyc.gov>; QueensComments_DL <QueensComments_DL@planning.nyc.gov>
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Devora Fein**
Zip: **11105**

I represent:
Myself

Details for “I Represent”:

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
Please do not approve Innovation QNS. It has zero deeply affordable housing units and would be a massive step toward furthering the gentrification of this neighborhood, driving prices up so that my current neighbors could no longer afford it. We need deeply affordable housing in Astoria, not more luxury buildings pretending to cater to the existing community while actually harming it.

From: PublicComments_DL
Sent: Mon, 8 Aug 2022 22:44:23 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Maria Fernandez**
Zip: **11103**

I represent:
Myself

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
My name is Maria Fernandez and I am reaching out to you as a concerned resident. I am urging you to speak vote NO to the Innovation QNS rezoning. Larry Silverstein, BedRock Real Estate, and Kaufman Studios have not done proper outreach into the community that will be immediately affected and soon displaced. They have not talked to residents or small business

owners about the development and their impending displacement, let alone offered them any compensation for the move. They have not renewed leases for small immigrant and working class businesses who have no voice. I am concerned that the 75% high end “market rate” housing will be unaffordable to the average Astoria resident and will be targeted towards a wealthier class of people, who have the most choices with housing while our lower income neighbors get priced out. The paltry number of mandated “affordable” units is unacceptable and does not meet the needs of our community. The numerous over-20-story buildings are completely out of character in Astoria’s mid to low-rise landscape and will block out the sun in the surrounding streets. We must not allow billionaires and hedge funds to dictate what housing in our neighborhood looks like, nor what the supposed needs of the community are. We need a majority of deeply affordable housing and active public spaces, not luxury developments, shopping corridors, and privately run “community facilities”. If Innovation QNS is allowed to move forward, it will become a catalyst for other developers to rezone and build similar high-rise projects, displacing even more vulnerable residents and changing the distinctive character of our neighborhood. Now is the time to stop this project in its tracks and show developers that Astoria is Not For Sale!

From: PublicComments_DL
Sent: Wed, 10 Aug 2022 21:27:58 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Fabian Fernandez**
Zip: **11106**

I represent:
Myself

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
As 37-year resident of Astoria/LIC, who happens to be disabled, I strongly oppose the massive Innovation development. Over the last 20 years, residents of the neighborhood have already witnessed hundreds of small homes and apartment buildings being renovated or converted into bigger, more expensive small apartment rental buildings. This myriad of renovated and enlarged

small buildings, along with their more costly rents – sometimes more than double the average Astoria rent of roughly $1100, are already accelerating the Astoria cost of living. Innovation will artificially explode this trend from a match lit flame into a forest fire. It will be renting apartments at a cost of more than 3 to 5 times the average rent in Astoria. Innovations' rental only residents, will be a demographic of necessarily mostly high-income earners, with exponentially greater income than current residents. How will current Astoria residents live and survive, when business offerings of goods and services in the neighborhood target high earners and start focusing less and less attention on offerings for current middle- and working-class residents. This expansive, over-sized and expensive Innovation development is not about what is good for Astoria, along with current and future residents; it's a plan for a money-making machine where people are secondary to profits. Instead, the city has the opportunity to find and work with developers who want to earn a profit, while not seeking to only work with residents who lay proverbial golden eggs. Please vote NO on Innovation Queens! THANK YOU! FF

From: PublicComments_DL
Sent: Mon, 8 Aug 2022 14:19:44 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Jessica Figueroa**
Zip: **11418**

I represent:
Myself

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
NO

From: PublicComments_DL
Sent: Mon, 8 Aug 2022 18:08:53 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Lauren Fisher**
Zip: **11106**

I represent:
Myself

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
This project is unnecessary and not wanted by local Astorians. Rents are soaring and this would add to the crippling housing crisis and drive locals away.

From: PublicComments_DL
Sent: Tue, 9 Aug 2022 12:56:10 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Ronan Fitzgerald**
Zip: **11377**

I represent:
Myself

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
Ahead of tomorrow's hearing regarding Innovation QNS, I wanted to state my opposition to the project. • Aesthetically, even after its revisions, 20 story towers are not in keeping with a landscape where the tallest building is 7 or 8 stories • I'm concerned local landlords will increase rents in line with luxury homes, and price my neighbors out • I'm concerned about the impact on

infrastructure, particularly in relation to transportation and schools • I'm concerned that those in favor of the project don't actually live in Western Queens - they have no investment in the community except their own agendas • I'm concerned about the behavior of the developers ○ Buying the buildings and not renewing the leases of the businesses operating there ○ Flat out lying about the inclusion of a school in the project

From: PublicComments_DL
Sent: Mon, 8 Aug 2022 15:44:17 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Brendan Flavin**
Zip: **11105**

I represent:
Myself

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project:

Additional Comments:
Please listen to your city and vote NO on this rezoning plan. With rent skyrocketing, apartments staying vacant, and consistent change of residency due to the pandemic - finding affordable housing for anyone other than a single young adult has become almost impossible in New York. Astoria, and neighborhoods like it are meant for New York City residents who want to stay New

York City Residents. Please dont force in another massive project that will disrupt the current resident while they live here and displace them after it is complete. I am a lifelong New York state resident. I have lived in NYC for a decade in every borough throughout my life. I am in love with this city. I want my kid to grow up here. I want my family to stay here forever, but projects like this and what they represent tell me that New York is not meant for us. It says thank you for visiting, but please start a family elsewhere. It says we prioritize temporary to the permanent. That NYC would rather be a trend than a culture. If you do not value culture, tradition, or the unique pulse and life that this city brings then vote yes on this project and continue to lose those who breath life in to this city. Who build families in this city. Who create communities in this city. VOTE NO on this project, if you want NYC to stay NYC, and not just some city made for corporations and conglomerate

From: PublicComments_DL
Sent: Mon, 8 Aug 2022 16:31:56 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Samuel Flibbert**
Zip: **11102**

I represent:
Myself

Details for "I Represent": **I have been a resident of this neighborhood for 4 of the past 5 years**

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
InnovationQNS is not what Astoria needs. Flooding the neighborhood with apartments that far exceed the average rent, while only providing the minimum number of "affordable" units, will only serve to line the pockets of developers while displacing longtime residents who make the

neighborhood what it is. Upzoning is a gift to the developers, and Astoria is not getting anything of value in return.

From: PublicComments_DL
Sent: Thu, 11 Aug 2022 16:32:28 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Mary Catherine Ford**
Zip: **11106**

I represent:
Myself

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **Yes**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
I have lived in Astoria for 20 yrs. I have long cherished its unique character of working class and diverse Immigrant communities here that make Astoria so unique. This project proposes to take over a huge swath of our community and plunk down enormous buildings for wealthy people, at once destroying the economic and physical character of our low-level buildings and working

class NYers raising families here. Who among the actual residents of Astoria would even qualify for the meager offering of lower rents IQ is offering? Not those with low enough income to currently qualify for housing developments like Queensbridge. This will overload our transit system, our sewage system, our electrical grid. And for what? They will shroud our only local playground in perpetual shade, allow us to play quietly and carefully in their fancy courtyards? Absolutely not! We don't need or want this in Astoria. Please vote no!

From: Public Hearing Comments (Do not reply)
Sent: Mon, 22 Aug 2022 14:38:13 -0400
To: jresor@planning.nyc.gov; jmitchell@planning.nyc.gov; queenscomments_dl@planning.nyc.gov
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Kailyn Fox**
Zip: **11106**

I represent:
Myself

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
I'm a teacher, affordable housing should be affordable. This does not serve the community, listen to the community about their needs. They will NEVER be provided for by a corp (profit over people)

From: Joy Resor (DCP)
Sent: Mon, 22 Aug 2022 18:18:09 +0000
To: Alex Lieber; Linh Do
Subject: Fw: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

JOY RESOR (she/her)
ASSOCIATE BOROUGH PLANNER

NYC DEPT. OF CITY PLANNING | QUEENS BOROUGH OFFICE
120-55 QUEENS BOULEVARD, ROOM 201 • KEW GARDENS, NY 11424
jresor@planning.nyc.gov • 718-520-2071

From: Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>
Sent: Monday, August 22, 2022 2:17 PM
To: Joy Resor (DCP) <JResor@planning.nyc.gov>; Jameson Mitchell (DCP) <JMitchell@planning.nyc.gov>; QueensComments_DL <QueensComments_DL@planning.nyc.gov>
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Sarah Frazier**
Zip: **11103**

I represent:
Myself

Details for “I Represent”:

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
There is no problem in New York City where the addition of luxury, market rate rental apartments is a solution. Kaufman has tried to make themselves seem like a good neighbor that only wants to expand but the truth is they've only reached out to support the community once they started planning this. They've privatized part of 36th Street. They don't support local schools in material ways. They block sidewalks and don't properly maintain the streets that they haven't privatized. The developers of Innovation QNS are not committed to creating a majority affordable building. They are not committed to creating environments hospitable for working families. This project is ill-considered for the area where it is planned. There are many smaller buildings being built and rented in the Astoria area before this plan even enters its halfway point. What's more, many of the LIC buildings that were erected in the last 5 years aren't even rented to capacity. While the area is in need of more green spaces and a dog run but the City should figure out a way to provide those things, not let a hedge-fund-backed-developer dictate what is good for an established community. Please do not let this Innovation QNS project continue.

From: Public Hearing Comments (Do not reply)
Sent: Mon, 22 Aug 2022 19:01:06 -0400
To: jresor@planning.nyc.gov; jmitchell@planning.nyc.gov; queenscomments_dl@planning.nyc.gov
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Kathleen Gallagher**
Zip: **11104**

I represent:
Myself

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
affordable housing is $1000 or less a month - new bldgs w/o parking big problem -with sheds + Citibikes taking up space parking space should be included w/apt also, why is a robot asking me if i'm a robot??!!

From: PublicComments_DL
Sent: Mon, 8 Aug 2022 15:26:21 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Yvonne Golby**
Zip: **11106**

I represent:
Myself

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
I oppose this development. I do not think it will improve the lives of current residents and it will greatly impact in a negative way my childrens school which is adjacent to the project. I do not want this type of development in our area.

From: PublicComments_DL
Sent: Mon, 8 Aug 2022 15:09:55 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Nicole Greenhouse**
Zip: **11106**

I represent:
Myself

Details for "I Represent": **a resident in the community for over 9 years**

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project?
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project:

Additional Comments:
My name is Nicole Greenhouse and I have been living in Astoria for over 9 years. I am writing to ask the City Planning Commission to vote against Innovation QNS. Larry Silverstein, Bedrock Real Estate, and Kaufman Studios have not done proper outreach into the community that will be immediately affected and soon displaced. They have not talked to residents or small business

owners about the development and their impending displacement, let alone offered them any compensation for the move. They have not renewed leases for small immigrant and working class businesses who have no voice. I am concerned that the high end “market rate” housing will be unaffordable to the average Astoria resident and will be targeted towards a wealthier class of people, who have the most choices with housing while our lower income neighbors get priced out. The majority of New Yorkers pay over half of their income in rent and this will only drive up prices. The numerous over-20-story buildings are completely out of character in Astoria’s mid to low-rise landscape and will block out the sun in the surrounding streets. We must not allow billionaires and hedge funds to dictate what housing in our neighborhood looks like, nor what the supposed needs of the community are. We need a majority of deeply affordable housing and active public spaces, not luxury developments and shopping corridors. If Innovation QNS is allowed to move forward, it will become a catalyst for other developers to rezone and build similar high-rise projects, displacing even more vulnerable residents and changing the distinctive character of our neighborhood. Best, Nicole

From: PublicComments_DL
Sent: Wed, 10 Aug 2022 11:49:36 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Anne Gregorio**
Zip: **11106**

I represent:
Myself

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **Yes**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
I am opposed to Innovation QNS coming to our area. It will cause tremendous overcrowding and not benefit the population that already lives here in anyway.

From: PublicComments_DL
Sent: Wed, 10 Aug 2022 13:54:14 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Rena Grossman**
Zip: **11106**

I represent:
Myself

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
Hello, Please vote against Innovation QNS in its current state. I urge you to demand more for our communities. NYC is the most desirable place to be, and Queens, the world's borough, is very desirable. Developers want to be here. Businesses want to be here. Corporations want to be here. These companies do not need added benefits to be here! We must think about the future of the

city and our environment, and have them commit to us. We need a truly community-led solution to housing that elevates those of us who live here, not local businesses and arts organizations that are owned by investment companies. We need development that unifies residents and guarantees union jobs where union members can actually live. My name is Rena Grossman, and I am a native Queens resident. I have lived in Astoria for most of the last 14 years. I live in a 6 unit rental building with my partner, Fabian Fernandez, who has been in this apartment for 35+ years. Innovation QNS is not for us, two Queens residents who are active and committed to this community. Why? My partner is disabled and I have chronic illnesses that are disabling at times. Neither of us can work full-time. We are fortunate to live in a rent stabilized apartment, but we have suffered stress and exacerbation of our conditions when illegally harassed, surveilled, and taken to court by property owners at different points during our residency because they want us to pay higher rent. We have had owners remove the assistive physical elements i.e., hand rails and door knobs that my partner requires, in hopes that the building would be too difficult to live in. We have lived in a largely empty building when an owner wanted to sell the building, and gave us illegal levels of heat and cleanliness to push us out. If our building is no longer standing (due to neglect this was a very real threat years ago) we would be displaced out of western Queens and NYC altogether. Innovation QNS would not be accessible for us due to the income ranges. We will not have anywhere else to go. Thank you, Rena Grossman

From: Public Hearing Comments (Do not reply)
Sent: Mon, 22 Aug 2022 19:30:11 -0400
To: jresor@planning.nyc.gov; jmitchell@planning.nyc.gov; queenscomments_dl@planning.nyc.gov
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Josh Grossberg**
Zip: **11103**

I represent:
Myself
A local business

Details for "I Represent": **I'm an Astoria-based filmmaker whose wife also owns a graphic design business on Northern Boulevard.**

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
I've lived in Astoria for the past 12 years and I can't tell you how much I've come to love the

diversity of this wonderful neighborhood. I've met residents from all incomes and all walks of life. As a regular jogger, I've jogged down every street in my neighborhood and have come to see how special and unique this community really is. I firmly believe that the QNS rezoning proposal would ruin much of what makes Astoria so special, including its close knit community bonds. This is because such a rezoning would change the character of Astoria for the worst by allowing much bigger condominium complexes that only offer a token amount of affordable housing while kowtowing to a very wealthy subsection of New Yorkers - the kind who can easily afford $5,000 and up rents or $1 million-plus 1 bedroom condo purchases. The fact is New York already has plenty of residences catering to this population. And hardly any that enable hard working Queens residence to afford to live here. As it stands, my wife and I can't even afford to buy an apartment in own own neighborhood b/c we've already been priced out in the last two years with rising property values and rents. Immigrants are also the life blood of this neighborhood and they'd be priced out as well, and something would be deeply missed - the diversity for which this incredible place is known - one of the most unique and diverse on Earth literally! So I urge the City Planning Commission to listen to the people that live here and pay this city's taxes, not the real estate developers whose only interest is lining their pockets with tax abatements and profiteering off the backs of the lower and middle class. Their goal is not "development." If they get a toehold in this part of Astoria, the ripple effect will mean more condo high rises and more rezoning efforts that will forever alter the beauty and character of this great neighborhood. All so they can sell some empty condos to Russian and Chinese investors who won't actually live here and pay their fare share. Please vote NO.

From: PublicComments_DL
Sent: Mon, 8 Aug 2022 18:49:20 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Samantha Gutierrez**
Zip: **11106**

I represent:
Myself

Details for "I Represent": **I represent myself and the local neighborhood at large. What makes Astoria such a gem is the people not the corporations looking for dislocate us and relocate new people.**

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
Stop kicking out local New Yorkers from their neighborhood. I earn 80,000 and wouldn't be able to live in this neighborhood with these upcoming projects. What makes Astoria so great is the

blend of local shops and a few corporations. These projects do a lot more harm than good. Few reap rewards while the majority picks up the heavy load.

From: PublicComments_DL
Sent: Wed, 10 Aug 2022 15:23:07 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Laurel Haines**
Zip: **11106**

I represent:
Myself

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
I am against Innovation QNS rezoning. I have lived in LIC/Astoria for 10 years and I love the neighborhood and the people who here. This project will force out long-time residents and small businesses and will change the character of the neighborhood for the worse. Please do not give in to the developers - save our neighborhood.

From: PublicComments_DL
Sent: Mon, 8 Aug 2022 19:39:18 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Nell Hanlon**
Zip: **11106**

I represent:
Myself

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
Please don't displace our neighbors. This project will significantly alter the neighborhood, send long-term residents scrambling to find housing, and doesn't do enough to really and truly address the need for affordable housing in Queens. Please reject this proposal.

From: PublicComments_DL
Sent: Tue, 9 Aug 2022 20:30:28 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Maria Hantzopoulos**
Zip: **11103**

I represent:
Myself

Details for "I Represent": **I live one block way from this rezoning**

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
I am urging you to vote NO to the Innovation QNS rezoning. I have lived in Astoria for over 27 years, and live 1.5 blocks away from the proposed construction. It is undeniable that Larry Silverstein, Bedrock Real Estate, and Kaufman Studios have not done proper outreach into the community that will be immediately affected and soon displaced. I live close by and have talked

to many of the small business owners, renters, and homeowners that are right there and not only are they all against it, most of them did not even know about it. Instead, they have poured millions into flashy PR and Facebook ads, focusing on dog parks and trees, most of which would not even be for people in the surrounding area. Their PR campaign is egregiously deceptive and dangerous, and masks the realities and the purposes of the project. The environmental impact study also shows this is NOT a viable project. I am concerned that the high end “market-rate” housing will be unaffordable to the average Astoria resident and will be targeted towards a wealthier class of people, who have the most choices with housing while our lower income neighbors get priced out. Even the negligible "affordable" units will be unaffordable and unattainable for most in the area. We have seen this happen already in neighborhoods like Williamsburg, Long Island City, and Harlem. The large scale luxury building has not only been relentless, but has pushed out the local residents that lived in these communities for years. Contrary to the theory that more luxury housing causes rents to decrease, the empirical evidence shows otherwise. Trickle-down housing, like trickle-down economics, is faulty. We have also seen many of the new developments here be used for AirBandB and short-term rentals rather towards increasing housing stock. The numerous over-20-story buildings are completely out of character in Astoria’s mid to low-rise landscape and will block out the sun in the surrounding streets. We must not allow billionaires and hedge funds to dictate what housing in our neighborhood looks like, nor what the supposed needs of the community are. We need a majority of deeply affordable housing and active public spaces, not luxury developments and shopping corridors that only serve the wealthy. As well, the rezoning will go beyond the proposed development. As the child of working-class Greek immigrants, I came to this neighborhood because it was affordable, personable, and defined by its diverse immigrant community. I was able to live here working as a waitress and part time at a non-profit. As much as I want to continue to raise and educate my children here, I now worry about my neighbors and I will be able to stay. If Innovation QNS is allowed to move forward, it will become a catalyst for other developers to rezone and build similar luxury high-rise projects, displacing even more vulnerable residents and changing the distinctive character of our neighborhood. It will impact surrounding immigrant communities like East Elmhurst, Elmhusrt, Corona, and Woodside.

From: PublicComments_DL
Sent: Wed, 10 Aug 2022 20:57:58 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Eleanor Hartley**
Zip: **11106**

I represent:
Myself

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
I am reaching out to convey that I stand with my fellow Astoria residents who DO NOT want Innovation QNS to be allowed to continue with their development project in the neighborhood around Kaufman. From listening to the developers and my community, it's clear this project does not have the needs of the current community genuinely in mind, nor feels any real responsibility

for the impact of their development on Astoria beyond their own profit. I agree with the following concerns: - retail space too expensive for local businesses that then goes to chains - a surplus of single-bedroom and studios when we need more family housing - the minimum 25% of 'affordable' housing units when the community needs so much more Deeply affordable housing - an aesthetic that turns our historic community into the soulless, empty streets of parts of LIC and Manhattan - public space that isn't actually open to the wider public parking that is not available for use in the community, even as the development brings in more congestion and cars - an agreement to hiring "local" workers in a scenario where this development will fundamentally shift who is considered 'local' - a disingenuous, begrudged racial impact report (come on y'all) Development in this neighborhood is great, if and when it can be done for residents, by residents, with the wellbeing of the community in mind. This is not it. NO to Innovation QNS. Warmly, Ella Hartley (Astoria resident)

From: PublicComments_DL
Sent: Fri, 19 Aug 2022 18:23:09 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD
Attachments: AHau In Support of Innovation Queens.pdf

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Amy Hau**
Zip: **11106**

I represent:
Myself

Details for "I Represent": **Resident homeowner**

My Comments:

Vote: I am **in favor**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
see support letter attached.

August 19, 2022

City Planning Commission
Calendar Information Office= 31st Floor
120 Broadway,
New York, NY 10271

Dear City Planning Commission:

Re: Innovation Queens

I am writing to affirm my support of Innovation Queens.

As stated by many who are in favor of the project, this development is a much needed investment to our neighborhood and to our city. This private development will generate taxes that will support the City and bring about the vitality that will support area businesses as we recover from the pandemic! I too remember the 70s when the project area was quite blighted but the Kaufman Studios brought jobs and amenities making the area such a desirable place to live. Today, the project site is primed for redevelopment and revitalization as industries and community needs have changed.

For all the reasons opponents of the project have cited, we absolutely should welcome 700+ permanently affordable housing units. Across the district, recent developments have been mostly market rate and few projects have the numbers of affordable units that can meet the demand. We need to have these affordable units enabling many to stay in Astoria. Where else are we to get hundreds of affordable units built?? We (collectively, community and city leaders together) must have a dialogue that centers around how to achieve the maximum number of affordable units and open space and if compromises need to be made about building heights, parking, or community spaces- etc, I hope there is a way to achieve that dialogue.

Astoria welcomed my immigrant family five decades ago and I would like to think that we can welcome other families with open hearts and minds and a diversity of housing types and affordability.

Please vote yes to Innovation Queens.

Sincerely,

Amy Hau
35-53 33rd Street
Long Island City, NY 11106

From: Public Hearing Comments (Do not reply)
Sent: Mon, 22 Aug 2022 22:02:11 -0400
To: jresor@planning.nyc.gov; jmitchell@planning.nyc.gov; queenscomments_dl@planning.nyc.gov
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Erica Heisler**
Zip: **11106**

I represent:
Myself

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
I am against this proposal wholeheartedly! This offers NOTHING to me or my community. The proposed public space's usage is unappealing, restrictive, generic, and boring. The housing proposed serves mostly elite singles, which doesn't address Astoria's lack of family housing or

affordable units. I DO NOT SUPPORT 'innovation QNS'.

From: Joy Resor (DCP)
Sent: Mon, 22 Aug 2022 18:52:24 +0000
To: Alex Lieber; Linh Do
Subject: Fw: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

JOY RESOR (she/her)
ASSOCIATE BOROUGH PLANNER

NYC DEPT. OF CITY PLANNING | QUEENS BOROUGH OFFICE
120-55 QUEENS BOULEVARD, ROOM 201 • KEW GARDENS, NY 11424
jresor@planning.nyc.gov • 718-520-2071

From: Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>
Sent: Monday, August 22, 2022 2:51 PM
To: Joy Resor (DCP) <JResor@planning.nyc.gov>; Jameson Mitchell (DCP) <JMitchell@planning.nyc.gov>; QueensComments_DL <QueensComments_DL@planning.nyc.gov>
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Ruth Hennessy**
Zip: **11102**

I represent:
Myself

Details for “I Represent”:

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
You don't have to be a city planner to see that this project is a terrible idea for this area and community. But you ARE city planners, so I know you can see the devastating ramifications this project will have on our neighborhood. in an underdeveloped area, this project might be amazing. What a gorgeous model! But, it's plain to see that this project was not designed with any consideration for the actual needs and limitations of this neighborhood. We need housing that works for the current inhabitants of Astoria, not something designed to bring an influx of even more people. Thank you for your consideration.

From: PublicComments_DL
Sent: Wed, 10 Aug 2022 15:26:31 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Tyler Herald**
Zip: **11377**

I represent:
Myself

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **Yes**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
As a renter and working class person in our city, I am growing increasingly concerned and alarmed to see projects such as this continue to be proposed despite community opposition. The rent in New York City is already high and as we've seen recently, millions of renters are about to see their rent increase even further. This is a luxury apartment complex proposal with 75% of the

apartments being market rate: that's more than $3,000 a month starting at studio and increasing further. That means in order to qualify at minimum folks would have to make over $100,000 a year. I don't know anyone in this city personally that makes that much money a year. The remaining apartments will still not be affordable for the people who need them most. I myself have signed up to the housing lottery and have tried to find "affordable" units. I actually don't even make "enough" according to AMI brackets to qualify for most of the affordable housing units that, in the end, are not affordable and actually have drastically higher rents than I am paying now. The people surround this immediate area are predominantly the same case. I love my neighborhood, my neighbors, and my community—I don't want to be displaced and pushed out. These luxury buildings will cause displacement, skyrocket rents in the surrounding area, and accelerate gentrification that further harms and pushes out immigrants and people of color from our communities. We need deeply affordable housing and rents that people can actually afford, more public housing—not luxury housing. Larry Silverstein, Bedrock Real Estate, and Kaufman Studios have not done proper outreach into the community that will be immediately affected and soon displaced. They have not talked to residents or small business owners about the development and their impending displacement, let alone offered them any compensation for the move. They have not renewed leases for small immigrant and working class businesses who have no voice. They have also lied about their plans to help the community. After being questioned about outreach, we have even seen disturbing reports of these developers using manipulative tactics like free food to get people to sign petitions in an already food insecure neighborhood in order to say they are doing outreach. It's disgusting and it's abhorrent. The numerous over 20-story buildings are completely out of scale in Astoria's mid to low rise landscape and will block out the sun in the surrounding streets. This proposal is completely out of scale with our neighborhood and puts strain on our public spaces. Several of these buildings are 20+ stories, many are 15+ vs our existing apartment buildings of half or more the size. This project also puts pressure on our public transportation system, adding nearly 7000 commuters at our Steinway station and approximately 2000 more cars on our roads with no increased public transport capacity improvements planned. This area of Queens, nicknamed Asthma Alley, is notorious for having poor air quality and substantial traffic which directly correlates to health problems. Adding more cars to our streets is a step backward towards a future that must be driven by clean green energy—especially in the midst of the climate crisis. Especially considering today's Supreme Court decision with the EPA, New York must continue to be a leader in climate—we must make choices that are steps forward, not backward. If Innovation QNS is allowed to move forward, it will become a catalyst for other developers to rezone and build similar high-rise projects, displacing even more vulnerable residents and changing the distinctive character of our neighborhood. Who is this housing for? As it stands, it's clearly not for me. It's clearly not for the majority of people currently living in this immediate neighborhood. We have an affordable housing crisis in our city and this project is not the solution. I hope that you can stand with us and say NO to this project.

From: PublicComments_DL
Sent: Wed, 10 Aug 2022 03:04:09 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Anamul Hoque**
Zip: **11106**

I represent:
Myself

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
My name is Anamul Hoque. I have been living for 10 years in Astoria. High rent is a constant problem. No developers reached out to me about this project. I am saying no to Innovation Queens because as a working-class person I want to live in my neighborhood with affordable rent. If this project happens, rent is going to go up and low-income people will be pushed out of

the neighborhood. City Planning Commission (CPC) vote NO to Innovation Queens.

From: Joy Resor (DCP)
Sent: Mon, 22 Aug 2022 19:18:33 +0000
To: Alex Lieber; Linh Do
Subject: Fw: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

JOY RESOR (she/her)
ASSOCIATE BOROUGH PLANNER

NYC DEPT. OF CITY PLANNING | QUEENS BOROUGH OFFICE
120-55 QUEENS BOULEVARD, ROOM 201 • KEW GARDENS, NY 11424
jresor@planning.nyc.gov • 718-520-2071

From: Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>
Sent: Monday, August 22, 2022 3:17 PM
To: Joy Resor (DCP) <JResor@planning.nyc.gov>; Jameson Mitchell (DCP) <JMitchell@planning.nyc.gov>; QueensComments_DL <QueensComments_DL@planning.nyc.gov>
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **jessica imbro**
Zip: **11102**

I represent:
Myself

Details for “I Represent”:

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project:

Additional Comments:
I am opposed to the project because it does NOT represent the future I would like to see for Astoria and Queens overall. The threshold for “affordable” units is too high (and maybe that problem is above this project’s head, but that is still enough to red light it), and there need to be more affordable units. This project will be fine for transplants, NOT the people who have always called Astoria home. The project should also specify it will only use union labor for development. We say NO to more luxury buildings in this neighborhood, and NO to rent increases. People can barely afford to make it as it is. Astoria is NOT for sale!

From: PublicComments_DL
Sent: Mon, 8 Aug 2022 15:44:53 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Emily Smith**
Zip: **11103**

I represent:
Myself

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
As an Astoria resident, I am vehemently opposed to the "Innovation QNS" plan that would tear down a number of astoria blocks and replace them with a massive complex of high rises. I believe that this project would fail to provide truly affordable housing, would devastate the character of this working-class neighborhood, drive up rent in the surrounding area, create an

eyesore that is simply not scaled to our low-profile community, and put a massive strain on the public transit system! Furthermore, I am ethnically opposed to Innovation QNS's disgraceful and misleading marketing tactics, which have included visiting low-income neighborhoods and offering food in exchange for formal support of their project. Companies of this character have no place shaping our neighborhood! Sincerely, Emily Smith

From: PublicComments_DL
Sent: Wed, 17 Aug 2022 19:33:08 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Mohammad Islam**
Zip: **11101**

I represent:
Myself

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
My name is Muhammad Islam. I have been living in Astoria for the past 28 years. The rent in this area is too high. Because of high rent we can't find a suitable house for ourselves. The developers didn't reach out to us. I do not want a mega-development here that will displace my people from my community. I think the rent is going to increase and it will be hard to survive if

this mega project is approved. We may have to leave this area because we won't be able to afford it. I strongly say NO to innovation queens.

From: PublicComments_DL
Sent: Mon, 8 Aug 2022 15:53:16 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Christian Jimenez**
Zip: **11102**

I represent:
Myself

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
I've been living in Astoria for some years now, and I can't fathom the change... negative change that is, that this project would bring to Astoria. They say this is for the community, but the community made it very clear WE DO NOT WANT THIS. Astoria is already the epitome of community! From the weekly vendor markets on 31st, the abundance of small business shops

(whether retail or culinary), events thrown by said small business, at home small businesses, group gatherings, seeing your local electeds walking down the street, and so much more. This is the Astoria community, yet these bozos calling their terrible project community based is a slap in the face. A majority of the people who want this, are only the ones that might/have directly benefit from this (ie. Union labors, development partners, and PAID canvassers) I'm NOT anti-union, I grew up with my mom being part of the hotel trades council, and I was SEIU Local 300 with my time at CUNY... I'm just against this atrocity of a development. The people are against it, most businesses are against it, CB1 is against it, local electids are against it, and borough pres advised against it's current for. WE DON'T WANT IT

From: PublicComments_DL
Sent: Tue, 9 Aug 2022 11:42:47 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Julia Irish**
Zip: **11103**

I represent:
Myself

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
Please do no allow the Innovation Qns rezoning. The neighborhood does not need more luxury housing that people in the neighborhood already cannot afford, myself included

From: Public Hearing Comments (Do not reply)
Sent: Mon, 22 Aug 2022 16:15:23 -0400
To: jresor@planning.nyc.gov; jmitchell@planning.nyc.gov; queenscomments_dl@planning.nyc.gov
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Becca Jones**
Zip: **11104**

I represent:
Myself

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
This is all developer greed, not helpful to the community in any way. It also will displace many homes and business already in the exactly location where they want to build Innovation QNs. We resent the actions and rhetoric these developers have taken and used, calling the area dormant

and not renewing the leases for businesses that were recently and are currently there, many of which employed blue collar, immigrant workers. We demand more respect for our community and neighbors.

From: Public Hearing Comments (Do not reply)
Sent: Mon, 22 Aug 2022 16:34:51 -0400
To: jresor@planning.nyc.gov; jmitchell@planning.nyc.gov; queenscomments_dl@planning.nyc.gov
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Stephanie Jones**
Zip: **11106**

I represent:
Myself

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
The people of this neighborhood have made ourselves clear: we do not want innovation QNS. We want actually affordable housing, not projects that will only further gentrify our beloved neighborhood and price out the families who have called it home for generations. Let Queens not

lose the people and character that make it so wonderful.

From: Public Hearing Comments (Do not reply)
Sent: Mon, 22 Aug 2022 21:47:23 -0400
To: jresor@planning.nyc.gov; jmitchell@planning.nyc.gov; queenscomments_dl@planning.nyc.gov
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD
Attachments: Against Innovation QNS.pdf

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Jennifer Jung**
Zip: **11105**

I represent:
Myself

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
Please see attached -- say no to Innovation QNS!

From: PublicComments_DL
Sent: Wed, 10 Aug 2022 03:40:57 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Lisa Karakaya**
Zip: **11105**

I represent:
Myself

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **Yes**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
I have lived in this neighborhood for over fifteen years, and my son attends high school here on 36th Avenue. This neighborhood has become increasingly unaffordable. It does not need new luxury housing; there are plenty of new apartment buildings. We need affordable housing, and we need real investment in our schools and our infrastructure.

From: PublicComments_DL
Sent: Mon, 8 Aug 2022 15:22:55 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Michelle Karell**
Zip: **11377**

I represent:
Myself

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
This project does not serve the needs of the community: not enough affordable units, not enough infrastructure (especially public transportation) improvements, too many concessions to "big real estate" interests.

From: Joy Resor (DCP)
Sent: Mon, 22 Aug 2022 18:17:45 +0000
To: Alex Lieber; Linh Do
Subject: Fw: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

JOY RESOR (she/her)
ASSOCIATE BOROUGH PLANNER

NYC DEPT. OF CITY PLANNING | QUEENS BOROUGH OFFICE
120-55 QUEENS BOULEVARD, ROOM 201 • KEW GARDENS, NY 11424
jresor@planning.nyc.gov • 718-520-2071

From: Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>
Sent: Monday, August 22, 2022 2:17 PM
To: Joy Resor (DCP) <JResor@planning.nyc.gov>; Jameson Mitchell (DCP) <JMitchell@planning.nyc.gov>; QueensComments_DL <QueensComments_DL@planning.nyc.gov>
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Michelle Karell**
Zip: **11377**

I represent:
Myself

Details for “I Represent”:

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **Yes**
If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
I am adamantly against this project. And any elected officials in my district who support it will be campaigned against in future elections.

From: PublicComments_DL
Sent: Mon, 8 Aug 2022 15:47:07 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Kerri Kearse**
Zip: **11103**

I represent:
Myself

Details for “I Represent”:

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
I am opposed to Innovation QNS because this project will only serve to gentrify the neighborhood and displace a large number of BIPOC, disabled, elderly, and immigrant individuals at a time when rent hikes are already historically staggering. The 700 "affordably priced units" promised will not be NEARLY enough to accomodate the number of families and

residents who will be displaced.

From: Joy Resor (DCP)
Sent: Mon, 22 Aug 2022 18:18:19 +0000
To: Alex Lieber; Linh Do
Subject: Fw: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

JOY RESOR (she/her)
ASSOCIATE BOROUGH PLANNER

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jresor@planning.nyc.gov • 718-520-2071

From: Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>
Sent: Monday, August 22, 2022 2:17 PM
To: Joy Resor (DCP) <JResor@planning.nyc.gov>; Jameson Mitchell (DCP) <JMitchell@planning.nyc.gov>; QueensComments_DL <QueensComments_DL@planning.nyc.gov>
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
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- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Nassima Kebir**
Zip: **11101**

I represent:
Myself

Details for “I Represent”:

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
Astoria is one of the last strong middle-class and diverse neighborhood left in the Manhattan-adjacent part of Queens. I moved from Paris, France to Astoria, Queens ten years ago as an expat. I chose Astoria for its friendly, family-driven atmosphere. During this time, I have seen rent soar uncontrollably and many neighbors and friends displaced. We need more housing, yes! But none of the Innovation QNS real estate project will serve the existing or aspiring community of Astorians - with studio starting in the $2500-3000 range, it is very clear that the inventory will be out of reach for most. I make a comfortable six figure salary and will be myself priced out of the neighborhood. Please dont let that happen!

From: Joy Resor (DCP)
Sent: Mon, 22 Aug 2022 18:47:01 +0000
To: Alex Lieber; Linh Do
Subject: Fw: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

JOY RESOR (she/her)
ASSOCIATE BOROUGH PLANNER

NYC DEPT. OF CITY PLANNING | QUEENS BOROUGH OFFICE
120-55 QUEENS BOULEVARD, ROOM 201 • KEW GARDENS, NY 11424
jresor@planning.nyc.gov • 718-520-2071

From: Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>
Sent: Monday, August 22, 2022 2:46 PM
To: Joy Resor (DCP) <JResor@planning.nyc.gov>; Jameson Mitchell (DCP) <JMitchell@planning.nyc.gov>; QueensComments_DL <QueensComments_DL@planning.nyc.gov>
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Erinn Kehoe**
Zip: **11102**

I represent:
Myself

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
I am strongly against this project. Here in Astoria and LIC we've seen the impact of projects like this - skyrocketing rents, longtime residents getting pushed out, and a lack of services for working-class people. The Innovation QNS project will only lead to more negative impacts for our neighborhood and it should not be approved.

From: PublicComments_DL
Sent: Wed, 10 Aug 2022 01:55:49 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Buddy Kenney**
Zip: **11103**

I represent:
Myself

Details for "I Represent": **I live in the area of proposed project**

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
I am diametrically opposed to the Innovation Queens project. It will open the door to many more greedy and disingenuous developers.

From: Joy Resor (DCP)
Sent: Mon, 22 Aug 2022 18:53:21 +0000
To: Alex Lieber; Linh Do
Subject: Fw: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

JOY RESOR (she/her)
ASSOCIATE BOROUGH PLANNER

NYC DEPT. OF CITY PLANNING | QUEENS BOROUGH OFFICE
120-55 QUEENS BOULEVARD, ROOM 201 • KEW GARDENS, NY 11424
jresor@planning.nyc.gov • 718-520-2071

From: Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>
Sent: Monday, August 22, 2022 2:53 PM
To: Joy Resor (DCP) <JResor@planning.nyc.gov>; Jameson Mitchell (DCP) <JMitchell@planning.nyc.gov>; QueensComments_DL <QueensComments_DL@planning.nyc.gov>
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Francis Kenney**
Zip: **11103**

I represent:
Myself

Details for “I Represent”:

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **Yes**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
I am opposed to this project. It does not fit into this community!!

From: PublicComments_DL
Sent: Wed, 17 Aug 2022 19:39:02 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Nargis Khan**
Zip: **11101**

I represent:
Myself

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
My name is Nargis Khan. I have been living here for the past 24-25 years. Since 1997. The first and primary problem in this area is that our rent is increasing by the day and because of this the people in our community are being forced to move away. Our community is no longer unbreakable. Because we are living paycheck to paycheck. I am against the innovation Queens

rezoning because I want to live in the Bangali community of Astoria. I cannot afford this much rent. If this development goes through then the Bangali community here will not be able to live here anymore and they will be displaced. Half of our income goes to rent. If our cost of living goes up higher, we will no longer be able to stay here. The higher the income of people coming in here will be, the higher our cost of living. Now, even if I wanted to move away, I would lost my support systems and relationships. This is why I am strongly demanding that you vote no to this rezoning.

From: PublicComments_DL
Sent: Wed, 17 Aug 2022 19:38:00 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Abed Khan**
Zip: **11101**

I represent:
Myself

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
My name is Abed Khan. I have been living in Astoria for the past 22 years. The primary problems in this area are high rents, displacement of people from my community, not enough investment in public schools and lack of money going into small businesses. I am against this rezoning because this will worsen the conditions that my community is combating right now. It

will cause further displacement to my people through the raised cost of living and rent hikes. The local businesses will be priced out and will have to shut down and the schools will still be out of funding. This rezoning and development will displace our community– especially immigrant families and working-class families and working-class people of color, I demand you vote no on innovation QNS rezoning.

From: PublicComments_DL
Sent: Wed, 17 Aug 2022 19:27:20 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Rahima Khatun**
Zip: **11106**

I represent:
Myself

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
My name is Rahima Khatun. I have been living in Astoria for the past 9 years. This area has issues with high rents. The cost of buying a house is too much. The developers didn't reach out to us. If this rezoning and development happens our cost of livelihood is going to increase. Our rents will increase and it will be hard to survive in Astoria. This will displace our community,

especially immigrant families and working class people of color.I demand that you vote NO on Innovation Queens rezoning.

From: PublicComments_DL
Sent: Mon, 8 Aug 2022 13:37:34 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Rosie Kolbo**
Zip: **11105**

I represent:
Myself

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
The "affordable" housing that they're proposing does nothing to help those they are displacing.

From: PublicComments_DL
Sent: Mon, 8 Aug 2022 18:19:32 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Lino Millevoi**
Zip: **11101**

I represent:
Myself

Details for "I Represent": **I represent myself as a local resident of the area**

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **Yes**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
I do not want the Innovation QNS project to be approved. I think this project did not do the proper outreach to the community at all. They have not talked to residents or small business owners about the development or their displacement I am concerned that 75% of the high end market rate housing will be unaffordable to the average Astoria resident and lower income

neighbors will be priced out. In addition, the numerous over 20 story buildings are completely out of character for this area and will block out the sun. I don't want billionaires dictating how the housing in our area should look like. Please say NO to this horrible development and listen to the community!

From: PublicComments_DL
Sent: Tue, 9 Aug 2022 10:29:29 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **connor laudani**
Zip: **11101**

I represent:
Myself

Details for “I Represent”:

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project:

Additional Comments:
I am very much opposed to the increased cost of living driving out the current residents. As you know, they are proposing the bear minimum as far as "affordable" units. The parking, prices, and shadows are unwanted. I've been in Astoria for 8 years because I can park my car and sort of see the sky. The people who were here before me don't want it to change, respect what the long term

residents want.

From: Joy Resor (DCP)
Sent: Mon, 22 Aug 2022 18:11:14 +0000
To: Alex Lieber; Linh Do
Subject: Fw: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

JOY RESOR (she/her)
ASSOCIATE BOROUGH PLANNER

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jresor@planning.nyc.gov • 718-520-2071

From: Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>
Sent: Monday, August 22, 2022 2:10 PM
To: Joy Resor (DCP) <JResor@planning.nyc.gov>; Jameson Mitchell (DCP) <JMitchell@planning.nyc.gov>; QueensComments_DL <QueensComments_DL@planning.nyc.gov>
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Christopher Lehman**
Zip: **11102**

I represent:
Myself

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
I am strongly opposed to this project. It is destruction of a neighborhood in order to provide income to investors. The final outcome is gentrification that further pushes working class families and individuals out of our boro.

From: PublicComments_DL
Sent: Mon, 8 Aug 2022 15:37:54 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Benjamin Lehmann**
Zip: **11105**

I represent:
Myself

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **Yes**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
I am a resident of Astoria. I have lived here since 2004. I am a Television Producer and Director and as the Executive Producer of Sesame Street, I have worked at Kaufman Astoria studios on and off for the past 20 years, I love the studio, it's how I make my living and I think having an active film and TV industry in the community is great. But if you've ever been on 35th avenue,

in that area, at 7 or 8am on any weekday you know the whole area is completely overcrowded and the existing infrastructure can't handle the amount of traffic and people. The crowding from cars, the pollution and the overstretched public transportation can't handle the people already living, going to school and working there as it is. We don't need additional real estate development. We need additional green spaces. We need additional public spaces, more public transportation, more affordable housing, not luxury apartment buildings. For those reasons, I oppose Innovation QNS.

From: PublicComments_DL
Sent: Mon, 8 Aug 2022 19:58:04 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Alex Lengle**
Zip: **11106**

I represent:
Myself

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
Keep Astoria for locals

From: PublicComments_DL
Sent: Wed, 10 Aug 2022 03:20:38 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Kathryn Leonard**
Zip: **11102**

I represent:
Myself

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project?
If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project:

Additional Comments:
I am a resident and constituent in Astoria. I am opposed to Queens Innovation project. I believe this project needs to do more to prioritize affordable housing and guarantee housing for the immigrant and low income residents currently residing in Astoria. To me, Astoria is an extremely attractive neighborhood to live in for many years to come because of the local

community members. The proposed high rise backed by wealthy businesses does not align with Astoria's local community values that I deeply appreciate. Also, visually, a high rise luxury development will be an eye sore in the neighborhood full low rise buildings with character. Thank you for your time and consideration, Kathryn Leonard

From: Joy Resor (DCP)
Sent: Mon, 22 Aug 2022 18:22:00 +0000
To: Alex Lieber; Linh Do
Subject: Fw: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

JOY RESOR (she/her)
ASSOCIATE BOROUGH PLANNER

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120-55 QUEENS BOULEVARD, ROOM 201 • KEW GARDENS, NY 11424
jresor@planning.nyc.gov • 718-520-2071

From: Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>
Sent: Monday, August 22, 2022 2:20 PM
To: Joy Resor (DCP) <JResor@planning.nyc.gov>; Jameson Mitchell (DCP) <JMitchell@planning.nyc.gov>; QueensComments_DL <QueensComments_DL@planning.nyc.gov>
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Irina Leonardi**
Zip: **11101**

I represent:
Myself

Details for “I Represent”:

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **Yes**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
This plan will add luxury apartments in a neighborhood that instead needs affordable homes and better infrastructure. Only a minority of the apartments will be dedicated to affordable housing. Most of the planned new apartments will be priced well above the market rate and will not be affordable for many families in Astoria that will inevitably be displaced. No effort is being made by the developers to improve the existing infrastructure. The new development will put an additional strain on an already lacking infrastructure: including subway, sanitation, and traffic. Anybody who truly cares for the future of Astoria and its inhabitants can see that InnovationQNS would be a disaster for our Neighborhood.

From: PublicComments_DL
Sent: Mon, 8 Aug 2022 18:12:05 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **S Levcovici**
Zip: **11101**

I represent:
Myself

Details for "I Represent": **A homeowner**

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
Astoria is an immigrant neighborhood.. My parents were immigrants and so was my husband. It was an affordable neighborhood to live and work in NYC. This project will increase property taxes and rents and home prices further, making the immigrants who make this city run move away, it is becoming unaffordable and this project will ruin what Astoria is known for and not

allow working class people to live here anymore, During the pandemic most of Astoria went to work. We work for a living and not from our homes. We make NY what it is. This project will not provide enough schools and hospitals and will affect public transportation in the neighborhood. We have flooding issues already in this neighborhood. These concrete structures will make things worse.

From: Public Hearing Comments (Do not reply)
Sent: Mon, 22 Aug 2022 15:34:56 -0400
To: jresor@planning.nyc.gov; jmitchell@planning.nyc.gov; queenscomments_dl@planning.nyc.gov
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Scott Levine**
Zip: **11106**

I represent:
Myself

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
I am urging you to vote NO to the Innovation QNS rezoning. Larry Silverstein, Bedrock Real Estate, and Kaufman Studios have not done proper outreach into the community that will be immediately affected and soon displaced. They have not talked to residents or small business

owners about the development and their impending displacement, let alone offered them any compensation for the move. They have not renewed leases for small immigrant and working class businesses who have no voice. I am concerned that the high end “market rate” housing will be unaffordable to the average Astoria resident and will be targeted towards a wealthier class of people, who have the most choices with housing while our lower income neighbors get priced out. The numerous over-20-story buildings are completely out of character in Astoria’s mid to low-rise landscape and will block out the sun in the surrounding streets. We must not allow billionaires and hedge funds to dictate what housing in our neighborhood looks like, nor what the supposed needs of the community are. We need a majority of deeply affordable housing and active public spaces, not luxury developments and shopping corridors. If Innovation QNS is allowed to move forward, it will become a catalyst for other developers to rezone and build similar high-rise projects, displacing even more vulnerable residents and changing the distinctive character of our neighborhood. Now is the time to stop this project in its tracks and show developers that Astoria is Not For Sale!

From: Joy Resor (DCP)
Sent: Mon, 22 Aug 2022 18:16:08 +0000
To: Alex Lieber; Linh Do
Subject: Fw: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

JOY RESOR (she/her)
ASSOCIATE BOROUGH PLANNER

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jresor@planning.nyc.gov • 718-520-2071

From: Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>
Sent: Monday, August 22, 2022 2:15 PM
To: Joy Resor (DCP) <JResor@planning.nyc.gov>; Jameson Mitchell (DCP) <JMitchell@planning.nyc.gov>; QueensComments_DL <QueensComments_DL@planning.nyc.gov>
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Chris Levy**
Zip: **11106**

I represent:
Myself

Details for “I Represent”:

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
We don't need more luxury building in Astoria! This isn't rundown industrial neighborhood like LIC was or popular areas of Brooklyn. Many multigenerational families call Astoria home, and are at risk of being pushed out by gentrification and luxury apartments/condos. This project does nothing for the community and only focuses on making money for the developers and their partners. Preserve Astoria's history and sense of community and say no!

From: Joy Resor (DCP)
Sent: Mon, 22 Aug 2022 18:16:51 +0000
To: Alex Lieber; Linh Do
Subject: Fw: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

JOY RESOR (she/her)
ASSOCIATE BOROUGH PLANNER

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120-55 QUEENS BOULEVARD, ROOM 201 • KEW GARDENS, NY 11424
jresor@planning.nyc.gov • 718-520-2071

From: Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>
Sent: Monday, August 22, 2022 2:16 PM
To: Joy Resor (DCP) <JResor@planning.nyc.gov>; Jameson Mitchell (DCP) <JMitchell@planning.nyc.gov>; QueensComments_DL <QueensComments_DL@planning.nyc.gov>
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
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- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Pareena Lim**
Zip: **11102**

I represent:
Myself

Details for “I Represent”:

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
I have been an Astoria resident for 14 years and vehemently oppose Innovation QNS rezoning and development. I have seen how rezoning destroys communities and negatively alter the working class character of the Astoria I love.

From: Public Hearing Comments (Do not reply)
Sent: Mon, 22 Aug 2022 15:46:00 -0400
To: jresor@planning.nyc.gov; jmitchell@planning.nyc.gov; queenscomments_dl@planning.nyc.gov
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Bright Limm**
Zip: **11435**

I represent:
Myself

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
I oppose this project proposal, at least as currently proposed, for if implemented, it will increase the price of housing in the neighborhood and cause secondary displacement of a magnitude that will far surpass the number of new affordable housing units it claims to create.

From: PublicComments_DL
Sent: Wed, 10 Aug 2022 17:36:45 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Rishma Lucknauth**
Zip: **11106**

I represent:
Myself

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
I am a 36-year old, college educated, immigrant woman of color. I, in addition to thousands others, will not be able to afford to continue living in Astoria if the neighborhood if Innovation QNS and other similar developments are approved. I make too much to be considered low-income, but too little to afford Innovation QNS rent rates; I make too much to qualify for any

benefits, but rent and bills consume my income leaving very little left for savings leaving me in a cycle where I'm unable to save to buy a home. My fiance relies on a car for work, and parking is strained already, let alone with alternate since going back into effect twice per week; this development takes away parking from the community and makes it harder to find parking. Our rent and car costs together are less than the $3000. If our rent goes up to Innovation QNS rates, in addition to not being able to afford rent, we would lose the ability to have a car and my fiance would not be able to perform his job and would have to find new work. There is no dog park in the neighborhood and we are being pushed out from public spaces by NYC Parks, the Innovation QNS dog park is not accessible to the entire community, nor large enough to serve the area, and cannot deliver the lifestyle benefits it promises. Our roads are eaten up by past construction, and traffic is nightmare, this years-long build out will only exacerbate that. Costs of living and inflation have risen but salaries have not, working class and middle class individuals and families in Astoria cannot afford Innovation QNS rent rates. I urge you to save this community from overdevelopment and stop the LIC expansion by voting NO to Innovation QNS.

From: Public Hearing Comments (Do not reply)
Sent: Mon, 22 Aug 2022 18:01:03 -0400
To: jresor@planning.nyc.gov; jmitchell@planning.nyc.gov; queenscomments_dl@planning.nyc.gov
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Maria Lyrist**
Zip: **11101**

I represent:
Myself

Details for "I Represent": **I am a mother of a teenage child and live in the area.**

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **Yes**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
These 25 storey towers are too massive for our working-class area. The luxury rentals will sit half-empty , like others in the area. Desperately need more permanently affordable apartments, esp at a time when busloads of homeless asylum seekers are flooding into NYC. The developers

should re-imagine their plans, not necessarily abandon them. Ty.

From: PublicComments_DL
Sent: Tue, 9 Aug 2022 17:38:47 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Ryan MacDonald**
Zip: **10038**

I represent:
Myself

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
I strongly oppose Innovation Queens. This plan would worsen the housing affordability crisis and displace longtime residents.

From: PublicComments_DL
Sent: Wed, 17 Aug 2022 19:24:06 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Afsana Mahin**
Zip: **11101**

I represent:
Myself

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
My name is Afsana Mahin. I have been living in Astoria for the past 10 years. After coming to America, we had to live in sublets for 5 years. The reason is that we only had one person who was earning. This is why we couldn't have afforded to rent out the entire place by ourselves. And there are other problems coming up all the time. I have never had any developer's team contact

me or ask me about this development yet I live so near. I am against the Innovation QNS rezoning. Our rent is already a lot and this will double it. This rezoning will displace us, especially our immigrant and working-class people of color. I demand the City Planning Commission to vote no to this rezoning.

From: PublicComments_DL
Sent: Wed, 10 Aug 2022 03:57:04 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Glorimar Marquez**
Zip: **11102**

I represent:
Myself

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
I oppose this project because the developer should desígnate at least 50% of their units to be affordable housing AND let very low income people apply for it-none of that 60k minimum income nonsense of some places. The developer should also make the buildings look more like Astoria and address the lack of appropriate infrastructure in the neighborhood for all those new

homes (flood after a 30 min rain. Sound familiar?). These developers care only about profit and know nothing about Astoria. Please reject Innovation Queens.

From: PublicComments_DL
Sent: Mon, 8 Aug 2022 15:41:33 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Lucy Marsanico**
Zip: **11103**

I represent:
Myself

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
Please DO NOT approve this project. Astoria is being overwhelmed with new buildings. My concern is for current residents, not big developers. Sewer pipes are old, busses and trains are overcrowded, traffic is too much not to mention added pollution, strain on Con Ed grid, slower internet etc. People live in Astoria because it is affordable and we do not want to live in

Manhattan.

From: PublicComments_DL
Sent: Wed, 10 Aug 2022 13:57:08 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Danielle Matta**
Zip: **11102**

I represent:
Myself

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
This project in no way would positively impact this community. Instead, it would displace working class families who make up the fabric of our neighborhood. We don't need more luxury housing—we need affordable housing!

From: Joy Resor (DCP)
Sent: Mon, 22 Aug 2022 18:13:15 +0000
To: Alex Lieber; Linh Do
Subject: Fw: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

JOY RESOR (she/her)
ASSOCIATE BOROUGH PLANNER

NYC DEPT. OF CITY PLANNING | QUEENS BOROUGH OFFICE
120-55 QUEENS BOULEVARD, ROOM 201 • KEW GARDENS, NY 11424
jresor@planning.nyc.gov • 718-520-2071

From: Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>
Sent: Monday, August 22, 2022 2:12 PM
To: Joy Resor (DCP) <JResor@planning.nyc.gov>; Jameson Mitchell (DCP) <JMitchell@planning.nyc.gov>; QueensComments_DL <QueensComments_DL@planning.nyc.gov>
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Francis X McHugh**
Zip: **11101**

I represent:
Myself

Details for "I Represent": **Neighborhood resident**

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **Yes**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
I believe the negatives to this project far outweigh the positives. Absolutely no benefit will come to the lower Steinway Street retail corridor but in fact will force the present tenants out! We will be left with all the chain banks, Starbucks etc that crowd the remaining parts of the city. In addition, more glass towers for tenants who can afford the obscene rents that will follow. There goes the neighborhood!

From: PublicComments_DL
Sent: Mon, 8 Aug 2022 21:29:06 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Keeley McNamara**
Zip: **11106**

I represent:
Myself

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
I oppose innovation queens

From: Joy Resor (DCP)
Sent: Mon, 22 Aug 2022 18:05:35 +0000
To: Alex Lieber; Linh Do
Subject: Fw: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

JOY RESOR (she/her)
ASSOCIATE BOROUGH PLANNER

NYC DEPT. OF CITY PLANNING | QUEENS BOROUGH OFFICE
120-55 QUEENS BOULEVARD, ROOM 201 • KEW GARDENS, NY 11424
jresor@planning.nyc.gov • 718-520-2071

From: Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>
Sent: Monday, August 22, 2022 2:01 PM
To: Joy Resor (DCP) <JResor@planning.nyc.gov>; Jameson Mitchell (DCP) <JMitchell@planning.nyc.gov>; QueensComments_DL <QueensComments_DL@planning.nyc.gov>
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Chris Mejia**
Zip: **11103**

I represent:
Myself

Details for “I Represent”:

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **Yes**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
This project adds little to no value to the community and it is meant simply to enrich the developers and few involved at a high level. Besides running the skyline and view of those in the community, the more obvious impact is displacing families of low-income, driving up costs, traffic congestion, and running good-quality small business for large chain stores that would be the only ones capable of affording it. LIC is already shit with all those high-rises, don't bring that over to Astoria.

From: PublicComments_DL
Sent: Tue, 9 Aug 2022 14:42:05 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Elisabeth Mendez**
Zip: **11103**

I represent:
Myself

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project:

Additional Comments:
I live in Astoria and I am 100% against InnovationQNS and all luxury apartment complexes. In the last 10-15 years rents have gone out of control and Astoria is no longer an affordable place to live. Stop allowing luxury apartment buildings in Astoria. They destroy our community and displace longtime residents and small businesses that make Astoria so special.

From: PublicComments_DL
Sent: Mon, 8 Aug 2022 18:50:15 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Cynthia Mercado**
Zip: **11101**

I represent:
Myself

Details for "I Represent": **I represent myself a resident in the area**

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **Yes**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
I am opposed to the Innovation QNS development. Astoria does not need more high rise luxury buildings and definitely not ones the size of a Manhattan sky scraper! They keep telling the narrative that they are offering affordable housing, but it's only 25% of the entire project! The only ones that are benefiting from this project are the developers and billionaires. The locals in

this area will be displaced. I'm sure there will be another developer who will actually reach out to the community and ask what we need and build something that is more cohesive with the look of neighborhood. Once you approve something like this you leave the door open for other high rise developments, which we do not want here.

From: PublicComments_DL
Sent: Mon, 8 Aug 2022 15:46:21 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Arlie Johansen**
Zip: **11102**

I represent:
Myself

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project:

Additional Comments:
Innovation Qns has no intention of addressing infrastructural needs of our community. Instead this project will strain the sewage and transportation system, drive up displacement and gentrification. Queens needs REPAIRS not counterproductive development!

From: PublicComments_DL
Sent: Mon, 8 Aug 2022 18:09:18 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Blenda Millevoi**
Zip: **11101**

I represent:
Myself

Details for "I Represent": **I represent myself, I am a resident of the area for over 40 years.**

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **Yes**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
I am strongly against the Innovation Queens project. They are a development that is not interested in the community and is purely for profit. Every time Astoria approves a luxury development the surrounding community's cost of living increases. The people in this area would not be able to sustain living here and the businesses around here will also fail. The 25% of

affordable housing is not sufficient considering the amount of people being barely able to pay the rent as it is here. This development is massive, it will take ten years to build and it's across from small residential buildings and businesses. Do we want to live in shadows? I recognized our area needs housing, but it needs to be affordable. It doesn't have to be a sky scraper and needs to blend with the surrounding area. Anything over 6 floors is out of character for this area. The schools here are also overcrowded and there is a waitlist. How is adding 7,000 more residents going to help with our existing issues? There is nothing being added or changed in terms of our subways, buses or traffic. This is going to have a great impact on that too, you cant add all these people and not make changes to the infrastructure and improve it. We DO NOT want this development.

From: PublicComments_DL
Sent: Mon, 15 Aug 2022 05:10:12 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Mahfuza Mira**
Zip: **11106**

I represent:
Myself
A local community group or organization

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project:

Additional Comments:
My name is Mahfuza Mira. I have been living in Astoria for the past 11 years. Our maintenance is not done properly and we face harassment from the landlord even if we are paying very high rent to live in this area. Because of the high rent rate, we can't find a suitable house in this area.

No developers reached out to me about this luxury project. I think the rent will increase and it will be hard to survive if this mega project is approved. We may have to leave this area because we won't be able to afford it. I strongly say no to Innovations Queen's rezoning application, listen to your constituents, City Planning Commission should vote no to IQNS mega project.

From: PublicComments_DL
Sent: Wed, 17 Aug 2022 19:29:31 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Din Mohammad**
Zip: **11106**

I represent:
Myself

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
My name is Din Mohammed. I have been living in Astoria for the past 10 years. This area has issues with high rents. 35 apartments in my building also haven't had gas in more than a month with mine included. The developers did not reach out to us. I do not want a mega-development here that will displace my people. This would increase our cost of living with 5000 new rich

people, big stores and more. I have good income and yet still I am struggling to pay rent. We don't want to face eviction and leave this neighborhood. I demand the City Planning Commission to vote no to this rezoning.

From: Public Hearing Comments (Do not reply)
Sent: Mon, 22 Aug 2022 16:10:36 -0400
To: jresor@planning.nyc.gov; jmitchell@planning.nyc.gov; queenscomments_dl@planning.nyc.gov
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Nancy Monahan**
Zip: **11103**

I represent:
Myself

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **Yes**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
I am an actor, musician and teaching artist and have had the privileged of living in Astoria for the last four years, the longest I have lived in any one apartment in New York City. This is entirely thanks to the affordability of my current living situation and the fact that I have a

landlord who is interested in having tenants long term, over immediate, short-term profit. In the past year I have seen friends' rents increase by anywhere between 10-110%, rendering them in dire need of sustainable housing and unable to afford this basic necessity. The Innovation QNS project is another contributor to this housing crisis in New York City, NOT a part of the solution.

From: PublicComments_DL
Sent: Mon, 8 Aug 2022 13:56:58 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **lee moudj**
Zip: **11105**

I represent:
Myself

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
astorias not for sale!

From: PublicComments_DL
Sent: Mon, 8 Aug 2022 15:39:08 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Kathleen Mulligan**
Zip: **11102**

I represent:
Myself

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
Hello, I'm opposed to the Innovation QNS rezoning because it continues the problem of giving huge tax breaks to luxury developers that then build housing the price out the existing residents. I have seen this trend increasing in the 10 years I have lived in Astoria. They will offer "affordable housing" that will be the bare minimum required and the rents will often be 130% AMI or be in

the rent burdened zone for that salary range. Even if my salary was doubled, I wouldn't be able to afford the market rate apartments they are building. If this project offered actual affordable housing and would be helpful to the community, I would be its biggest evangelist. Innovation QNS doesn't solve the housing problem in Astoria, it makes it worse.

From: PublicComments_DL
Sent: Mon, 8 Aug 2022 23:04:06 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Connie Murray**
Zip: **11106**

I represent:
Myself

Details for "I Represent": **I have been a resident of the area for almost 25 years**

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **Yes**

Additional Comments:
InnovationQNS will serve only its developers, Bedrock, Kaufman and Silverstein, with gratuitous tax abatements and will thereby cause displacement and harm to existing residents and businesses; this 10yr construction project is wrong for Queens and inappropriate for anywhere in New York City. Our city deserves thoughtful organic development, not this massive land and air

grab.

From: PublicComments_DL
Sent: Tue, 9 Aug 2022 11:09:08 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Michele Murtha**
Zip: **11106**

I represent:
Myself

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **Yes**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
This proposal will only benefit Kaufman Studios. The apartment complex will only add to the overcrowding in Astoria.

From: PublicComments_DL
Sent: Mon, 8 Aug 2022 15:13:53 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Katherine Nellis**
Zip: **11102**

I represent:
Myself

Details for "I Represent": **I have been an Astorian resident (renter) since 2015.**

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
I believe this project will adversely impact the great community of Astoria. It's authentic and lively and a true melting pot of peoples from all ethnicities and socioeconomic backgrounds. This project for development would gentrify, whitewash, and be productizing a part of the city that is made best by the roots it has maintained over the years. The promise of jobs it would

create does not make up for the displacement of people who have been able to afford living here without this development. Please I implore you to vote against the approvals this project would need.

From: Public Hearing Comments (Do not reply)
Sent: Mon, 22 Aug 2022 17:17:32 -0400
To: jresor@planning.nyc.gov; jmitchell@planning.nyc.gov; queenscomments_dl@planning.nyc.gov
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Robin O'Hanlon**
Zip: **11103**

I represent:
Myself

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
This project will displace local residents by increasing neighborhood rents.

From: PublicComments_DL
Sent: Wed, 10 Aug 2022 19:57:18 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Daniel Osorio**
Zip: **11372**

I represent:
Myself

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
Our neighborhhood is not for sale to greedy developers

From: PublicComments_DL
Sent: Wed, 10 Aug 2022 22:24:57 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Zachary Owen**
Zip: **11103**

I represent:
Myself

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **Yes**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
Sending my comments for copying and pasting purposes: As an Astoria resident, I am vehemently opposed to the "Innovation QNS" plan that would tear down a number of astoria blocks and replace them with a massive complex of high rises. I believe that this would fail to provide truly affordable housing, would devastate the character of this working-class

neighborhood, drive up rent in the surrounding area, create an eyesore that is simply not scaled to our low-profile community, and put a massive strain on the public transit system! Furthermore, I am ethnically opposed to Innovation QNS's disgraceful and misleading marketing tactics, which have included visiting low-income neighborhoods and offering food in exchange for formal support of their project. Companies of this character have no place shaping our neighborhood! Sincerely, Zachary Owen

From: PublicComments_DL
Sent: Mon, 8 Aug 2022 20:00:01 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Candice Padro**
Zip: **11106**

I represent:
Myself

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
I do not believe this rezoning will be a positive addition to the community and I'm very much against it.

From: PublicComments_DL
Sent: Mon, 8 Aug 2022 19:52:11 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Edward Parra**
Zip: **11105**

I represent:
Myself

Details for "I Represent":

My Comments:

Vote: I am **in favor**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **Yes**

Additional Comments:
We need more housing. Rents are absurd, and any stifling of new developments is just a win for existing landlords. I'm currently looking to buy property now and everything is way yo expensive. We need more inventory so that prices don't get artificially inflated. And the PC Richard's is a horrible store that treated my wife poorly on more than one occasion and definitely

needs to be replaced.

Alex Lieber

From: Jameson Mitchell (DCP) <JMitchell@planning.nyc.gov>
Sent: Thursday, May 26, 2022 12:16 PM
To: Jameson Mitchell (DCP)
Subject: FW: [EXTERNAL] Innovation Qns Project

From: riker3405@aol.com <riker3405@aol.com>
Sent: Thursday, May 19, 2022 11:31 AM
To: 21DCP180Q_DL <21DCP180Q_DL@planning.nyc.gov>; QN01@cb.nyc.gov (CB) <qn01@cb.nyc.gov>
Subject: [EXTERNAL] Innovation Qns Project

Some people who received this message don't often get email from riker3405@aol.com. Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Forward suspect email to phish@cyber.nyc.gov as an attachment (Click the More button, then forward as attachment).

Dear Sirs/Madams:

In receipt of "Notice of Public Hearing" & first I heard of plans for the Innovation Qns Proposed Development. I read up on the proposal on Google and I am opposed to your planned Innovation Qns. Project. I am living in Long Island City/Astoria for 46 years on 44 St. & 34th Ave. & over that time the quiet sleepy area has become overcrowded and noisy from new small retail stores beneath apartments as well as additional traffic since the opening of the retail mall off 48th St. & Northern Blvd. I agree with all the sentiments of Evie Hantzopoulos, this project will overwhelm existing infrastructure such as sewers & our electrical grid, add additional carbon monoxide pollution from add'l. parking space for cars, overwhelm transit ridership especially for the R and M subway lines. Also, with 2800 add'l. tenancies planned, the Steinway Street stop and/or the 36 Ave. St. stop are next to the last stops before Manhattan and if there is a subway problem, these stations are the ones where folks cannot get on the already fully crowded subway cars and the option of taking different transportation into the city as city buses, would not fully accommodate so many riders. Also, this area does not offer Express Bus service into Manhattan since it is so close to Manhattan but actually needed more so than those folks who live further away because of the possibility of a subway problem. In a transit strike or emergency, you have to walk over the 59th St. Bridge or car pool to get into Manhattan.

I am aware that all complaints from existing tenants in the area will be overlooked since money & power will certainly win out over any objections from the little people who developers will give a shit about. Right now Silverstein is building a 13 story apartment building next door to my 1930's, 6 story apartment building on 44 St. & Northern Blvd. thereby taking away our air rights on the west side of our building which will preclude most any sunshine from entering our windows. It will have some parking

in the basement but not enough for all tenants and that will take away more parking from existing tenants on the block & in the neighborhood. The retail stores planned for the first floor will bring folks to the neighborhood who don't live here – all of this is gentrification – this will weed out those who can no longer afford to pay the higher rents that will be generated around this area.

If you have seen the movie: "Soilent Green" that is exactly what will happen to people in the future. Burgeoning population crowded together in run down tenements, no work for people only robots & euthanasia legal if one so choses to leave the planet who cannot live like that any longer & grinding up their bodies to make soilent green for food. Laughing are you? Right now the office buildings that have been built around Queens Plaza are vacant. Who were they build for? Who can afford the rents there and now that folks are working from home, why do you need so much office space?

I cannot make the public hearing on May 25 but these are my objections & thoughts whether or not taken into consideration. Thanks for listening.

Ruth Phelps

From: PublicComments_DL
Sent: Wed, 10 Aug 2022 00:33:51 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Laura Picallo**
Zip: **11105**

I represent:
Myself

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **Yes**

Additional Comments:
When 75% of the housing proposed is completely unaffordable (studios starting at $3100 at today's prices), why would this project even be considered by any government entity? $3,100 for A STUDIO APARTMENT. Make 75% unaffordable housing in a massive blocks long development make sense to the community. This bottom line is, this development is not for the

people of Astoria - we are a working class neighborhood. I have lived in this area my whole life, I am first generation immigrant and every day I wonder when I will be forced to move. This project will have catastrophic effects for decades to come. People who do not live in Astoria will laud the benefits of hundreds of units of $3,000 and $4000 a month apartments, but they are completely unaware how negatively this will impact the community. Please represent us and the best interests of the people of Astoria. We 100% need housing. And today, we are demanding BETTER housing. Lets build a BETTER QUEENS. We do not need a market saturated with unaffordable housing - projects like these CREATE the housing crisis. Do not be fooled by the crumbs thrown to us in the form of the few hundred people who *may* win a housing lottery. Please vote for Queens and against luxury housing that does not meet the needs of the community. No projects should be approved until it BENEFITS the community. Build smart and build fair. This is neither.

From: Joy Resor (DCP)
Sent: Mon, 22 Aug 2022 18:35:58 +0000
To: Alex Lieber; Linh Do
Subject: Fw: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

JOY RESOR (she/her)
ASSOCIATE BOROUGH PLANNER

NYC DEPT. OF CITY PLANNING | QUEENS BOROUGH OFFICE
120-55 QUEENS BOULEVARD, ROOM 201 • KEW GARDENS, NY 11424
jresor@planning.nyc.gov • 718-520-2071

From: Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>
Sent: Monday, August 22, 2022 2:35 PM
To: Joy Resor (DCP) <JResor@planning.nyc.gov>; Jameson Mitchell (DCP) <JMitchell@planning.nyc.gov>; QueensComments_DL <QueensComments_DL@planning.nyc.gov>
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Dominic Quintana**
Zip: **11106**

I represent:
Myself

Details for "I Represent": **I live on 35th Avenue in Astoria**

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **Yes**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
I've lived in Astoria for over 16 years. I am strongly opposed to the proposed Innovation QNS development. This development would overstress our neighborhood infrastructure and drive up costs for all residents. This is an attempt to drop a soulless, cookie-cutter copy of Hudson Yards into Astoria like a neutron bomb. Destroying the character of a neighborhood is not development.

From: PublicComments_DL
Sent: Wed, 10 Aug 2022 14:03:13 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Joaquim Rabinovitch**
Zip: **11103**

I represent:
Myself

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
This project would destroy the community and infrastructure of Astoria Queens forever. The developers have failed to show how this massive development would better the community. It would actually price residents out, burden the transportation, sanitation, environmental infrastructure all the while lining up their pockets while only providing the legal mandated

minimum of affordable housing. I urge the City Planning Commission to follow the City Council Person Julie Wong and Borough President Donovan Richards and vote NO!

From: PublicComments_DL
Sent: Wed, 10 Aug 2022 02:15:56 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Sabrina Ramirez**
Zip: **11105**

I represent:
Myself

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **Yes**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
my name is Sabrina and I am 25 years old. I've been a resident of Astoria for 25 years. Although I was born, raised, educated, and work in Astoria- the truth of the matter is that my dream of raising my own family here is impossible for even a health care worker like me. I will never be able to afford the rent of your 3500+ "market value" studio apartment Innovation Queens has in

mind for people obviously not like me. Innovation Queens would be a nail in the coffin of Astoria as we know it. Astoria was not built by multi billion dollar developers. It was built on the backs of our families. People like me. People who know their neighbors names and faces. People who brought their cultures to us in forms of cuisine and hospitalities. Innovation Queens is no innovation at all. It is a detriment to generations worth of blood, sweat and tears shed by the working class community that made Astoria what it is today. Yes, astoria is budding but congesting it and price gouging it would only further kill its blossoming potentional… please, stop the asphyxiation that is innovation queens and let Astoria keep its breathing room. Astoria is not for sale. thank you

From: Joy Resor (DCP)
Sent: Mon, 22 Aug 2022 18:05:23 +0000
To: Linh Do; Alex Lieber
Subject: Fw: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

JOY RESOR (she/her)
ASSOCIATE BOROUGH PLANNER

NYC DEPT. OF CITY PLANNING | QUEENS BOROUGH OFFICE
120-55 QUEENS BOULEVARD, ROOM 201 • KEW GARDENS, NY 11424
jresor@planning.nyc.gov • 718-520-2071

From: Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>
Sent: Monday, August 22, 2022 2:00 PM
To: Joy Resor (DCP) <JResor@planning.nyc.gov>; Jameson Mitchell (DCP) <JMitchell@planning.nyc.gov>; QueensComments_DL <QueensComments_DL@planning.nyc.gov>
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Sabrina Ramirez**
Zip: **11105**

I represent:
Myself

Details for “I Represent”:

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **Yes**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
my name is Sabrina and I am 25 years old. I've been a resident of Astoria for 25 years. Although I was born, raised, educated, and work in Astoria- the truth of the matter is that my dream of raising my own family here is impossible for even a health care worker like me. I will never be able to afford the rent of your 3500+ "market value" studio apartment Innovation Queens has in mind for people obviously not like me. Innovation Queens would be a nail in the coffin of Astoria as we know it. Astoria was not built by multi billion dollar developers. It was built on the backs of our families. People like me. People who know their neighbors names and faces. People who brought their cultures to us in forms of cuisine and hospitalities. Innovation Queens is no innovation at all. It is a detriment to generations worth of blood, sweat and tears shed by the working class community that made Astoria what it is today. Yes, astoria is budding but congesting it and price gouging it would only further kill its blossoming potentional… please, stop the asphyxiation that is innovation queens and let Astoria keep its breathing room. Astoria is not for sale. thank you

From: Public Hearing Comments (Do not reply)
Sent: Mon, 22 Aug 2022 16:46:25 -0400
To: jresor@planning.nyc.gov; jmitchell@planning.nyc.gov; queenscomments_dl@planning.nyc.gov
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Tal Rastopchin**
Zip: **11106**

I represent:
Myself

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
Dear City Planning Commission, My name is Tal Rastopchin and I am a lifelong resident of Astoria (21st and 34th ave) who is strongly opposed to the Innovation Queens development. I'm going to repeat some of the key points that other community members have made, however, I

think it’s really important to demonstrate how many of the residents of Astoria are against the development. There are many ways in which the Innovation Queens development will harm the community of Astoria, but what most concerns me is the proposed housing. 75% of the proposed housing would mostly comprise singles and studios starting at $3100. This is completely unaffordable, will inevitably drive up rent across Astoria, and prioritizes individual households over multi-person households, which threatens the housing opportunities for families. The 25% proposed so-called affordable units are the minimum legally required, and the lowest MIH option is not accessible to the average NYCHA and lower income resident. The proposed housing simply does not meet the needs of Astoria, and it is absolutely despicable that developers will make so much money by harming and displacing the residents of Astoria. For these reasons I call on the City Planning Commission to oppose the Innovation Queens development. Thanks so much, Tal Rastopchin

From: PublicComments_DL
Sent: Mon, 8 Aug 2022 19:03:32 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Lauren Reinhalter**
Zip: **11102**

I represent:
Myself

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
Please do not make Astoria into the depressing concrete jungle of Long Island City. Once we ruin the charm of this neighborhood the soul will be gone. Look at Williamsburg; it's an outdoor strip mall. Please reinvest in the local businessowners, public housing, rent stabilization, sanitation, and parks to push Astoria forward, not up in to the sky in tiny box condos.

From: PublicComments_DL
Sent: Mon, 8 Aug 2022 18:30:23 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **John Restrepo**
Zip: **11103**

I represent:
A local business

Details for "I Represent":

My Comments:

Vote: I am **in favor**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **Yes**

I have attended or will attend the City Planning Commission's Public hearing on this project: **Yes**

Additional Comments:
I am writing in support of INNOVATION QNS. For many years, this area has been vacant and it is time to revitalize this dormant area. Local business owners need the addition of new people to the area. This project will not only create more jobs, but it will also create more public space encouraging people to spend money locally where they both live and work. Thank you for your

consideration and please, VOTE YES to Innovation QNS.

From: PublicComments_DL
Sent: Wed, 17 Aug 2022 19:56:17 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Ainan Ribin**
Zip: **11101**

I represent:
Myself

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
My name is Ainan Ribin. I have been living in Astoria for 10 years. Main problem in our area is the rent is too high. If the IQNS mega development project is approved our Bengali population will get gentrified. I don't want to leave my family, friends and this multicultural neighborhood we live in. It's going to be hard for us if a 1 bedroom costs 4000$. We are a low wage working

class family. We can't afford these luxury apartments. We need more affordable housing, not luxury. I recommend the city planning commission to vote against this mega development.

From: PublicComments_DL
Sent: Wed, 17 Aug 2022 19:58:44 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Ulfatun Ridika**
Zip: **11101**

I represent:
Myself

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
Hi, my name is Ulfatun Ridika and I have been a resident in Astoria my whole life. In the past 22 years of my life I've seen Astoria go through many phases. Some beneficial for the community and some not. I believe that by allowing the innovation Queens rezoning developers in our community, it will be the downfall of the existing community. If we allow these developers to

come in and gentrify our neighborhoods, it’ll lead to the displacement of thousand of immigrant families leaving them wih no where to turn to. Many people already hve trouble affording rent in the neighborhood and if developers come in and gentrify our community then it’ll drive out the existing community.

From: Joy Resor (DCP)
Sent: Mon, 22 Aug 2022 18:08:09 +0000
To: Alex Lieber; Linh Do
Subject: Fw: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

JOY RESOR (she/her)
ASSOCIATE BOROUGH PLANNER

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120-55 QUEENS BOULEVARD, ROOM 201 • KEW GARDENS, NY 11424
jresor@planning.nyc.gov • 718-520-2071

From: Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>
Sent: Monday, August 22, 2022 2:07 PM
To: Joy Resor (DCP) <JResor@planning.nyc.gov>; Jameson Mitchell (DCP) <JMitchell@planning.nyc.gov>; QueensComments_DL <QueensComments_DL@planning.nyc.gov>
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Jen Runne**
Zip: **11102-2510**

I represent:
Myself

Details for "I Represent": **Longtime Astoria resident and Native NYer**

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
No more giving away of public space for private enterprise. NO MORE luxury housing -- we need affordable housing. No more "public/private" spaces that are actually privately run, and close off parts of the community. Also, we need more infrastructure before we build more of anything!

From: Public Hearing Comments (Do not reply)
Sent: Mon, 22 Aug 2022 16:43:18 -0400
To: jresor@planning.nyc.gov; jmitchell@planning.nyc.gov; queenscomments_dl@planning.nyc.gov
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

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- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Molly Sailors**
Zip: **11106**

I represent:
Myself

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
I live in Astoria for 7 years and what makes it so great is the lack of big buildings and the community. It is diverse, it is a home.

From: PublicComments_DL
Sent: Mon, 8 Aug 2022 18:16:21 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

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- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Rebecca Satterlee**
Zip: **11101**

I represent:
Myself
A local business

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
InnovationQNS is yet another project which takes opportunity away from the community and puts it in the hands of developers and big business. We need more opportunity not more inequality.

From: PublicComments_DL
Sent: Mon, 8 Aug 2022 19:02:04 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

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- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Amos Satterlee**
Zip: **11101**

I represent:
Myself

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
- catastrophic burden on stressed water and waste infrastructure - add'l burden on already over-crowded transportation system - destroys a thriving entrepreneurial ecosystem - replaces a multi-cultural community with sterile homogeneity

From: PublicComments_DL
Sent: Mon, 8 Aug 2022 15:09:03 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

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- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Jaya Saxena**
Zip: **11106**

I represent:
Myself

Details for "I Represent": **I am a lifelong New Yorker and have been an Astoria resident for the past 12 years**

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
I vehemently oppose InnovationQNS. This neighborhood needs actually affordable housing--what is listed as "affordable" in this project is still far too expensive for the people it would be displacing. We have seen how these kinds of projects have displaced residents in other parts of

the city. We can't let that happen here.

From: PublicComments_DL
Sent: Mon, 8 Aug 2022 14:15:30 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

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- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Finlay Scanlon**
Zip: **11101**

I represent:
Myself

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
Adding high rise apartments to Astoria would destroy the fabric of our community. This is a low income, family, immigrant neighborhood and adding these developments would gentrify the area and change our incredibly special, diverse blocks. We do not need it and it would destroy the Astoria we know and love.

From: PublicComments_DL
Sent: Mon, 8 Aug 2022 19:09:10 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

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- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Michelle Scarr**
Zip: **11105**

I represent:
Myself

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **Yes**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
My name is Michelle Scarr and I am reaching out to you as a concerned resident. I am urging you to speak out against and eventually vote NO to the Innovation QNS rezoning. Larry Silverstein, BedRock Real Estate, and Kaufman Studios have not done proper outreach into the community that will be immediately affected and soon displaced. They have not talked to

residents or small business owners about the development and their impending displacement, let alone offered them any compensation for the move. They have not renewed leases for small immigrant and working class businesses who have no voice. I am concerned that the 75% high end “market rate” housing will be unaffordable to the average Astoria resident and will be targeted towards a wealthier class of people, who have the most choices with housing while our lower income neighbors get priced out. The paltry number of mandated “affordable” units is unacceptable and does not meet the needs of our community. The numerous over-20-story buildings are completely out of character in Astoria’s mid to low-rise landscape and will block out the sun in the surrounding streets. We must not allow billionaires and hedge funds to dictate what housing in our neighborhood looks like, nor what the supposed needs of the community are. We need a majority of deeply affordable housing and active public spaces, not luxury developments, shopping corridors, and privately run “community facilities”. If Innovation QNS is allowed to move forward, it will become a catalyst for other developers to rezone and build similar high-rise projects, displacing even more vulnerable residents and changing the distinctive character of our neighborhood. Now is the time to stop this project in its tracks and show developers that Astoria is Not For Sale! Sincerely, Michelle Scarr Resident of Astoria, NY 11105

From: PublicComments_DL
Sent: Tue, 9 Aug 2022 12:51:31 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

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- Community District: **1**

Submitted by:

Name: **Alexander Schaefer**
Zip: **11122**

I represent:
Myself

Details for "I Represent":

My Comments:

Vote: I am **in favor**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
Astoria is in desperate need of new housing. Parts of the neighborhood are in bad shape and in need of investment. This location is a great location for a high density project. New housing will relieve pressure on the existing housing stock and slow down the increase in housing costs. Please APPROVE this project. One way to increase the amount of affordability is for the CM to

waive the parking requirements. The project doesn't need parking as it is next to the subway.

From: PublicComments_DL
Sent: Mon, 8 Aug 2022 14:35:51 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

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- Community District: **1**

Submitted by:

Name: **MJ Schneider**
Zip: **11106**

I represent:
Myself

Details for "I Represent": **I live in the area immediately near the proposed development**

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
I highly recommend that you vote NO on the Innovation QNS project. Rents are going up everywhere, and this project's baseline rents will inflate rent in our area without giving us anything meaningful in return. They say there will be amenities such as a park-like space, but that is private property. We don't need more privatized park-like spaces. We don't need a

development like this whose "affordable" housing is still well above the baseline for the area, starting with studio apartments. Also, the developers have spent money for months on Instagram ads, propaganda targeting people in my area and demographics, trying to convince us to advocate for this. This development will take from people in our community, possibly raise our rents, and especially affect already vulnerable neighbors. Figure out how to do this in a way that doesn't just line the developers' pockets and raise rents and maybe we can talk. But as it stands, I'm against it.

From: Joy Resor (DCP)
Sent: Mon, 22 Aug 2022 18:21:36 +0000
To: Alex Lieber; Linh Do
Subject: Fw: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

JOY RESOR (she/her)
ASSOCIATE BOROUGH PLANNER

NYC DEPT. OF CITY PLANNING | QUEENS BOROUGH OFFICE
120-55 QUEENS BOULEVARD, ROOM 201 • KEW GARDENS, NY 11424
jresor@planning.nyc.gov • 718-520-2071

From: Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>
Sent: Monday, August 22, 2022 2:21 PM
To: Joy Resor (DCP) <JResor@planning.nyc.gov>; Jameson Mitchell (DCP) <JMitchell@planning.nyc.gov>; QueensComments_DL <QueensComments_DL@planning.nyc.gov>
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

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Submitted by:

Name: **Frank Siringo**
Zip: **11105**

I represent:
Myself

Details for “I Represent”:

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
As a long time Astoria community member I strongly oppose the innovate queens rezoning act. I understand that our city will always be in flux. There needs to be plans to improve infrastructure and ensure that our community is a place where diverse people can flourish. The borough of queens is for the people and this rezoning is not.

From: PublicComments_DL
Sent: Tue, 9 Aug 2022 11:42:30 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

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- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Kevin Kudic**
Zip: **11102**

I represent:
Myself

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **Yes**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
I am opposed to Innovation QNS because it will be detrimental to our community. It does not address the housing crisis in Astoria

From: PublicComments_DL
Sent: Mon, 8 Aug 2022 13:53:55 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
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- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Veronica Smith**
Zip: **11106**

I represent:
Myself

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
Please vote NO on the Innovation Queens project. The only people who will ultimately benefit from this development are the developers themselves and their stakeholders. The "affordable housing" component is inaccessible to almost everyone who actually lives in the neighborhood and the corporation behind the plans has already proven their willingness to exploit local

community members from our unions and current housing developments. Astoria residents do not want this project in our neighborhood and we urge you to vote NO. Thanks so much for your time.

From: PublicComments_DL
Sent: Mon, 8 Aug 2022 20:32:22 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

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- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Jessica Sorensen-Blaney**
Zip: **11105**

I represent:
Myself

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **Yes**

Additional Comments:
I have lived in Astoria all of my life and find what is happening in this neighborhood to be disheartening. I vote No to Innovation Queens.

From: PublicComments_DL
Sent: Tue, 9 Aug 2022 22:02:07 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
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- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Margarita Soto**
Zip: **11105**

I represent:
Myself
A local business
A local community group or organization

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project?
If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
Innovation Queens is not a project rooted in helping Astoria thrive. It will place a too high toll on our schools and other local resources, it will raise the price of rents, it will not provide sufficient

desperately needed REAL affordable housing.

From: Public Hearing Comments (Do not reply)
Sent: Mon, 22 Aug 2022 21:58:42 -0400
To: jresor@planning.nyc.gov; jmitchell@planning.nyc.gov; queenscomments_dl@planning.nyc.gov
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

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- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Aris Stathis**
Zip: **11105**

I represent:
Myself

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
I strongly oppose Innovation Queens rezoning and LSGD.

From: Public Hearing Comments (Do not reply)
Sent: Mon, 22 Aug 2022 21:07:54 -0400
To: jresor@planning.nyc.gov; jmitchell@planning.nyc.gov; queenscomments_dl@planning.nyc.gov
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

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- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Eric Straker**
Zip: **11106**

I represent:
Myself

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
There are many things happening all around the neighborhood that I grew up in that I am not included in nor that I can afford. The people making these changes have NO interest in the existing people living here or the neighborhood itself. They take their money, free parking and

other benefits that we the people who live here have no stake in. This proposal is a disaster.

From: PublicComments_DL
Sent: Wed, 17 Aug 2022 19:35:46 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
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- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Nasrin Sultana**
Zip: **11106**

I represent:
Myself

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
My name is Nasrin Sultana. I have been living in Astoria for the past 17 years. The primary problem in this area is the excess rent. My children live here. They go to school here. I have built relationships with the Bangalis that live around here. 2/3rds of our income goes into rent. The developers have not contacted us. I am against this rezoning because this will increase our rent

even more. If our rent goes up by even a dollar right now, we would have to leave. We would lose the Bangali community here. But I can't just pack up and leave behind my life and my family's life here. This is why I demand you vote no to this rezoning.

From: PublicComments_DL
Sent: Thu, 11 Aug 2022 15:12:45 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

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- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Anike Tella-Martins**
Zip: **11203**

I represent:
Other

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
I think the traffic in the city is becoming nearly impossible to deal with. A new residential plan that doesn't address public transit and traffic is destined to fail. Rent is unaffordable and this will make everything worse. This will displace a new swath of New Yorkers rather than coming to their aid. Uprooting struggling communities to make room for non-community members is

violent and insulting. This project should not go forward and the money should be invested into existing business and local endeavors.

From: PublicComments_DL
Sent: Wed, 10 Aug 2022 21:55:14 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

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- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **catherine theodorou**
Zip: **11105**

I represent:
Myself

Details for "I Represent": **i am an astoria native and have been living here my whole life**

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
I am a community member emailing to urge you to VOTE NO to the Innovation Qns rezoning. It is so clear to me that Larry Silverstein, BedRock, and Kaufman studios do not care at all about current Astoria residents and are just looking to profit off of luxury spaces (and rents) targeted to rich folks. 25% "Affordable" units is NOT ENOUGH. Even during their canvassing events (with

hired canvassers, not true community members) the canvassers would not give out snacks to those who did not sign their idiotic petition. This is a slap in the face to food-insecure New Yorkers and this is not the kind of energy that true Astorians are trying to cultivate in their neighborhood. Anyone who has seen or heard of the Astoria fridges network would know that food should be given freely as it is a human right deserved by all, regardless of their status or opinion. Supermarkets are already few and far between, we do not need a new strain on our already limited resources. Furthermore this new proposal does not fit the neighborhood, would block out sunlight in the surrounding areas, and sets a dangerous precedent for future development. The Ditmars area of Astoria has already been suffering from a commercial real estate grab. I don't want chain fast food restaurants, I want my locally owned restaurants back. This is not Times Square. NO TO REZONING.

From: PublicComments_DL
Sent: Mon, 8 Aug 2022 17:22:51 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD
Attachments: inno.docx

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

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- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Angela Tiseo**
Zip: **11103**

I represent:
Myself

Details for "I Represent": **I am a resident of Astoria since 1959.**

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
Please see the attachment

My name is Angela Tiseo, and I am a lifelong resident of the community. My mother, Carmela was highly active in the Italian American community of St. Josephs until the church no longer had Italian mass. My roots run deep in this community. I am reaching out to you today as I am deeply concerned about the rezoning Queens Innovation is asking for. It would be best for the community for the rezoning not to pass. Tell them no.

Larry Silverstein, BedRock Real Estate, and Kaufman Studios have not done proper outreach into the community that will be immediately affected and soon displaced. They have not talked to residents or small business owners about the development and their impending displacement, let alone offered them any compensation for the move. They have not renewed leases for small immigrant and working-class businesses who have no voice.

I am concerned that the 75% high end “market rate” housing will be unaffordable to the average Astoria resident and will be targeted towards a wealthier class of people, who have the most choices with housing while our lower income neighbors get priced out. The paltry number of mandated “affordable” units is unacceptable and does not meet the needs of our community.

The numerous over-20-story buildings are completely out of character in Astoria’s mid to low-rise landscape and will block out the sun in the surrounding streets. We must not allow billionaires and hedge funds to dictate what housing in our neighborhood looks like, nor what the supposed needs of the community are. We need a majority of deeply affordable housing and active public spaces, not luxury developments, shopping corridors, and privately run “community facilities”.

If Innovation QNS is allowed to move forward, it will become a catalyst for other developers to rezone and build similar high-rise projects, displacing even more vulnerable residents and changing the distinctive character of our neighborhood.

From: PublicComments_DL
Sent: Fri, 19 Aug 2022 16:04:10 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Marie Torniali**
Zip: **11103**

I represent:
Myself

Details for "I Represent":

My Comments:

Vote: I am **other**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
Innovation Qns has been the elephant in the room at Community Board 1 for many years. However, during these years a narrow focus, rather than a broader based community focus has led us to a dead end. There are many positives that would benefit the neighborhood. 1. Thousands of jobs would be created during and after the construction phase. 2. This area of

Astoria is in desperate need of revitalization. Both the adjoining Steinway and 36th Avenue business districts would benefit from an influx of people to shop and dine in their small businesses. Innovation Qns will help strengthen this area making it a better place to live, do business, and work. 3. We are in a housing crisis – demand is outpacing growth - yes, we need deeply affordable housing, but we also need low income, moderate, and middle income housing in order to create a diverse, mixed income community. 4. Our seniors need housing – more than 70% of our housing was built before 1970 and the majority of the housing is “walk ups”. Our seniors are shuts ins or forced to move out of the neighborhood they have lived in their whole life because of the lack of accessible senior housing. 5. Most of the housing recently built here has been market rate; affordable units that are permanently affordable subject to rent stabilization are vital to creating and preserving housing. Absent an overhaul of the MIH program, we need to work with the tools currently in our tool box. 700+ units of permanently affordable units are better than none. However, Innovation Qns must do better by listening and adhering to the requests from the community, especially: Reducing the height of the towers along 35th Avenue as well as Steinway Street. Providing more units (30%) at deeper affordability with an additional 5% permanently affordable units dedicated to the senior population. Innovation Qns could reduce their proposed parking allotment to the bare minimum required and reallocate these savings to deeper affordability units. In full transparency, I am the long-time Executive Director of the Central Astoria LDC and the current Chair of Community Board 1. However, these statements are solely my personal observations.

From: PublicComments_DL
Sent: Mon, 8 Aug 2022 20:06:18 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Adam Treitler**
Zip: **11106**

I represent:
Myself

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
As a relatively new resident in Astoria I stand with the long-term community and Queens Borough President Donovan Richards and endorse his fact-based argument that Innovation QNS will generate more long term issues in and around Astoria with a net impact of displacing long term residents and pricing out families and individuals who have contributed tremendously to the

cultural and business identity of the working class in Queens.

From: PublicComments_DL
Sent: Mon, 8 Aug 2022 19:42:44 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Melissa Trott**
Zip: **11106**

I represent:
Myself

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project:

Additional Comments:
I urge the planning commission to reject this inappropriate and destructive megaproject. I've been working on 36th Ave for more than 6 years, and I have fallen in love with this neighborhood and its amazing, vibrant people and unique spirit. With this in mind, I ask for you to clearly and firmly reject this rezoning. If allowed to proceed as planned, this will be nothing

short of devastation for our beloved, irreplaceable community. Larry Silverstein, Bedrock Real Estate, and Kaufman Studios are acting with negligence and disregard for the community they claim to be investing in. They have done nearly no outreach into the community, yet they claim to know best what we need and want. Thousands of vulnerable residents and hundreds of business owners will face imminent displacement, and are being silenced or ignored. They have made no commitment to union labor, or living wages, and whatever jobs they allude to will be unlikely to contribute to the prosperity of the community. They propose thousands of units of luxury “market rate” housing which will be wildly unaffordable to the average resident, bringing in wealthy transplants that will lead to local renters facing rent hikes and eviction. The base rate for a studio apartment will be over $3000, nearly twice what many people currently pay. This will not improve the housing crisis we are facing. Even providing barely more than the minimum of affordable units will not make a difference. Additionally, the few community "amenities" they propose will do nothing for the thousands who will be pushed out, and will be privately controlled and operated if they even exist, serving only the high income residents they are courting. Additionally, the scale of the buildings they propose is not only completely out of character for the neighborhood, but will put even more strain on resources and infrastructure that's been neglected and struggling for decades. Western Queens has been subject to rampant development recently, while our sanitation, parks, schools, and transportation systems remain underfunded and (sometimes literally) underwater. How are developers allowed to build with no limits when our infrastructure can barely maintain quality of life for the people who are already here? We must not allow billionaires and hedge funds to dictate what housing in our neighborhood should look like. We desperately need deeply affordable housing and abundant green accessible public spaces, not more bloated luxury developments and generic shopping corridors. If Innovation QNS is allowed to move forward, it will become a catalyst for other developers to rezone and build similar high-rise complexes, displacing even more vulnerable residents in every neighborhood, and destroying the diversity and distinctive character of our unique borough. It will be a death sentence for dozens of communities across Queens. We must stop this project before it's too late. Please reject this rezoning and tell these greedy developers that the community comes first!

From: PublicComments_DL
Sent: Wed, 10 Aug 2022 13:54:51 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Stephanie Tsopanidis**
Zip: **11105**

I represent:
Myself

Details for "I Represent": **Born & raised in Astoria, NY, employee of a small business in the affected area**

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
This motion for rezoning to especially accommodate the Innovation QNS project must not proceed. The socio-economic impacts will be near irreversible, impacting those least privileged in our community the most. It is disrespectful and shameful that the hard working people who

built Astoria up be continuously disregarded and ignored by local and city officials, in the interest of money grabs for real estate elites.

Alex Lieber

From: Colista Turner <cturner@interborough.org>
Sent: Thursday, July 21, 2022 12:27 PM
To: 21DCP180Q_DL
Subject: [EXTERNAL] No more developments until the housing crisis ends

Some people who received this message don't often get email from cturner@interborough.org. Learn why this is important

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Hello, I'm a Queens resident and a Social Worker. There are approximately 80,000 homeless new yorkers right now, and very many landlord who won't take the CityFheps vouchers that only some of these New Yorkers have access to. Any development projects or funds need to be focused ONLY on streamlining the voucher system to make it more attractive and helpful to landlords big and small. And to referring EVERY voucher holder to a social worker or case worker in case the recipient needs support to stay housed once the voucher expires. DON'T SAY THAT THIS ISN'T IN YOUR SCOPE OF INFLUENCE....IF THIS ISN'T YOUR FIELD OF WORK, USE YOUR MONEY TO HIRE SOCIAL WORKERS AND ADVOCATES TO HELP YOU LOBBY THE CITY TO STREAMLINE THE VOUCHER PROCESS. DON'T BRING MORE NEW RESIDENTS WHEN THERE ARE ALREADY SO MANY HERE STRUGGLING. I'M A SOCIAL WORKER, AND I KNOW MANY OTHER SOCIAL WORKERS WHO KNOW EXACTLY WHAT TO DO. COME TO US, WE WILL HELP YOU. ENDING HOMELESSNESS IS POSSIBLE

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From: Joy Resor (DCP)
Sent: Mon, 22 Aug 2022 18:56:08 +0000
To: Alex Lieber; Linh Do
Subject: Fw: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

JOY RESOR (she/her)
ASSOCIATE BOROUGH PLANNER

NYC DEPT. OF CITY PLANNING | QUEENS BOROUGH OFFICE
120-55 QUEENS BOULEVARD, ROOM 201 • KEW GARDENS, NY 11424
jresor@planning.nyc.gov • 718-520-2071

From: Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>
Sent: Monday, August 22, 2022 2:55 PM
To: Joy Resor (DCP) <JResor@planning.nyc.gov>; Jameson Mitchell (DCP) <JMitchell@planning.nyc.gov>; QueensComments_DL <QueensComments_DL@planning.nyc.gov>
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Zuleica Valencia**
Zip: **11103**

I represent:
Myself

Details for “I Represent”:

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
I was born and raised in Astoria and am beyond proud to call this place my home. I oppose Innovation Qns because I know that if made a reality, the members of my community and family that have lived here for so long will most likely be displaced, including myself. I oppose allowing corporate greed to take over my community that has been built by generations of immigrants and people of color, who will be impacted the most by this project. There should be a focus on building TRULY affordable housing for our city residents and not changing communities to benefit greedy corporate landlords. Innovation Qns is unaffordable and harmful to all of us already living here.

From: PublicComments_DL
Sent: Thu, 11 Aug 2022 00:05:56 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Gen Valentine**
Zip: **11103**

I represent:
Myself

Details for “I Represent”:

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project:

Additional Comments:
As a resident of Astoria for the last 20 years, I am asking you to vote NO to the InnovationQNS rezoning and development. This development touts itself as a benefit to the neighborhood, but it has been deceptive from the start: in marketing, in its concept art (showing much lower buildings and more public green space than was actually planned), and in its "community engagement"

(such as bribing food-insecure residents of Queensbridge Houses with bread in exchange for signatures on a petition supporting the development). That is, honestly, InnovationQNS in a nutshell: community-centered jargon even though it intends to displace many longstanding local businesses and residents, disrupt the neighborhood by constructing shadow-casting luxury towers, and include only the legally-mandated amount of "affordable" units – which are already more than the average Astoria resident can pay. Their unresponsiveness to concerns - and their exploitation of union workers to come out to intimidate community members - makes clear that they are concerned only with profits and not community at all. This development would forever alter the neighborhood and provide a foothold for other large-scale developments. Such developments have turned Long Island City into the most expensive place to live in Queens, while displacing thousands of longtime residents. Astoria is already facing many downsides of gentrification; this would be a brutal blow to the lower-income residents who help made Astoria such a diverse neighborhood and a wonderful place to live. Keep Astoria Astoria – say NO to corporate gentrification.

From: Joy Resor (DCP)
Sent: Mon, 22 Aug 2022 18:22:38 +0000
To: Alex Lieber; Linh Do
Subject: Fw: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

JOY RESOR (she/her)
ASSOCIATE BOROUGH PLANNER

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120-55 QUEENS BOULEVARD, ROOM 201 • KEW GARDENS, NY 11424
jresor@planning.nyc.gov • 718-520-2071

From: Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>
Sent: Monday, August 22, 2022 2:22 PM
To: Joy Resor (DCP) <JResor@planning.nyc.gov>; Jameson Mitchell (DCP) <JMitchell@planning.nyc.gov>; QueensComments_DL <QueensComments_DL@planning.nyc.gov>
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Deborah Van Cura**
Zip: **11103**

I represent:
Myself

Details for "I Represent": **I live in the neighborhood.**

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
This project is completely out of scale with the character of the neighborhood. The buildings are too tall and will tower over the existing residences. It will completely change the integrity of the community and is therefore not appropriate.

From: PublicComments_DL
Sent: Mon, 8 Aug 2022 14:58:08 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Frank Vasquez**
Zip: **11101**

I represent:
Myself

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
This is a massive heist that will further marginalize or even push out working class and immigrant families and community members. The community at large is opposed to it and the only in favor stand to profit at the expense of Astoria/LIC and surrounding neighborhoods. This won't bring business or revenue, let alone improvements for infrastructure or traffic, to this

vibrant community built and peopled by working class and immigrant families and friends. Please stand up for a more progressive and inclusive community and approaches to our neighborhoods.

From: PublicComments_DL
Sent: Tue, 9 Aug 2022 05:12:05 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **francis vazquez**
Zip: **11101**

I represent:
Myself

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **Yes**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
This project has buildings that are too tall for the neighborhood, the infrastructure can't support that much more housing, and the low-cost housing is minimal

From: PublicComments_DL
Sent: Mon, 8 Aug 2022 14:28:11 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Amanda Vazquez**
Zip: **11101**

I represent:
Myself

Details for "I Represent": **I am resident in the area affected by this proposed development**

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **Yes**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **Yes**

Additional Comments:
Innovation QNS is a development that is not wanted by the community. They are offering the bare minimum in "affordable" housing at 25% and the rest is highly unaffordable. A majority of the community cannot pay what they are asking. Look at the salaries and income of the residents here, this project will not help our housing crisis but will only make it worse. People will be

forced to move to another area because their rent will rise next to this luxury development. This is a working class area! Not only will it displace families and small businesses in the area, it will also impact our already overburdened infrastructure. It will also hurt our quality of life with poor air quality, living in the shadows of 27 story buildings across from three floor residential homes. We only have one subway station, two bus lines that are packed, and it's difficult to find parking as it is with alternate side parking twice a week. They asked nobody in the community what they wanted, this is purely profit and a land grab. Once you allow this it will open the zoning for other developers to make this into high rises. We don't to live in Manhattan, please say NO to Innovation QNS!

From: Joy Resor (DCP)
Sent: Mon, 22 Aug 2022 18:35:25 +0000
To: Alex Lieber; Linh Do
Subject: Fw: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

JOY RESOR (she/her)
ASSOCIATE BOROUGH PLANNER

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120-55 QUEENS BOULEVARD, ROOM 201 • KEW GARDENS, NY 11424
jresor@planning.nyc.gov • 718-520-2071

From: Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>
Sent: Monday, August 22, 2022 2:30 PM
To: Joy Resor (DCP) <JResor@planning.nyc.gov>; Jameson Mitchell (DCP) <JMitchell@planning.nyc.gov>; QueensComments_DL <QueensComments_DL@planning.nyc.gov>
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Brent Wakelin**
Zip: **11103**

I represent:
Myself

Details for “I Represent”:

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
I don’t want this development in my neighborhood. I live a block away and already have 3 new apartment buildings being built on my street. The city needs to stop this and cut them off by turning part of the P.C. Richard’s parking lot into a neighborhood dog park.

From: PublicComments_DL
Sent: Mon, 8 Aug 2022 17:57:37 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **rebecca walsh**
Zip: **11103**

I represent:
Myself

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **Yes**
If yes, are you now submitting new information? **Yes**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
I am strongly opposed to this project. This will displace people and the manner of which the real estate company went about this is abhorrent. They paid people to say they were in favor or the project, went to food drives and gave out bread to only individuals who agreed to sign their petition.

From: PublicComments_DL
Sent: Mon, 8 Aug 2022 17:13:30 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Tylar Watson**
Zip: **11101**

I represent:
Myself

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **Yes**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
I am unequivocally opposed to this project. Listen to the people and citizens of Astoria and Queens as a whole, support them and support urban planning that recognizes our needs as a community.

From: PublicComments_DL
Sent: Mon, 8 Aug 2022 15:58:52 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Hannah Weilbacher**
Zip: **11105**

I represent:
Myself

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **Yes**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
We've seen developments like this in NYC and beyond. They consistently bring destruction rather than improvements. Astoria is a vibrant, booming community with a rich diverse history. It has been a place where people of all backgrounds have lived because of its affordability and accessibility. Astoria is a beautiful neighborhood and it does not need the billionaire luxury

development project known as Innovation QNS to “revitalize” it. Innovation QNS threatens to destroy the fabric that makes Astoria such a special place: its immigrant, working class communities. It will have a significant environmental impact, and it will not be not be affordable or accessible to the community, especially those who truly need deeply affordable housing. It will flood the area with majority high-end luxury housing and drastically impact the surrounding community of Bangladeshi, Spanish-speaking, working class, and other residents who are at most risk for displacement.

From: PublicComments_DL
Sent: Mon, 8 Aug 2022 20:52:03 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Wendy Werner**
Zip: **11102**

I represent:
Myself

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
Not good for our community, it is not affordable for the average family, rents r tooooo high

From: Public Hearing Comments (Do not reply)
Sent: Mon, 22 Aug 2022 15:49:27 -0400
To: jresor@planning.nyc.gov; jmitchell@planning.nyc.gov; queenscomments_dl@planning.nyc.gov
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Wendy Werner**
Zip: **11102**

I represent:
Myself

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
Will miss place many people and the new project is not affordable. They r turning Astoria into a rich mans hood.

From: PublicComments_DL
Sent: Mon, 8 Aug 2022 20:07:51 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Jordan Whalen**
Zip: **11103**

I represent:
Myself

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
I'm writing in opposition to this development. I live in Astoria on 41st St. and these buildings would completely change the character of this neighborhood, let alone it would displace a lot of locals as the "market rate" rents are unaffordable. This project would do nothing but enrich the lives of real estate agents. InnovationQNS hasn't made meaningful changes and this project

needs to be voted down. Please vote no.

From: Public Hearing Comments (Do not reply)
Sent: Mon, 22 Aug 2022 18:38:42 -0400
To: jresor@planning.nyc.gov; jmitchell@planning.nyc.gov; queenscomments_dl@planning.nyc.gov
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Jordan Whalen**
Zip: **11103**

I represent:
Myself

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **Yes**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
Hello there. I am a longtime, concerned Astoria resident submitting my strong opposition to the InnovationQNS development. I've sat in on town halls both online and in person and I've learned a lot about this project. Sadly, most of it is bad. The developers have routinely failed to give

adequate notice to Astorians about their town halls. They have failed to evolve their vision of this project to help current citizens of Astoria regarding affordable housing. This project is completely out of character with the existing character of buildings in Astoria. Yes, we need more housing here. No, we do not need luxury housing that it unaffordable for most Astorians. These monstrously tall towers would cast shadows that would envelope much of the neighborhood and it would overwhelm the Steinway subway stop. Please do not allow this project to go forward as it currently stands. I'm ok with development and more housing, but this is the wrong vision for Astoria and this neighborhood will be open season for skyscrapers. This is not what this neighborhood should become. It's a strong, diverse neighborhood with dozens of languages. This will push those languages out away from the city. It will change the cultural fabric of Queens, the most diverse place in the world. Please consider the consequences of this development. Thank you, Jordan Whalen

From: PublicComments_DL
Sent: Wed, 10 Aug 2022 15:12:40 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Tyler Winthrop**
Zip: **11101**

I represent:
Myself

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
I am very much opposed to this project for multiple reasons, all which has been stated from multiple people over the last few weeks. 1) we don't need new apartments. We need the current apartments available to be clean and safe and livable. The "affordable" apartments listed are not affordable to anyone, not that anyone in our community would have the finances to apply to

them, and it would raise all our current rents which are already too high to begin with. It is pushing working people out of the communities that build them, who vote for you to speak for us. Listen to us, since we are the reason you are in office. 2) In the last week alone, I have been late to work 4 times due to issues with the MTA. Signal issues, overcrowding, not enough staff to run the trains. These are issues that are happening all over new york, and are not going to get better anytime soon. We cannot handle the thousands of people your new buildings are promoting will be coming in. The subways simply cannot handle more people. They are struggling as it is. 3). You are promoting new shopping, new grocery stores, and a new movie theatre. Our theatre is great. It is clean and has a wonderful selection of entertainment. We don't need a new one. We have a 24 hour grocery store right across Northern Blvd and one right off the Steinway stop. We don't need a grocery store. We have plenty of open shops ready to be used on steinway and off the connecting streets. We don't need new ones built. We need the rent to be affordable so business can use the ones we have. 4) The plans show there will be "free and open space" for parks and walkways. It was already proven in past meetings that these spaces are only pathways to get from one shopping section or living section to the next, not actual designated park spaces or playgrounds. 5) An art space was stated as one of the places being built in this new space. We just had a brand new dance studio shut down right off of Steinway. I repeat. Do not build new buildings. We have plenty of open spaces for these ideas that would boost tourism and get people moving to queens and doing the shopping you so desperately want. I cannot stress how much our community does not want this. We understand change has to happen. But not at the expense of the people who live and work and who are the foundation you are building on. Do not build new buildings. Fix the ones that are already here.

From: Public Hearing Comments (Do not reply)
Sent: Mon, 22 Aug 2022 16:19:26 -0400
To: jresor@planning.nyc.gov; jmitchell@planning.nyc.gov; queenscomments_dl@planning.nyc.gov
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Henry Wong**
Zip: **11102**

I represent:
Myself

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
I am against any rezoning that favors the insecurities (aka greed) of the wealthy and privilege. their insecurities should be defeated.

From: Joy Resor (DCP)
Sent: Mon, 22 Aug 2022 19:18:52 +0000
To: Alex Lieber; Linh Do
Subject: Fw: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

JOY RESOR (she/her)
ASSOCIATE BOROUGH PLANNER

NYC DEPT. OF CITY PLANNING | QUEENS BOROUGH OFFICE
120-55 QUEENS BOULEVARD, ROOM 201 • KEW GARDENS, NY 11424
jresor@planning.nyc.gov • 718-520-2071

From: Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>
Sent: Monday, August 22, 2022 3:18 PM
To: Joy Resor (DCP) <JResor@planning.nyc.gov>; Jameson Mitchell (DCP) <JMitchell@planning.nyc.gov>; QueensComments_DL <QueensComments_DL@planning.nyc.gov>
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Andrew Wood**
Zip: **11102**

I represent:
Myself

Details for “I Represent”:

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
Innovation QNS will not be not be affordable or accessible to the community, especially those who truly need deeply affordable housing. This project will bring huge profits to the developers at the expense of working class neighbors.

From: PublicComments_DL
Sent: Wed, 10 Aug 2022 13:40:31 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Jack Wooldridge**
Zip: **11103**

I represent:
Myself

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
I am unable to attend the hearing, but would like to voice my opposition to this rezoning. As a resident of Astoria, I have deep concerns about the IQS project's lack of affordability and lack of engagement with the residents of this community. We need housing that people living in Astoria (most of our households making under $80k/year) can afford, not luxury condos that will raise

rents across the area and primarily serve as investment property for people who don't live here.

From: PublicComments_DL
Sent: Wed, 17 Aug 2022 19:46:44 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Humayun Yasmin**
Zip: **11101**

I represent:
Myself

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
My name is Humayun Yasmin. I have been in Astoria for the past 28 years. If they build a mega project here, what will happen to us? Where will we go? We are lower income people. We cannot afford to live with any higher rent. If the new luxury apartments is mostly rented at market rate, our rents will rise too. To conclude, I strongly oppose innovation QNS development.

From: Joy Resor (DCP)
Sent: Mon, 22 Aug 2022 18:16:31 +0000
To: Alex Lieber; Linh Do
Subject: Fw: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

JOY RESOR (she/her)
ASSOCIATE BOROUGH PLANNER

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jresor@planning.nyc.gov • 718-520-2071

From: Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>
Sent: Monday, August 22, 2022 2:15 PM
To: Joy Resor (DCP) <JResor@planning.nyc.gov>; Jameson Mitchell (DCP) <JMitchell@planning.nyc.gov>; QueensComments_DL <QueensComments_DL@planning.nyc.gov>
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Allyssa Yost**
Zip: **11103**

I represent:
Myself

Details for "I Represent": **I live a block from where Innovation QNS would be. It will do nothing but displace locals, raise rents, and put an enormous strain on our infrastructure. Please, I beg of you, say no to Innovation QNS.**

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
I have not previously submitted a comment.

From: Joy Resor (DCP)
Sent: Mon, 22 Aug 2022 17:59:05 +0000
To: Linh Do; Alex Lieber
Subject: Fw: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Hey Linh and Alex,
I'll be forwarding Innovation QNS public comments along to you since Jameson is out. Let me know if you have any questions.

JOY RESOR (she/her)
ASSOCIATE BOROUGH PLANNER

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120-55 QUEENS BOULEVARD, ROOM 201 • KEW GARDENS, NY 11424
jresor@planning.nyc.gov • 718-520-2071

From: Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>
Sent: Monday, August 22, 2022 1:54 PM
To: Joy Resor (DCP) <JResor@planning.nyc.gov>; Jameson Mitchell (DCP) <JMitchell@planning.nyc.gov>; QueensComments_DL <QueensComments_DL@planning.nyc.gov>
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Robert Young**
Zip: **11106**

I represent:
Myself

Details for “I Represent”: **Myself**

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
How about leave some of Astoria for the little guy.

From: PublicComments_DL
Sent: Thu, 11 Aug 2022 19:56:26 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Joe Zamarelli**
Zip: **11103**

I represent:
Myself

Details for "I Represent": **Longtime Astoria resident**

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
I am a longtime Astoria resident who is highly opposed I am to the Innovation Qns project. This rezoning would be a disaster for the neighborhood, driving our costs of living so much higher and displacing the local community that makes Astoria so great! It especially hurts low income and immigrant neighbors, and small businesses. I also really cherish the Astoria Regal movie

theater and think it is an important part of the community for myself and so many Astoria friends over the years, but this project would bulldoze it and leave it indefinitely closed. There isn't a single thing this proposed "project" will bring to the community that will help it more than it hurts it. In fact the people who can afford these units won't even see Astoria as a community, they'll want to turn everything into a Whole Foods. I oppose it.

From: PublicComments_DL
Sent: Thu, 11 Aug 2022 00:09:12 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **Olivia Zoda**
Zip: **10009**

I represent:
Myself

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
I genuinely believe that this project will only serve to harm the already existing community in this neighborhood and displace business, raise rent prices, and disrupt the neighborhood while only incentivizing gentrification that is needless. To go through with this construction project would be an injustice to the people who live there and won't benefit community members.

From: PublicComments_DL
Sent: Wed, 17 Aug 2022 19:25:49 +0000
To: Joy Resor (DCP); Jameson Mitchell (DCP); QueensComments_DL
Subject: Comments re: C 220364 ZMQ - Innovation QNS Rezoning and LSGD

Re. Project: **C 220364 ZMQ - Innovation QNS Rezoning and LSGD**

- Application Number: **C 220364 ZMQ**
- Project: **Innovation QNS Rezoning and LSGD**
- Public Hearing Date: **08/10/2022**
- Borough: **Queens**
- Community District: **1**

Submitted by:

Name: **MD Zuhauzzaman**
Zip: **11102**

I represent:
Myself

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
My name is Md Zuhauzzaman and I have been living in this area for the last 22 years. The problem in this area is that there are no community spaces for the Bangali community. Nor are there are suitable places for our next generation. Here you are trying to build a high-rise building and further push us out with the mask of community benefits. I am against this rezoning because

I want to protect the Bangali community here. I want to preserve it and build on it in order to have our Bangali children be connected to the motherland and Astoria is essential to that. I strongly demand CPC to vote no on the Innovation Queens rezoning application.

TRANSCRIPT

CITY OF NEW YORK

DEPARTMENT OF CITY PLANNING

----------x

NOTICE OF PUBLIC HEARING ON THE

DRAFT ENVIRONMENTAL IMPACT STATEMENT

(CEQR No. 21DCP180Q)

Innovation QNS Rezoning and LSGD

----------x

August 10, 2022

10:46 P.M.

B E F O R E:

Dan Garodnick, Chair

A P P E A R A N C E S:

CITY PLANNING COMMISSIONERS PRESENT:

Dan Garodnick, Chair

Kenneth J. Knuckles, Esq., Vice Chair

Leila Bozorg

David J. Burney

Juan Camilo Osorio Botero

Alfred C. Cerullo, III

Joseph Douek

Richard W. Eaddy

David Gold, Esq.

Leah Goodridge

Orlando Marín

Raj Rampershad, Commissioners

ALSO PRESENT:

Other City Planning Staff

The Public

The Press

Marc Russo, Stenographer

P R O C E E D I N G S

THE SECRETARY: Borough of Queens, Calendar Nos. 23 through 33, Innovation QNS Rezoning and LSGD, CB1;

Calendar No. 23, C220364ZMQ;

Calendar No. 24, CN220367ZRQ;

Calendar No. 25, C220370ZSQ;

Calendar No. 26, C220331ZSQ;

Calendar No. 27, C220372ZSQ;

Calendar No. 28, C220373ZSQ;

Calendar No. 29, C220374ZSQ;

Calendar No. 30, C220365ZSQ;

Calendar No. 31, C220366ZSQ;

Calendar No. 32, C220368ZSQ;

Calendar No. 33, C220369ZSQ,

public hearing in the matter of an application for a zoning map and zoning text amendments and special permits concerning Innovation QNS Rezoning and LSGD.

Notice: A public hearing is being held by the City Planning Commission in conjunction with the above ULURP hearings to receive comments related to a Draft Environmental Impact Statement.

The hearing is being held pursuant to State Environmental Quality Review Act and the City Environmental Quality Review.

THE CHAIR: Excellent. Thank you very much. And I will note again that we have translation services available to those. If you would like, you can use them to participate in Spanish, Bengali, Mandarin, and Greek. So you can sign up to testify, as you have heard previously, the NYC.gov/engage. And there's going to be an option to choose a preferred language.

So with that, I am going to call the applicant team here. And this team includes the following: Tracy Capune, Jesse Maysr, Lan La Leung, Philip Habib, Lihn Do, Jamison Divoll, Jerald Johnson, Alex Leiber, Michael Unsicker, Brian Collins, Jay Martin, Steven Lee, and Nazish Tisha. A significant group of people. I feel like I'm on jury duty. Okay. Let's go.

We've got the applicant team whenever you-all are settled and ready, you may go right ahead and get started. You have ten minutes. And I will note that in contrast to our other two items of the day, we do have members of the public

wishing to testify on this item. So we will turn to you-all after the the applicant team and after questions for the applicant team. So whenever you-all already, you may proceed.

MR. COLLINS: Mr. Chair, this is Brian Collins from Silverstein Properties. I'm one of the easy names to pronounce so I thought you did a very good job there.

THE CHAIR: Thank you. Thank you.

MR. COLLINS: I'm EDP and Director of Development with Silverstein. Silverstein Kaufman Astoria Studios, and BedRock Real Estate are the team proposing Innovation QNS.

Next slide, please. And we can go through a couple of slides here.

So that's the existing conditions from an aerial point of view. Next slide, please. An overview. Next slide, please. So that is the existing site, and we will go to the next slide.

After discussions with community members, Innovation QNS built its design around delivering two acres of public open space of this area that could use green space. It's one of the

most underserved areas in the city. We've included public open space on each of the five blocks, visually linked, and designed to meet a variety of needs, including children's play area, a large civic park adjacent to enhancing Playground 35, a large community innovation hub, and a covered space for outdoor markets and other events.

Next slide, please.

Innovation QNS also made, including community serving organizations, a driving principle of our proposal. We made commitments early in the process, long before we were certified into ULURP. And we're proud of our diverse and accomplished community partners.

We look forward to working with HANAC as our affordable housing administrator and building new affordable and senior housing in Astoria, creating space for the floating hospital to operate a medical and dental clinic with access to social services and daycare that is free for all, providing digital gallery space for the museum of moving image, allowing them to expand their digital arts education programming.

And the community innovation hub;

the LGBT network will offer business incubator programming and its leadership academy. Urban Outbound (phonetic) will house its entrepreneurship and financial literacy programming. Queens Public Library will have a new tech lab that provides intermediate to advanced tech training to all ages. And Jacob Reiss neighborhood settlement will offer immigrant services and after-school programming.

Next slide, please.

We've also partnered with 32BJ, committing to union jobs and are party to the Rodney building trades agreement, which levels the playing field and commits to giving the union subcontracts a fair shot to all of the construction contract at Innovation QNS.

You can see here the proposed massing of our development. In addition to the two acres of public space, our proposal would create a mixed-use development with 250,000 square-feet of new tech and office space, 100,000 square-feet of community facility space, and over 2,800 new homes, which at least 25 percent, or 711, will be permanently affordable.

Next slide, please.

We're also prepared to make significant efforts to promote sustainability, including project-wide initiatives like geothermal energy, electrical vehicle charging stations, green roofs, storm-water reuse, and promoting alternative transportation methods. We'll also commit to all of the buildings being 100 percent electric.

And with that, I will turn you over to Jesse Maysr, our land-use counsel to discuss the particulars of our proposal. Jesse.

MR. MAYSR: Thank you very much, Brian. Mr. Chairman, members of Commission, my name is Jesse Maysr, and along with Jerry Johnson, we are Land-Use Counsel to the applicant.

Next slide, please.

On Monday, you were given a very competent and exhaustive presentation by staff as to our project and as not to incur time limitation, I will try not to be repetitive to those issues, but of course we are prepared to answer any and all questions Commission may have.

To start us off, my presentation today, by repeating a little bit of what Brian said about open space because I think it's significant

to point this out as part of our land-use application. In -- over the past number of years, this community has had a number of rezoning applications which have been approved and are certainly appropriate. But what singularly identifies most of them, a few exceptions, is that they were all approved without any public open space.

We felt that this neighborhood in our studies was one of the -- proved to us, what was known by the members of community for much longer than us, is that this is one of the most public open space-deprived neighborhoods in the City of New York. And for that reason we dedicated 25 percent, an unprecedented number, of our privately-owned land to be public open space, maintained by us, but open to the public. So while rezoning at similar densities have been approved, they've not been approved with this degree of open space.

Next slide, please. Next slide.

This is a summary of the zoning actions that we bring before you. They fall into three large buckets. Obviously, one is a zoning

map amendment. Most of this land is zoned at a very, very low M1-1 and a small amount of C4-2. And this is just a change to an MX District with a variety of choices, which we will show you a little bit further on. This additionally is a zoning text amendment to create the MX district, to map the inclusionary housing, and to give the ability to waive the loading requirements that will go into [inaudible].

And finally, a series of special permits under the large scale, which would waive bulk, give a signed regulation waiver pertaining to the movie theater because of the corkiness of its location, and a small distribution of parking spaces throughout the entire project, relocating them to certain other parking garages within the location. And finally, as I mentioned before, to modify the loading dock requirements. And finally, large-scale retail establishments, which we will speak in greater detail as we go on.

Next slide, please.

This shows you the area on your left of the large scale and the right showing you -- not large scale, excuse me, the rezoning and on

the right showing you the zoning districts that are being proposed.

Next slide, please.

And this is a greater detail showing a variety of the zoning districts which we noticed a higher density on the wide streets, lower density on the mid-block, and then narrow street conditions, typical rezonings that the Commission has done over the years.

Next slide, please.

Again, this shows you a bit -- a greater view, I wanted to demonstrate to the integration of the open space within the development. Again, we think the public open space is a unique opportunity to address a longstanding problem in this area. Of course, the biggest longstanding problem in this area we know is the housing crisis we are suffering in the City and particularly on the affordable housing area.

Next slide, please.

This is the large scale waiver we're seeking, which we're going to talk about modifying in a moment. But I want to speak a moment about large-scale, which is, we don't see this as

destination shopping, large-scale, big box kind of development. Not at all. And you see from the geometry of our project, there's no place to put large-scale. But why we are seeking this waiver is because one, we want to have a food store, a grocery, which would require such a waiver in an M1 District. And finally, we have an existing retail tenant, PC Richards, which will need to be relocated and similarly would need that relief.

Next slide, please.

So we were at the Community Board and as part of that process, you have their recommendations, but we also -- we have the land-use committee at the public hearing address their concerns about the land-use actions and scope of the project. And we'd like to go through that and tell you what our reactions have been to date.

So next slide, please.

First, it had to do with bulk and particularly, the Community Board land-use committee was concerned about the adjacent -- that we have the existing residential development adjacent to 35th Avenue, and wanted a greater transition that we could make to reduce height, to

have a greater transition between our development and the existing residential.

If you can go to the next slide.

This is what Brian showed you a minute ago as our proposal that was certified by the Commission and the next is our proposed --

Next slide.

-- is what we were proposing. So you see on Site E, closest to Northern Boulevard, reduction down to eight floors. On Site D, we eliminated the residential building, 16-stories completely that was sitting over the retail cinema. That we've taken away. And additionally on Block C, we reduced the tower there down to 24 floors and on Block B, we took five floors off to reduce it to 17 floors. This is somewhat -- was already [inaudible] Community Board, but I think also helps to address The Chair's concern yesterday about the buildings surrounding the significant open space on Block C. So instead of setbacks, we've reduced height, if you will.

Next slide.

There was concern by expressed by the Chair of the land-use committee and other

members.

THE SECRETARY: Time.

MR. MAYSR: The open space where you felt was --

THE CHAIR: You're at time, you're at time, Mr. Mitchell. Let me just ask you to finish up on -- because I do want to hear how you have addressed Community Board concerns. So please do that. We certainly would have asked you about it, so please do finish that one up, but then we're going to move to the general questions.

MR. MAYSR: Okay.

The commercialization of open space and the lack of active recreation space.

So next slide.

I'm just trying to get quickly through this, Chairman.

Next slide, please.

This just demonstrates to you that over 70 percent of the frontage of all of our public open space is not adjacent to retail, with some exceptions where we are adjacent to restaurants and food opportunities, we thought that that was compatible.

Next slide.

This had to do with lack of recreation -- active recreation, open space, which is also was identified as an impact of the project in our CEQR findings.

So next slide.

So what we have proposed is at the end of Block A, to produce 13,000 square-feet of open, active, recreation space. And perhaps as significant to create a 30,000 square-foot indoor recreation facility. In addition, we have continued to work with your staff to find other opportunities in our existing open space to activate them to more active recreation. We believe the result of this will be the elimination of that impact.

Next slide.

I'm just about to finish, Mr. Chairman.

Next slide, please.

Had to do -- again, as it related to the big box waiver and is what we have agreed in the next slide, is we would only seek to use this in --

Get to the next slide, if we can.

-- could use this to accommodate the food store that's on Block B, and perhaps on Block D and E, to relocate PC Richards. The last impact of the Community Board, which I guess we're not going to get to speak to to learn more about it, was a concern about greater affordability opportunities. Although the Community Board did not specify a number, we felt that there were two issues on affordability. With the lowering of AMI eligibility and the total amount of affordability, and had we had the time, I would've asked Jay Martin of BedRock to speak to that.

I threw out our responses, but I don't know if we have any time.

THE CHAIR: All right. Mr. Maysr, I'm certain you will get a question on that. So let's just hold that for the moment and I'm going to defer to my colleagues and I'm certain -- I can certainly do it here, but I don't want to take all the time, but I -- because I do have a few questions on the things you have said already. And then I'll leave it to one of my colleagues to probe the affordability point because I'm certain that

they will.

Okay. Very quickly from me. Let me just start off by saying, you know, we have been following this process all along, recognize the complexity of the site, and also the process. But I also think it's worth noting that there is a big investment that is, you know, attempting to be made here in New York City, which is something that is worth recognizing and appreciating. So I know that that is, you know, something that has not been central to this conversation. But I do want to note, obviously, it's a lot of risk being taken in an effort to try to do something significant here.

So let's talk about some of the details. On mitigating the active open space. So as I understand it based on what you just said, Mr. Maysr, you are looking at 13,000 square-feet of space along 36th Avenue and a 30,000 square-foot sports and rec center. Where are you in the process of adding that sports and rec-center to that site in a -- that we could consider it as mitigation for the active space impact in the environmental review?

MR. MAYSR: Well, I would serve a

two-part answer, Mr. Chairman. One is, we're looking to actually increase the amount of outdoor active recreation space and are working with you -- we do we have, as we showed you, a number of open spaces already and we can see about activating those. We are committed to the indoor recreation space as part of this project and we will submit our plans to modify our application shortly with that regard.

THE CHAIR: Okay. I do happen to think that the, you know, the best -- my view, best location for that active space is, you know, separate and apart from the sports recreation facility is where you are proposing it at the end of the block. I think that is the site where it is best suited.

Talk to me about parking. As we heard in our review session on Monday, there's a number of parking spaces that are required. The proposal goes above that. It was roughly 900 versus 1300 or so. Help us with the justification for that.

MR. MAYSR: Just in case there's really one driven by demand. In our studies, what

we believed would be the reasonable [inaudible] of land created by retail, the movie theater in particularly, is that heavy user in the food store. And we're trying to accommodate that demand and not create an impact. For many years, I've been involved in doing land-use in Queens. Steinway Street Merchant Association, as you know, taking the BID, have always been concerned about a sufficiency of parking to make their retail strip viable and active.

So we don't want to have a parking impact that in any way diminishes the parking opportunity for the merchants. So we wanted to err on the side of having sufficient amount of parking to handle our demand. So while yes, you're absolutely right, Mr. Chairman, about the zoning requirement, we have exceeded the zoning requirement, and at a great expense to us. As you know, parking is very expensive to build and is not in this area seen as a profit center at all. It's seen as meeting the demand of the application and the development.

THE CHAIR: So you view the parking as mostly to accommodate the needs of the

the retail movie theater, large-scale stores, et cetera, is that --

MR. MAYSR: And well as, you know, we are producing a historic amount of housing here and there will be a certain demand for, you know, there's 2700 units of housing, is quite a bit of units, and we expect there to be a parking demand there.

THE CHAIR: Okay. Let's talk about the -- on a couple of the slides, and I noted this on Monday and I just wanted to see if you or someone on the team can walk us through the 15 minute City component in the bottom left-hand corner of a couple of the slides that were presented. And just help me make sense of them. They may be very illustrative, but I, you know, I'm not sure that I understand it. And so if you could if you could do that, I would certainly appreciate it.

MR. MAYSR: I feared that we all needed a security clearance to understand that slide. What it was trying to demonstrate -- apparently it was mislabeled, it wasn't demonstrating the 15 minute City, what it was

really demonstrating was the activity on the site. So you could see, we're trying to have a -- we don't want to have a development that is dark and uninviting at any period of time. And so what you're seeing on that slide is the various uses and their activity. And that's why you see the open space very active, open until midnight, and the other uses. So that's what you're seeing in that 15 minute sort of graph, is the activity created by the various uses and therefore demonstrating that this will be alive and active development.

THE CHAIR: Okay, so I'm not going to focus too much on the detail of that. Sounds like it's on there, but that's not really the central point of this whole operation. But the key here, the key takeaway, is activating this area in a way that has a variety of uses throughout the course of the day.

Is that a -- is that what --

MR. MAYSR: Absolutely. That's the open space and the commercial use.

THE CHAIR: Okay. And before I go to my colleagues and I just want to note, you know, you are -- the efforts to move some of the

density toward Northern Boulevard is a -- that's a sentiment that I certainly share, and I know that that's something that came up with the Community Board and that you are working to address. I just want to just say out loud that I think that that is the right move here. And we certainly look forward to continuing that conversation with you and the team.

Let me go to the Vice Chairman, Mr. Knuckles.

COMM. KNUCKLES: Thank you, Chair. I did want to follow up on the affordability question. Specifically, I think the Borough President, in his recommendation, advocated for -- that 50 percent of the units be "affordable." And I wanted to hear the development team's response to that recommendation.

MR. MAYSR: Vice Chair Knuckles, I'm going to ask Jay Martin, who is principal at BedRock, one of our developer partners here, to speak to that, if he may.

MR. MARTIN: Thank you for the question, Vice Chair, Knuckles. We share the sentiment that I think everyone involved in this

have to create more affordable housing and more deeply affordable housing. That's something that is a product of the housing crisis we find ourselves in in the city.

And so to specifically answer your question regarding the Borough President's recommendation, we are actively working with various stakeholders right now to deliver additional affordable homes -- at a meaningful number, at deeply affordable income levels. Those conversations are ongoing.

And I assure you -- I can show you the chart of what is incorporated into the plan today, but it's Slide 28, if that can be pulled up. But we fully expect, as this process progresses, that there'll be more affordable units as part of this project and more deeply affordable. But what I would like to say is, baked into this project already are 711 permanently affordable homes in an area, a group of sites where virtually no housing exists today. Our racial equity report found that since 2014, in this Community District, only 1,003 affordable apartments have been created or preserved during that eight-year period. This

project alone will increase that number by 70 percent, which is why the racial equity report found that this project would be of benefit to New Yorkers most in need of housing.

And so what this chart shows is our current program, which is 10 percent of our units at 40 percent AMI, another 10 percent of our units at 60 percent AMI, and the remaining 5 percent at 100 percent AMI. That results in rents with studios starting at $715 a month, one-bedroom starting at $903 a month, two-bedrooms at 1,071 a month, and three bedrooms starting at 1,225 a month. In total, 540 apartments will be available under $1,675 a month, and that includes 200 family size, two, and three-bedroom apartment. But we absolutely will do more than this. This is truly just the start and the conversations are ongoing. And so I believe everyone will be happy at the end of this process that we've done a lot more than what you see on the screen here.

COMM. KNUCKLES: And HPD is, of course, at the table, with these discussions?

MR. MARTIN: All relevant stakeholders including HPD, yes, Chairman Knuckles.

COMM. KNUCKLES: Thank you.

THE CHAIR: Thank you, Mr. Vice Chairman.

Let me go to Commissioner Rampershad.

COMM. RAMPERSHAD: Thank you.

Thank you for the presentation. Vice Chairman Knuckles asked the exact question I was going to ask and that was based upon the Borough President's recommendations. I have a few questions.

COMM. KNUCKLES: Sorry, Raj.

COMM. RAMPERSHAD: Thank you.

Two questions I have is: Besides to the Community Board, what other community outreach or organizations did you guys reach out to when presenting these projects -- this project?

MR. MARTIN: I'm sorry, I believe Tracy [inaudible] but I'm happy to answer if she's not available.

UNKNOWN: Go ahead, Jay.

MR. MARTIN: Oh, so the number is outstanding. I mean, we've prepared a list previously. I believe it's almost 200

organizations and small businesses that we've met with. I know I personally have probably presented to 80 or more community-based organizations from all kinds of -- involved in all kinds of service offerings, programming.

And what you see baked into this project is these long-standing community-based organizations. Many of them will have permanent homes within the project. But most importantly, we've created an innovation hub, a community hub where community-based organizations that aren't formerly a part of the project will have access to classroom space, event space, and places to provide programming on a temporary basis.

And so we really are trying to bring into the project existing community organizations that could benefit from -- that might have a need in one area or another and provide resources for them. And so we can certainly provide to the City Planning Commission a list, but I can tell you it's almost 200 organizations and businesses-long.

COMM. RAMPERSHAD: I would like to see that. Also, I know you said you're working

on the affordable -- the number of units that will be affordable -- you're looking for -- to increase. I look forward to seeing that. Can you speak to some of the sustainable measures that can be used as part of this overall design?

MR. MARTIN: Sure, I'll turn it over to Jamison Divol, the developer from Silverstein who can speak to that.

MR. DIVOL: Yeah, I can take that one, Jay.

Thank you, Commissioner, for the question. So one of the initiatives we're most proud of is, we've been involved in a feasibility study with NYSERDA providing geothermal energy across the entire site. One of the really important elements of geothermal is having the space implemented. And so, you know, land area is obviously at a premium in cities like New York, so the ability to have this large area gives us a high likelihood of providing that.

We're also looking at doing a tremendous amount of green space at grade as you saw in the two-plus acres of of open space, which will help storm-water retention and reuse, as well

as highly energy-efficient buildings, all electric buildings. And we've also been looking at different ways to, I know there was a lot of discussion about parking, trying to promote alternative methods of transportation as well. So we're working with our traffic consultants in ways to consolidate loading docks, provide safer passage for pedestrians and for bikes, and to improve traffic patterns. So we're actively looking at pursuing different elements of sustainability measures across the entire five blocks.

COMM. RAMPERSHAD: Okay. Chair, I just have two quick questions, then I'll stop and let all the Commissioners ask.

THE CHAIR: Go ahead, that's all right.

COMM. RAMPERSHAD: I'm glad on the last slide -- during this presentation you were showing around the playground, I guess on Block D and Block B, you're reducing the heights. I guess from 16 stories to 8 stories? I don't know if we can pull back up that slide. And the 22-story building is going to drop to 17? Do you guys have a shadow diagram that you can provide to us based

upon these new heights that you're proposing? Just to see how it impacts not only the blocks further, I believe it's south of there, but also the playground as well.

And one last question I had was: Can you just speak to the tenant displacement and the phasing of this job? If it should go through, how will it work. Like for example, you're saying PC Richard will be relocated to another block. How would that work? Can you just walk us through the steps? How you envision it?

MR. MAYSR: I'll try to answer the shadow question then turn over to my colleagues and the others. As part of the [inaudible] and the environmental review, there is a shadow study which we can share -- have shared with you as part of the DEIS, or now hoping to come in FEIS. We have not done the shadow study to see the impact of the reduction in height. We can do that and send that onto you.

COMM. RAMPERSHAD: Thank you.

MR. MAYSR: As to relocation, I would like to ask Jay Martin to speak about tenant relocation, and I think Jamison would be helpful in

discussing phasing.

MR. MARTIN: So as it relates to residential tenants, there are a total of six apartments. Not apartment buildings, but six apartments within the overall project area. And so we are working with the residents of all six apartments. I've met with many of them personally on relocating, giving them an opportunity to return at their option into the development when it's completed. I'll turn it over to Jamison to address the commercial relocation.

MR. DIVOL: So PC Richard and the cinema are two of the existing businesses that we're in active conversations with about relocating to specific areas on the site. We've been in conversations with many of the other businesses about their interest in relocating in the site as well. A lot of the existing businesses are actually short-term, month-to-month storage space. And so those are -- those tenants have been less interested in relocating due to the nature of the space that will be forthcoming. So it's a very wide variety. But we are in active conversations with all of them.

In terms of the phasing, what we have proposed is to produce Blocks C and D as the initial phase. C, having the largest public open space and the 60,000 square-foot community innovation hub as part of the initial phase. And D, which has the new movie theater. So those would be the first two blocks that we would propose to produce, and then blocks A and B following that. And the final one to be Block E along Northern Boulevard.

COMM. RAMPERSHAD: Thank you. I'll let my colleagues ask the rest of the questions. Thank you.

THE CHAIR: Thank you, Commissioner.

Let me go to Commissioner Goodridge.

COMM. GOODRIDGE: I just had a quick follow-up question about, it was mentioned obviously that you're looking into increasing the affordable housing units. And my question was really the timeline of that. I ask because we had a similar project that sounds very similar, but a different borough, and, you know, saying, you know,

green building, all of these other things. But the community was very insistent that their main grievance was the the number of affordable units. And there was some negotiation but at, you know, the very last minute, which obviously impacted the success of the project.

So my question to you is, you know, like, what goes into the timeline of increasing the affordable housing units? When do you think that that might happen, if at all?

MR. MARTIN: It will happen and I can assure you will happen before the City Council vote, but I can't specifically identify when the discussions will conclude. Obviously, we'd frankly like to conclude discussions sooner rather than later because we'd love to report to the community, and to the City Planning Commission, and the city what we've agreed to with all the relevant stakeholders. But I just, I can't predict when it will come to rest. But I assure you it will come to rest and it will be a meaningful amount of affordable housing above MIH Option One. And we will have deeply affordable housing for extremely low-income bands, you know, available for families

that really need it.

THE CHAIR: Thank you. Commissioner Goodridge, do you have any follow-up? Okay.

Okay. Commissioner Douek.

COMM. DOUEK: Thank you. Hi Jesse. I realized you started this process prior to the exploration of the 421A program. And I'm wondering what impact the exploration will have on your project and your timeline on the underwriting and feasibility of the project, financial feasibility of the project.

MR. MASYR: Let me let Brian Collins from Silverstein really answer that because I mean, I'll give you the short answer. Commissioner. It has a very, very significant impact. And, you know, I think every developer would tell you the same thing. It's questioning the viability of residential rental development. We are hopeful that there'll be some resolution, but we have to go back and look at what the underwriting means. And I think Brian will give you a much more intelligent answer than I ever could.

MR. COLLINS: I actually don't know that I can expand much on what Jesse has said. But the advantage we have in this project is that it's a mixed-use project, and so obviously the community spaces and the commercial don't rely on 421A. But 421A is a important part of the financial underwriting.

It also, you know, the other piece that wouldn't necessarily be impacted by 421A is the additional affordable units which are likely to be financed with the help of HPD. So those conversations are happening simultaneously. And go back to last question about timing, you know, there's the HPD conversations. There's conversations with -- ongoing conversations, Community Board and Borough President, and the council member, so all those things are happening simultaneously. And so the timing is in the next, what, 60, 90 days is when the ULURP clock sets it forth.

The 421A makes it a real challenge and we'd probably end up looking at the non-market rate or -- I'm sorry, say it differently. The non-mixed income buildings first,

hoping that 421A, or some form of 421A is reenacted in the future.

COMM. DOUEK: So you're phasing would be different based on --

MR. COLLINS: Or we -- it might be the same blocks, but all affordable buildings instead of mixed-income buildings in those early blocks until 421A or some successor.

COMM. DOUEK: My concern I should say is that once, if approved, whatever modifications through the process, it becomes an as-of-right project. And my concern is that without the 421A program, a lot of this doesn't get built the way it's proposed. But not from any fault of your own, just simply you relied on those in your underwriting and it's not there.

MR. COLLINS: We have no ability to get around whatever ends up being agreed upon in terms of affordable housing. We've already agreed to -- there's a minimum of 25 percent or 711 permanently affordable homes. There's no way we get around that. If we agree in subsequent negotiations to a bigger number, we won't be able to avoid that. And so I don't see any real risk

that we're not going to do a significant amount of affordable housing on this project.

COMM. DOUEK: Thank you. Thank you for the clarification.

THE CHAIR: Thank you, Commissioner.

Commissioner, Bozorg.

COMM. BOZORG: Hi, thank you for the presentation. Some of my questions were answered by Jay and Jesse around the housing. I was curious if you're talking to HPD, not just on the MIH side, but to use their financing tools to go, you know, do more affordable housing. Sounds like you are, which is great. I was curious. I've got a couple of other questions.

One is: On some of the modifications, Jesse, that you walked through, is there an actual unit count reduction that's resulting from that or is the bulk being moved around?

MR. MAYSR: No. There is no unit count reduction.

COMM. BOZORG: Okay. That's good. And then just on, I know often this question

of going deeper and doing more affordable housing, which is a really important question, is often a question of financial feasibility. And Jesse, you mentioned the cost of parking. So I'd be remiss not to say these things are related. And I know there's a calculated demand that that's felt to be there both by potential future residents and by people visiting retail uses. But do you think feeding that demand should not necessarily be prioritized over, you know, providing more financing to do more affordable housing on this site? So I hope that's something that's being taken into consideration in terms of priorities.

MR. MAYSR: It certainly is, Commissioner. I mean, they said earlier we we've always been very sensitive to our already-built environment and don't want to create an impact. Particularly now, right now, you know, local retail, as you know, is very challenging. There's a great vacancy rate and we don't want to make it more stressful. So we've been an extremely sensitive prospective neighbor. I mean, some of us are already neighbors. I mean Kaufmann exists in this neighborhood as an essential partner in

Astoria. So we're very sensitive to that, but we'll take that under consideration for sure, Commissioner.

THE CHAIR: Thank you. Thank you, Commissioner.

Commissioner Osorio.

COMM. OSORIO: Thank you. Thanks so much for your presentation and for your responses to the questions. They've been very useful to further understand the work that has been carried out following the comments from the Community Board and the Borough President.

Building on Commissioner Rampershad's question on the risk of displacement, I was wondering if you can expand a little bit on how is the project really sort of taking a comprehensive take on some of the recommendations that specifically are asking for a plan. Basically how I read it as a reinvestment plan to give back to the community.

The QNS Board President is asking for a small business grant fund. I would like to know whether this extends to or how does this relate to the industrial business owner that is

adjacent to the project? There's also a recommendation for creating a community development fund. So that's the first question.

And then the second question, you know, I wanted to take a minute to commend you for considering geothermal. I think that you also are incorporating interesting strategies around the potential green roofs that you've described in the presentation. But I wanted to hear whether or not, or to what extent you've considered solar opportunities. And most importantly, really, how do these infrastructure improvements and the energy savings that will result from that respond to this proposed community reinvestment plan or opportunities to give back to the community.

And sort of going back to Commissioner Rampershad's question, in the context of adjacent high-risk displacement areas, both in terms of residential and commercial, particularly businesses of color. Thank you.

MR. MAYSR: I'm going to speak to a little bit of your question and I think some of our team members will speak to others. I wanted to speak to Borough President's recommendations,

briefly. While they were not necessarily land-use recommendations, that they are a part of the discussion about any development that takes place. Essentially the answer is, we find no friction between us and the Borough President on his recommendations. We think they are both appropriate and we look forward to participating in community participation and help funding those actions. As what they have to do with the adjacent industrial business owners, I don't think they really speak to that. I think they speak about our project and what we can do, to use your phrase, Commissioner, to give back to the community.

Broadly speaking, about you saying give back to community, I think you heard earlier at the very beginning of our presentation by Brian, is how we have linked up with the existing community facilities within our community. And so just as one example of many examples, with regard to floating hospital, which is a very financial healthcare giver, currently in this area of Astoria. And ability to expand at no-cost to them, at a very significant costs to us, obviously. We have to build the space, we have to have the

land to build it on, so that's part of our overall spirit about giving back and being integrated into the community.

With regard to the questions of solar and infrastructure, you'd never want to hear a land-use lawyer speak to that. And so to that extent, I think the developer is much more competent to speak to it since I don't really -- that's outside my lane, Commissioner.

And so Jamison, if you'd like to speak to infrastructure, I think that would be helpful to respond to Commissioner's question.

MR. DIVOL: Sure. Go ahead, Commissioner.

COMM. OSORIO: No, no. Just just before we move on, I just want to -- a clarification question. So you're saying that you're agreeing to the recommendations from the Borough President regarding the creation of these funds?

MR. MAYSR: We believe we can work that out with the Borough President, yes, sir.

MR. DIVOL: So specific to your question about solar, we have done some initial

studies with our consultant who is also doing our analysis on the geothermal, about solar. We haven't dug really deep into those studies so far because with residential buildings like this, there's not a tremendous amount of area for solar panels.

So it has less of an efficient effect on delivering energy. But once the buildings are in the design process, we will certainly continue to look at options for solar within the buildings themselves. But we've really been most focused on the geothermal energy, which provides the largest amount of available sustainable energy to the project area.

MR. MARTIN: And Commissioner Osorio, I want to address sort of the two-part displacement question. I think you were asking about displacement of businesses in the area and then secondary displacement of residence outside of the footprint of the project. As it relates to the small businesses that surround the project site, our studies show that the project would generate $50 million, $50 million annually in revenue outside of the project area, which is a benefit to

all the small businesses that surround the site. In fact, we met with many of them up and down Steinway Street and 34th Avenue, Broadway.

People are excited about re-energizing these retail corridors with the foot traffic that this project will bring. With the workers, with the residents, and the people attending. You know, going to the retail shops, and going to the community services and offerings that project will have.

As it relates to the residential, the potential for residential secondary displacement. Our racial equity report found that 61 percent of the renter-occupied units surrounding this project are either income-restricted already or subject to rent stabilization. And on top of that figure, you have one and two-family households, which is pretty typical in this area that often are owner occupied. And so it's not to say that this issue is not a real one that we also share a concern, but there is a certain level of protection of the existing community.

And again, we're talking about an area where virtually no housing -- our project

sites, where virtually no housing exists. And we're creating 2,800 new homes, including over 700 permanently affordable homes in a city that's facing a housing crisis. And while it's not a panacea for the housing prices, adding more housing supply in the area -- these two council districts adjacent to the project have a two percent and 2.8 percent vacancy rate. And so adding more supply can help to alleviate the upward pressure on rent. And so I just would address that issue in that way.

COMM. OSORIO: Thank you. I appreciate that.

Chair Garodnick, can I ask a quick follow-up question?

THE CHAIR: Yes. Go ahead.

COMM. OSORIO: Thank you.

I appreciate that response. I mean, I guess the point that I was trying to make is that, what is the relationship to industrial businesses and industrial lease-owned land in one of the sort of like, an important pocket that remains? I will -- my question is really about the response on the sustainability improvements.

Again, kudos on exploring

geothermal and considering solar to some extent. But I wanted to know whether the open space design has received any additional analysis in terms of how well or to what extent it is responding to extreme heat and unequal access to cool and green spaces in an area that is a high-risk in the world.

MR. DIVOL: I'll take that one.

And Jesse, I don't know if -- Steven Lee is on too, I don't know if he can be promoted from SWA/Balsley, who is our landscape architect. But SWA/Balsley did an extensive analysis of the neighborhood and the different types of open spaces that exist, the few that there are, to determine or to come up with a proposal on what types of open spaces could be provided. And you can see from many of our renderings, which we could actually pull up if you would like us to, that show the openness of these spaces to the sidewalks in the street. Many of them considered to be shaded with seating in grassy areas to provide, you know, fully public access to different types of open spaces throughout all five blocks.

So we haven't done an analysis that I know of specifically to how these open

spaces will quantitatively affect sort of the heat island effect. But I think Steven might be able to speak to that a little bit more probably qualitatively, based on their designs.

MR. LEE: Sure. Can everyone hear me?

COMM. OSORIO: Yes.

MR. LEE: Hi it's Steven Lee, landscape architect for the project.

So we've been, as Jamison said, we did a thorough analysis of the existing open spaces within the neighborhood and made sure that programmatically what we were proposing would literally kind of compliment that existing inventory and provide new amenities that are not kind of replicating what's already there, but providing ones that support the community and provide additional new kinds of amenities that don't exist.

And I think when you look at the design of the open space, as we really thoughtfully considered the kind of balance between hardscape and softscape, we're taking a site that's essentially 100 percent hardscape today and we've

added a significant quantity of softscape-implanted areas while considering the need for, you know, circulation and active spaces that will better serve the community.

So I think you'll see, if you look at the designs of the open space, is that there is a significant amount of greenery, of plantings, of shaved trees that have been established that will certainly help to mitigate the urban heat island effect.

THE CHAIR: Thank you.

Thank you Commissioner.

Let's go to Commissioner Marin.

COMM. MARIN: Chair Garodnick. Thank you.

Team, thank you for your presentation. My question is based on a response that Mr. Collins gave to Raj -- or Commissioner Rampershad and is based on the affordable housing units. So I believe I heard that the affordable units are going to be segregated into their own buildings and not mixed in the market rate units; is that correct?

MR. MARTIN: Thank you for the

question, Commissioner Marin. This is Jay Martin with BedRock Real Estate Partners. I'll jump in. Our MIH units will be fully integrated into the housing, the project's housing. So to be very clear, the affordable 711 permanently affordable housing units will be integrated into our general residential program.

Brian was answering a question relating to, if we end up doing, as we expect to do, more affordable housing than what MIH requires, that may be under HPD programs, that the financing mechanisms require that they'd be in their standalone buildings. But those will complement the mixed-income buildings. That'll be the remainder of the project.

COMM. MARIN: If possible would it be -- if allowable, would it be possible to integrate them into the rest of the development? Once you know what the funding is.

MR. MARTIN: We can explore it. Our understanding of how many of these programs work is that the financing mechanisms typically require standalone buildings. But again, the remainder of the project will be mixed-income.

There are not going to be any fully market rate buildings. Every building in the project will have units available that are deeply affordable.

COMM. MARIN: I strongly suggest that you take a look at those HPD term sheets because there have been many projects that have been brought to us, one standalone building with many, many forms of HPD financing. Sara, Ella. So I would urge you to take a look at that and I encourage you to mix all the units within the entire development and not segregate any of them.

MR. MARTIN: We can do that.

COMM. MARIN: Thank you.

THE CHAIR: Commissioner Rampershad?

COMM. RAMPERSHAD: Yes. Thank you. Just one follow-up question.

Also, Commissioner Marin actually just brought up the point. I was going to also bring up, thank you. This project is massive in scale. With that, has there been any conversation with the MTA and DOT by increasing bus and train service to this community, if this project is to get built? What discussions have you had or is

there anything you can tell us, you know, about what plans are in place?

MR. MAYSR: As you could, as you no doubt saw in the GEIS that was certified on the project, we actually do not have a transportation impact. That said, we will of course, continue to talk to MTA, certainly regarding surface transit potential to expand. As you know, Commissioner, the MTA often will expand once they show there is demand. With regard to the subway, we do not show under the standard analysis that we are showing an impact.

COMM. MARIN: Yeah. I saw that, I know the area very well. I go there often and I can tell you I've been many years at the movie theater, PC Richard, Panera across the street, oh there's some very familiar -- and I know parking is tough but I also know, you know, taking the train, that is the best way. So I'm just curious if they were going to increase service. So I thank you for your responses to the questions I had earlier. Thank you.

MR. MAYSR: Thank you for visiting our site.

MR. MARTIN: And quite frankly, Commissioner Rampershad, you raised an important point about this project that maybe we haven't emphasized enough. I mean, this is true transit-oriented development. This is what the best urban planning says where you should build housing, where a project like this is best suited. And we're sitting between three Subway stations, multiple bulk of the bus lanes, bike infrastructure. Obviously, if someone wants to use a car, there's Northern Boulevard. But this is really at the epicenter of where good urban planning would say a project like this should be located.

MS. DO: This is Linh Do from AKRF. I just wanted to clarify that, Commissioner, in the DEIS, we did show some transportation impacts. That was traffic, as well as pedestrians and transit. We had identified potential mitigation and in some cases, there may have been some unmitigated. As part of the work between draft and final, we are continuing to work with DOT and City Planning on addressing some of those impacts. And in the FEIS we believe that we will

identify some additional mitigation that will fully mitigate the impacts that we've looked at.

COMM. MARIN: Thank you for the response. Thank you.

THE CHAIR: Thank you. Thank you, Commissioner.

Let's see if there are any more questions that the applicant team here before we go to members of the public. Okay. Seeing none.

I thank you-all for your presence here today and for for answering these questions. Will look forward to following up with you as this process continues. And we're going to go now to the public and call on them in turn. We tend to go in order of five, against five, in favor of five, against five in favor, to the extent that they exist in that sort of an order. Since we've heard from the applicant team, we're going to go to our first grouping of people who are not supportive of the proposal. And the first up is Nancy Silverman to be followed by Isadora Zanon.

So Ms. Silverman, as soon as you are ready, you can go ahead and proceed. You have three minutes.

MS. SILVERMAN: Were you calling on me?

THE CHAIR: If you are Nancy Silverman --

MS. SILVERMAN: Yes.

THE CHAIR: -- then yes.

MS. SILVERMAN: Yes. Apologies. I was connecting.

THE CHAIR: No. That's okay. No problem. We'll start you -- as soon as you start, we'll start. We're good.

MS. SILVERMAN: Okay. Thank you. And thank you-all the Commissioners of your questions of the developers. I have been a participant in this process for a couple of years in the sense of a community member who lives nearby. I have testified at various public hearings and so on my concerns about this project are a number of concerns, some of which you raised.

The affordability. I thank the Borough President for bringing up at most strongly and for the Community Board for disapproving the project, mostly based on affordability. I also want to talk about some of the issues with the

developers and the way that they are answering your questions. I'm sure you don't need me to tell you that they are answering your questions vaguely. And they are doing that. They have been doing that for the two years that they have been asked these questions. So when they say "we'll try to do that," or "we expect to do that," I know that you, Commissioners, don't need me to tell you that those are not answers. And this is what the Borough President also realized when he asked about affordability and waited for them to come back with a number or an answer. Instead, "we will try."

I also want to address the last issue of public transportation and impact. Now, the -- I don't doubt that their impact study showed what it showed, but I live a half-a-block away and I know that pre-COVID, should we get there, my subway stop was packed every morning and every night during rush hour. I work a 9:00 to 5:00 job in Midtown, like many of my neighbors, and that I -- it's hard to believe that 2,700 apartments will not have an impact on the nearest subway station. Their impact study shows there's going to be impact on the station that's ten blocks away. I don't

really understand how they came to that. But that is what it is.

But I just mostly want to talk about the lack of specificity of the developers when they answer the questions. We cannot trust them to give us what they ask, especially things that will not be required. And so thank you, Commissioners, for your questions and for listening to their answers carefully. I will give the rest of my time.

THE CHAIR: Thank you very much, Ms. Silverman. I will note for the Commission and for new Commissioners, the way that I tend to proceed in the public hearing portion of our meeting is if I see any hands when a member of the public is concluded, I will call on you. If I don't, I'm just going to move on to the next person. So I'm not just going to specifically call for questions. But if you do have one, please do raise your hand before they're done, and I will call on you.

So thank you, Ms. Silverman. I do not see questions for you from our panel of Commissioners, but we appreciate your being here

today.

Next up is Isadora Zanon, followed by Doreen Mohammad.

MS. ZANON: Hi, can you hear me?

THE CHAIR: We can.

MS. ZANON: Amazing. Hi, so my name is Isadora. And I agree with Nancy in that I have a lot of reservations and concerns about this project. I've only heard about it in the last few months. And to be clear, I didn't hear it from Innovation QNS or from any of the planners, the developers of the site. I heard it through my own interest in Astoria and the changes that I've been seeing as a longtime resident of this neighborhood. So to be clear.

So some of my issues are the public space in the project, which is not really public space, I think it's disingenuous to call it public space. They talk about it a lot and they say there's a big positive point of their project. But it's going to be enclosed in, you know, their 20-something-story buildings. It's going to be commercial corridors. It's not going to be a space that's inviting to the neighborhood and they

haven't really made any changes into the plans that show me or anyone else that, you know, this is a public space.

Furthermore, it's at the expense of open sky, which is one of the best things about Astoria is that we have a lot of access to the open sky. We don't have a lot of shadows in the neighborhood. Speaking of shadows, their buildings are actually going to cast a huge shadow on Playground 35, which is currently where a lot of the kids in the neighborhood play. And even their own assessment, that playground is going to be continuously in shadow all day, every day, throughout the entire year.

But really my main concern is the affordability of the housing they offer. I think that for a project that's funded by billionaires, It's absolutely appalling that they only offer a minimum of 25 affordable housing. 25 percent of the units as affordable housing, which is, you know, legally-mandated. In fact, they must do it. Which is to say, I really don't think it's -- if it were not a legal requirement, that they would -- that they would have any affordable housing at all.

And they haven't made any significant changes to the proposal. I've been out talking about this for the last few months at every town hall, every public meeting there has been, and they just really have not made any changes at all. There's still only 25 percent affordable housing and, you know, and they are very vague, like Nancy said, about the numbers that they're willing to give in terms of any more affordable housing or 30 percent AMI versus any other percentages of an AMI.

And I am actually really appalled that they said they're only going to offer more affordable housing if they get financed from HPD. It's extremely disingenuous that they would say that they won't make any money off indefinite rent from almost 3,000 units if they can't find financing.

THE CHAIR: Great. Thank you very much.

Next up is Doreen Mohammad, followed by Evi Hantzopoulos.

MS. MOHAMMAD: Hi everyone. I'm a fellow member of the Queen Community Board 1. I'm first generation working class American. All

my parents are from Baldish (phonetic). We have voted against this project for a reason. It is not meeting the needs of our community. You know, like, they have had back-and-forth with the land-use committee, like, about 12 times, failed to really meet any of the stipulated recommendations in a meaningful way.

What our district needs is -- this CB1 is 45 percent very low-income to low-income. We need deeply affordable housing. That's at 30 percent AMIs and less. 47 percent of CD1 is rent burdened. And these are likely conservative numbers. There's no good-faith actions from them to engage in the Community Board's recommendations and President Donovan Richard's recommendations.

And we just keep seeing this, like, the strain is going to give on our subways, like, you know, like, that area, as Nancy and as Odorio alluded to, like, we need to invest in the infrastructure, like, the sewage infrastructure, you name it. Like, we can't even afford that influx of residents and they won't even meet the needs of our community. It's mostly going to yield

displacement as well as secondary and third, tertiary-level displacement. You know, like my two-bedroom here is $2,000. Their two-bedrooms would be $5,000. Like, I've been working in city government and public service, and I'm on this community board and I can't even afford their housing, right?

And then this is also threatening to displace many of the, you know, Black and Brown immigrant working class elderly folks in the area. You know, we had CAAAV and the Baldish attendance which, you know, I represent and engage with. Like, they can't afford this. It doesn't meet their needs and we deserve a lot better.

There's been no good-faith interactions. Like, there's been no good-faith community interactions. They were giving out bagels at NYCHA to people who are food insecure, and forcing them to sign support cards to act like this would actually be good for the community. As Nancy alluded, they keep giving vague answers. They don't engage properly and they're not meeting the needs of the community.

This project is an abomination.

It's going to drive out the working class businesses on Steinway Street, Desi Barbecue's rent keeps keeps spiking because of it, and there's so many others. Like, we already have supermarkets in the area. Bringing, like, you know, these expensive unaffordable things will not help. There's no interaction, they have not even addressed that they didn't meet the council member Julie Lawn (phonetic) recommendations for her land-use practices, as well as when she was engaging with them before. She wrote a whole op-ed about this. So there's a lot going on and I'm happy to stay on to answer more questions, have more of a conversation.

THE CHAIR: Great. Thank you. There are some questions for you. I'm going to start with Commissioner Goodridge.

COMM. GOODRIDGE: Hi. Thank you so much for coming. So I want to give you the opportunity to address what will very likely be responses to this project because I think it's important to hear from your perspective. And the first and main argument with projects like these are, this will address a housing shortage even if

the apartments aren't affordable. And that somehow, by providing many market rate, you know, apartments that are unaffordable to the large number of people who live in the community, it will prevent displacement because then higher income people won't take up the apartments that are affordable.

Can you respond to that? Because that tends to be the main argument with these types of projects. Can you respond to that?

MS. MOHAMMAD: Sure. So I mean, there has been plenty of data and stuff that's shown that that's not the case. You know, New York City developed the NYC Equitable Development Tool, which is where the data I cited earlier about the needs the community is coming from. That we know this area is at a intermediate to high-risk of displacement. So like, it does have an impact.

And this is just -- it's just [inaudible) real estate interest propaganda, saying that if we build more housing, it'll meet the need. New York City actually has a pretty high vacancy rate. There are folks who have been talking about, it's like 12.5 percent, if not higher. And I said

this in my testimony to the Queens Borough President as well as the Community Board. There are rent stabilized units being held hostage as well.

So like, the issue isn't that we don't have enough housing, is that -- the few -- like, the housing we have, a lot of it that's being built is for the higher end of the market. That doesn't meet the needs of New Yorkers. Most New Yorkers, like, at least 50 percent of New York or more are under 50,000 a year, like, that's the housing group we need to be building for. And we need to address by building deeply affordable housing, 30 percent AMIs or less.

Otherwise, if we don't need to rubber stamp these projects that will displace folks, like, you already have, like, so many luxury units in LIC and other places that remain vacant. And it's also profitable for many of these big real estate ladders to keep them vacant because they can write off the losses. And we don't have any vacancy taxes or any type of liability for that.

So there's a lot of bigger systemic issues and it's really bad faith to be

like, oh, if we just build, build, build, that's going to solve the problem. Like, no, if you're not building the right kind of housing, deeply affordable housing, investing in public housing, and NYTCHA community land trust models, like, these luxury apartments are not it.

COMM. GOODRIDGE: Okay. And thank you, that was very helpful. My second and last question is: For this type of -- well, you know, my position is really for all projects there should be a racial equity statement. But for this type of project it wasn't required, but developers submitted one anyway. And you mentioned the this project would -- how this project would impact black and brown people in the community. Can you speak from your perspective? Essentially, my question is: What would be your racial equity statement in how this project would impact Black and Brown people in the community?

MS. MOHAMMAD: Sure. We know there's issues with the racial impacts data they produced. Evi who is the Chair of the Housing Committee, she'll likely to be able to speak more on that detail. But for me, like, -- and as a

first generation American, my parents are, you know, like, from Baldesh. There are so many Baldeshi immigrants here, elderly folks. We can't afford it. Like, I am college educated, like, I went to Columbia and, like, I cannot afford these apartments on this Community Board, you know, like it is direct gas line to me and so many folks that make Astoria and Queens great, you know, like, we see folks who are coming from, you know, Texas into New York City as a haven.

And like, we need that kind of deeply affordable housing, you know, like, the fact that Desi BBQ's business -- this is a Baldashi owner. Their rent used to be, I think 600 a month and it's -- not even with this project being passed, just a speculation. The speculative real estate that this project might come, their rent has soared to 4,000 a month, and they don't think they're going to be able to last long enough. There are other businesses on Steinway Street that is dealing with similar issues, like, I think Steinway Billiards, like there's a bunch.

And, you know, these folks have not been engaged in a meaningful way. Like, you

know, when this project first came out -- and it's been going on, you know, for years, at least two years, if not more, like, there was no engagement for Baldashi community. We had to fight to get any type of translation on the website and that translation was wrong. But the thing is, we're not white privilege folks or gentrifiers that can act the center of Colonialism. That's why they don't care about it. It's like, oh, we don't have the money.

We can't pay 5,000 a month for a two-bedroom. So like, we're not [inaudible] target because people really understand how this works. It wouldn't work well, like, they paid people to come disrupt our rally and press conference outside of the Queens Community Board 1 meeting that we had. Well, I think, again, for like 25 bucks. But when we explained to folks like, hey, you can't -- can you afford this apartment? Can you afford a $5,000 two-bedroom? Like, the union workers, they're not even guaranteeing that this is going to be a union thing.

There's no accountability. All these community benefits, et cetera, gets all this

talk, but then the people you're going to exploit to build this cannot even afford to live in this. And, like, we see how race and class are linked in this country and in this city where it's even more stronger, black and Brown, us New Yorkers are the poorest, are the highest risk of displacement continue -- are the highest risk of homelessness. And we continue to be disenfranchised.

And I keep trying to engage in these conversations, do various hearings by Innovation, QNS, The Community Board, Queens Board President. Even the format of this hearing isn't the most accessible to most Black and Brown New Yorkers based on the time, and day, and the format and the lack of like, we don't know what time you get to speak and how it works. So yeah, I hope that was all clear and I will be submitting a written testimony in detail, but, yeah, if anyone has any questions --

COMM. GOODRIDGE: Thank you.

THE CHAIR: Thank you, Commissioner Goodridge, Commissioner Osorio.

Thank you so much for your testimony to you and to the previous speakers. I

had two really quick questions just to -- mainly for clarification. So No. 1, the applicant and the team just explained a series of adjustments and specific work that has been invested on improving the quality of the open spaces to respond to the community needs. Has this been communicated to the Community Board?

MS. MOHAMMAD: To the best of my knowledge, it has not. But let's also just clarify. That area already has public open space, Isadora already spoke about that, that there's a public playground and bulldozing through it, the point is long, unaffordable, non-eco friendly, tall buildings, which that area infrastructure can't even handle. Like, we would need at least two subways, additional during rush-hour to do this. The MTA has said they could only maybe do one. You know, like, there's no -- we didn't -- we haven't even addressed, like, the sewage concerns and, like, the strain that will put on that area.

So like, this public open space is a misrepresentation, a bad-faith thing. Like, it's not true, and it's definitely not meeting the needs of the community. Like, it is deplorable

that they keep telling that building tall luxury high-rises, like, it's a key to, like, open space and revitalizing a disenfranchised community.

They'd like to paint this area as, like, a wasteland, like, I've heard of some things where they say, oh, like, oh no one really lives in this part -- in Astoria in general, whatever. And it's like, it's like, it's honestly rooted in racism. And, like, xenophobia towards, like, the working class, immigrant businesses, and people that live there, as well as the many rent-stabilized units, which have mostly elderly and disabled folks living there as well.

COMM. OSORIO: Thank you. Ms. Mohammad. I have another very quick question which is: In the -- during the dialogue with the applicant, the applicant expressed interest in implementing some of the recommendations from the Queens Borough Presidents, particularly the creation of the small business grant fund and the community development fund. Has this interest been communicated to the Community Board?

MS. MOHAMMAD: To the best of my knowledge, I have not heard anything but, you know,

like even Don Richards himself hasn't heard anything, you know, like he even noted that when he put his thing, like, we have been calling for 100 percent deeply affordable housing at 30 percent AMIs or less to even consider this project, you know? And, like they can't even come properly the way 145 did when it was going through the similar process with, like, the 50 percent that [inaudible] proposed, which I still think is deeply insufficient, right? Like, we're in a housing crisis, like, rents have soared in New York City by 33 percent and counting. For some people, 50 percent.

I don't even know how I -- and I grew up in Queens. You know, I don't even know how I'm going to afford to live here and continue to serve on this Community Board and do public service work in a couple months if I'm in a market-rate apartment. Like, these issues are really real and this lack of bad-faith -- these vague answers when there's also no accountability if they get this rezoning, as Nancy Silverman and other folks have spoken on, I'm sure Evi will speak more on this. It's deeply alarming and this probably just needs

to really be killed and just not be dignified. Like, we need to see it for the bad faith gentrifying Center Colonials project that it is at the expense of working class, Black, and Brown, and other New York -- it's all working class New Yorkers.

COMM. OSORIO: Thank you for your response.

THE CHAIR: Thank you, Commissioner. And Thank you, Ms. Mohammad. We appreciate very much, you're being here with us today.

Let me go on to Evi Hantzopoulos, to be followed by Christina Chaise.

THE SECRETARY: Evi is not in the room.

THE CHAIR: Okay. Let's move on to Christina Chaise.

MS. CHAISE: Hi, good morning.

THE CHAIR: Good Morning.

MS. CHAISE: Or afternoon.

THE CHAIR: Good Afternoon.

MS. CHAISE: I'm here today as Vice President on the Ravenswood Resident

Association, a member of the Justice for All Coalition, and a long time resident of Western Queens. Living here in public housing, I've watched how rezoning has fostered more segregation and isolation within and across Western Queens. Positioning certain areas as inaccessible for our enjoyment. The blocks I've traversed all my life have become unfamiliar and almost unwelcoming, occupied by high-rise buildings, new restaurants, and boutiques, most of which I cannot afford and access.

I'm here today because affordable housing initiatives utilizing MIH at 25 percent and AMI at 40 percent or more are not inclusive of extremely low-income families and disregards many poor and working class residents who do not meet the income requirements.

The median income of NYCHA residents is below 30,000. We, and many like us, will not be able to access the space at both residential and commercial levels. This is an issue of economic, racial, and disability justice. If approved, this will disrupt, displace, and just -- excuse me. This will disrupt, disturb, and

displace many of us in the long-term.

Moreover, as an educator, I know this will exacerbate the resources and capacity of local public schools, which are already struggling at present. With inflation and homelessness at an all time, this is the last thing we need. I was born and raised in Queens, and now I'm four months pregnant and worried that I may not be able to raise my child in the very neighborhoods that raised me. Sorry. Excuse me.

I cannot fathom how many other families have been stabilized and displaced by plans like this. All of our kids have a right -- excuse me. All of our kids have a right to a stable and vibrant future in the Astoria, not just those whose parents are income-eligible. It's quite clear that Innovation QNS will change the culture of our neighborhood, increase further barriers for addressing structural inequities that hamper our quality of life and sense of dignity as working class people. I implore you to vote no on Innovation QNS. Thank you kindly, and I'll be here if you have any questions.

THE CHAIR: Thank you. Thank you

very much for sharing with us. We appreciate your being here. And I know that this is a difficult conversation, clearly. But we do appreciate your being here and sharing your perspective, so thank you for that.

Okay. Let me move on to the next person who has signed up to testify. That is Nakea George, to be followed by John Miller.

THE SECRETARY: Nakea George is not in the room, neither is John Miller.

THE CHAIR: Okay. How about David Soukup?

MR. SOUKUP: Yes, thank you. I'm here. Can you hear me?

THE CHAIR: We can, go right ahead.

MR. SOUKUP: Thank you. I want to express my full support for the Innovation QNS project. As a local resident, I want to see my community to become a vibrant place to live, work, and raise families. Additionally, I'm a senior citizen. I want to be able to remain in my community. The Innovation QNS project will allow just that. Many of my neighbors, including myself,

live in walk-up apartments that will soon no longer be accessible to us. The community needs more affordable housing for seniors to ensure that me and other Astoria Residents can age in place in a community that we know and love.

Right now, older New Yorkers like myself are waiting five years for affordable senior housing on average. The Innovation QNS project will provide new, accessible, and most importantly, affordable senior housing that we greatly need in this community. The project also offers many other community benefits. 5400 jobs, over two acres of open space, new space for local non-profits to expand their services. This community needs to be revitalized and developed to grow and progress. This project will support Astoria families, Astoria seniors, and Astoria local businesses. I urge you to support the Innovation QNS project.

THE CHAIR: Great. Thank you. Thank you very much for your testimony and we appreciate your being here.

We're going to go next to Laura Picallo.

THE CHAIR: I understand that

Adis Kolenovic and David Kilmick are not in the room. So I will go to Laura Picallo if I have this correct. Ms. Picallo, you are next up.

MS. PICALLO: Hi there, good afternoon. I am --

THE CHAIR: Good afternoon.

MS. PICALLO: Thank you. I'm a long time of Astoria resident and I'm just here to reiterate some points that have already been said. When 75 percent of the housing proposed is completely unaffordable, studios starting at $3,100, why would this project even be considered by any government entity? $3,100 for a studio apartment makes 75 percent unaffordable housing and a massive block-long development makes sense to the community.

This project has already been rejected by the Community Board and by the Borough President. And there's a reason why. The bottom line is, this development is not beneficial for the people of Astoria. We are a working class neighborhood and we need working class prices for housing and commerce. This project will have catastrophic effects for decades to come. You will

most likely hear from people who do not live in Astoria, lauding the benefits of creating hundreds of units that cost three and four and $5,000 a month in rent.

They are unaware or not caring on how negatively this will impact our community. Rents in the surrounding areas will rise to compete with this development and piggyback off of their infrastructure, further exasperating our housing crisis. We 100 percent need housing. I think everyone is in agreement. There is an issue, there is a crisis. We need development. We need park space, we need space for non-profits. But today we're demanding better than what this development is offering. Bells and whistles are really nice. But this affordable -- unaffordable housing project development is not it.

We have the power today to create a better future for Queens. We do not need a market saturated with 75 percent unaffordable housing. Projects like these create the housing prices. So I'm asking everyone today to vote for Queens and against luxury housing that does not meet the needs of anyone who lives in the community

today. So thank you very much for your time.

THE CHAIR: Thank you.

Next up will be Onindita Sarker Sacar Onadi.

THE SECRETARY: Anandita is not in the room.

THE CHAIR: Okay. Moving onto Joaquim Rabinovitch.

MR. RABINOVITCH: Hello, can anybody hear me?

THE CHAIR: We can hear you, sir. Welcome.

MR. RABINOVITCH: Thank you. My name is Joaquim Rabinovitch. I am a long time Astoria resident for 22 years. I immigrated from Paris, France when I was 13 years old, and I moved to Astoria and I've stayed a resident to Astoria ever since. I am opposed to this Innovation QNS development and rezoning. And I come from a different place. We've all heard about the transportation, sanitation, affordable housing burden.

But I'd like to take a different style of approach and speak to the City Planning

Commission. Being a Paris resident and -- for 13 years when I was a kid, anyone that's visited Paris, one of the most visited cities in the world, has walked and seen the beauty of the buildings, the limestone buildings, the facades that have been kept the same.

And that is because the City Planning of Paris Commissions and all the City Planning agencies have made a consertive effort to keep the height of Paris buildings and the look of Paris buildings a certain way.

And if anyone has ever lived or been to Astoria, you've seen maybe five to four-story buildings and -- but not 24 stories, not 17 stories, not 25, 20, nothing like that. And to me would be a great displeasure and just visual burden. I know many people may not care about, but I'm just again, coming from a different kind of perspective, just another reason why to vote no. And you know, if you walk around Paris, you see this, you don't see glass tower monstrosities that are around.

And this is kind of a personal reason for me why I vote against is, I will urge

the development team to rethink the approach to how to build in this -- in a neighborhood that doesn't have glass tower buildings, at least in that area of eastern Astoria, kind of Woodside.

So if you think about, what do you want the City to look like in the future?

Do you want to keep the beauty of the city, the old buildings, the brick buildings or do you want to put more glass towers buildings because you -- if the City Planning Commission and any other governmental agencies approve this, you are opening the floodgates. Then you would see that happening in the other neighborhood.

Sunnyside, Woodside, and what's next. So this is not just an approach, just for this particular zoning, but it's kind of thing towards the future.

What do we want our city to look like in 20, 30, 45 years? And this is why I'm vehemently against it. And I would urge the development team to really rethink their approach and think about what you are doing to not just the affordable housing market, but also officially to the neighborhood. And that's it. I'm out of time.

THE CHAIR: Thank you very much. Let me go to Commissioner Goodridge.

Commissioner, did you have a question or comment?

COMM. GOODRIDGE: I have a --

THE CHAIR: Okay.

COMM. GOODRIDGE: Sorry. All right. Let me just ask one -- sorry.

I guess my question is: What would you say -- because this obviously would be the push-back about -- because this is the -- the main -- one of the main pros I guess that the developers have been mentioning is the green building, all the facilities, and all the technology. And I am betting that their response would be something along the lines of, you know, it's a sacrifice of, you can't have the older buildings with the older architecture that we have to -- this new developed building and it brings other pros. But I, you know, I like and I see what you're saying about neighborhood character. I guess I just want to give you an opportunity to respond to what obviously would be your counter-response.

MR. RABINOVICH: And I'm not an architect. I am a city worker for DOT, so I am pro union, a member of DC37, probably. But I guess I would say you would look at what other older European cities have done. They had the new construction here. I've walked -- in Astoria, that have kind of kept the neighborhood character. My -- I guess my main push-back would be the height of the buildings. I understand density, and financial viability, and profit margins. The more you build, the higher you build, the more you've profit off of it.

But I would kind of think of their holistic approach to kind of looking at how the neighborhood character looks like currently and keeping the height of the buildings to a minimum. There's no need to go big or go home. There's a need to kind of integrate with the neighborhood, and what the neighborhood looks like, and what the neighborhood needs. So that would be my response to that.

COMM. GOODRIDGE: Thank you.

THE CHAIR: Thank you, Commissioner. Thank you Mr. Rabinovitch, we

appreciate your testimony and we're going to move on.

I understand that. Tauheda Amin, Maria Fattore, and Corinne Haynes, who have all signed up are not in the room. So if that is correct, which I believe it is, I'm going to move on to George Stamatiadis.

Mr. Stamatiadis?

MR. STAMATIADIS: Good morning, everybody.

THE CHAIR: Good morning. We got you.

MR. STAMATIADIS: Good afternoon. Thank you very much for the opportunity.

I just wanted to tell you that I'm totally in favor of the QNS Innovation Project. And I'd like to present a grassroots resident's view of it. The entire community has fought major battles to create the atmosphere that attracted this great project. The Dutch Fields community fought to change the zoning from M1 to mixed-use, which ended devastation conditions on existing residential homes, which were deemed non-conforming use, which made it difficult to get mortgages,

insurance, and the ability to rebuild our homes if they were damaged more than 50 percent.

And of course, no new housing as of right. The major of adults fought, by generations, to make this community the great place that it is, is the fight to stop the state from taking over Riker's Island. Anti-graffiti programs and parades that we did, street prostitution was cleaned up, and agreements with the Port Authority at Laguardia for sound abatement, and traffic conditions, and late night flights considerations.

All these efforts produced this great community. Innovation QNS will continue the growth and success of our community by removing a five block blighted area of junk cars, garbage, and crime. This project will bring new, much needed new facilities, new business opportunities, new much needed employment, and a great quality of life. There's one other thing that I want to bring up. I'm annoyed that anybody, after being president of the Boys and Girls Club in Queens would tell me that the kids that came to that facility could not afford apartments in that building.

There's plenty of them out there that can. Shame on you from running this through race. It's disgusting. That's all. And the other thing is, this project is going to bring housing, it's certainly going to bring more jobs, and it's going to give great opportunity to my minority groups to open business. Shame on you. Anybody that throws the race card into a great project like this should be ashamed of themselves.

I'm sorry, I'm Mediterranean. You cooked me up and now I'm giving you the meat. That's all I can tell you.

THE CHAIR: Okay. Thank you, Mr. --

MR. STAMATIADIS: If you have any questions, I'll be glad to answer them.

THE CHAIR: You do have a question from Commissioner Goodridge. Commissioner, go ahead.

COMM. GOODRIDGE: I do. You gave us the appetizer, now it's ready to be entree. I do have some push-back, actually. I, you know, there have been some very valid points about visualized displacement. Studios that are $3,000

are clearly extremely unaffordable, even for moderate income, not even including lower income, and when you add in race -- and in addition to income, that is racialized displacement. And, you know, perhaps some businesses of color may benefit, but that's a separate issue.

But, you know, you brought us inquiries about displacement and there have been some very valid points about that. I, you know, I didn't hear anything other than just an assertion. I didn't hear any statistics or anything. But you know --

MR. STAMATIADIS: I'm not a statistics person. I'm a real life person, and I'm telling you that there were kids at the Boys and Girls Club that were of all colors, okay? That went on to become successful and to be able to probably afford that or afford it. And I think it's -- it just takes the wind out of kids that want to work hard and get where they want to get. And now you're telling them, hey, we're building this, but you can't afford this? Do you know, if it wasn't for Kaufman, the studios wouldn't have been built and the hundreds of jobs that it

generates? And the millions of dollars that it generates for the city and the commercial strip that it built? You want to stop progress, then we're just going to go backwards. You're going to progressively go backwards like a steam engine at 100 miles-an-hour. And my kids succeeded. They did not fall back. They did not go to jail.

COMM. GOODRIDGE: Yeah. My comment to you is, you aren't recognizing systemic racism and discrimination. And it exists, and this is what people here have come to testify about. So I clearly disagree. Clearly disagree.

MR. STAMATIADIS: No one said -- Commissioner, with all due respect, I did not say that it may or may not exist, but to use it as a weapon is wrong.

COMM. GOODRIDGE: You're basically saying that anyone bringing up the racialized displacement is playing the race card and that in it of itself is racist -- we can go back --

THE CHAIR: Hold on. Hold on. Hold on, everybody.

Commissioner, Sir, hold on.

Everybody just hold for one second. I am just going to -- just take a moment because --

COMM. GOODRIDGE: I don't need a breath, I just --

THE CHAIR: I want to give you -- Commissioner, I want to give you a -- I want to give you a chance to speak because I felt like that the person -- the gentlemen testifying, Mr. Stamatiadis was perhaps speaking over you, so I just want to give you a chance, and then if he wants to respond, he'll respond. But I just want to make sure that everybody has a chance to be heard. So go ahead, Commissioner. The floor is yours.

COMM. GOODRIDGE: I just want to make clear because I don't want there to be any misconception about this project. And I also don't want, you know, people to weaponize this and say that somehow this is turning against people of color who are moderate income and so forth, because that has been recognized, especially with small landlords in housing. So I want to make clear that it is a real true fact that there are a lot of people of color in this city who cannot -- who are

moderate income, who are lower income, who cannot afford these luxury apartments.

And this is a perfect example of it. This particular community is extremely racially diverse. You mentioned that someone didn't go to jail, that you don't know -- I mean, that -- again, we're talking about systemic racism, we're talking about -- and that is not being recognized here. I don't think that it's fair to, you know, all of the comments about shame on so-and-so, I don't think that those comments if we're look -- I can go on and on, but I just wanted to refute your comments and say that I don't agree at all whatsoever, as one of the Commissioners on here. And I don't think that that is really a fair way to even frame this project. And in fact, I think many of your comments are quite frankly racist.

So that's my comment for today. Well, it's not my comments of the day, but it's my comments for this exchange.

THE CHAIR: Okay. Thank you, Commissioner.

Let me -- let us move on to -- I'm sorry.

Are you still there, sir?

MR. STAMATIADIS: Yes. I just wanted to --

THE CHAIR: Okay. Go ahead. You can respond and then I'm going to call it a day and we're going to move onto our next person. Go ahead.

MR. STAMATIADIS: Again, Commissioner Goodridge, I can imagine that there are many people that are not of any color or all colors that can afford to come into this situation. So just as there are people that can't afford to go into it, at least they have an opportunity to go into it.

THE CHAIR: Okay. Thank you, sir. Thank you for your testimony and let's move on to Karl Goodman to be followed by Osage Ase.

MR. GOODMAN: Hi, everybody. I'm Carl Goodman. I'm the Executive Director of the Museum of the Moving Image in Astoria, Queens. I hope this can serve as a bit of a pallet cleanser between the appetizer and the entree. I'm speaking in support of Innovation QNS, with respect to the benefits it provides to the Museum of the Moving

Image, and its existence as a cultural anchor of the neighborhood, and to the diverse audiences that it serves throughout NYC. We're a $7 million non-profit org. With the help of City Council in 2011, we completed a $67.5 million major expansion that allowed us to double our capacity to public school audiences. And this also prepares for this moment.

Our corner borders a middle school, the movie studio, and a Starbucks. Caddy corner, this is where the development would be. Our most prominent visual marker is the largest parking lot I've ever seen result inbox electronics door, and a willfully technically inadequate multiplex, which is -- a part of this will be demolished and built with the latest amenities. We've been here for 35 years.

You may not notice, but we've been partners with our neighbors at KAS for the entire time. They were once our landlord and assemblies for the city. We have not always been on the same side. We have not always seen eye-to-eye. But in this case, I have to say that we are aligned.

Part one: We ain't goin' nowhere. We're owned by the city and we will continue to serve as a cultural anchor in the neighborhood, art house, movie theater.

No. 2: We get a new space in the development. And we're holding Kaufman to that promise. And they have not gone back on one since we started working together. Hardest part's to get them to make them -- make their promise. But we will be expanding in the way that it has been described before. And our activities will be largely community-based, as well as generating our name that allows us to present our community prolapse.

Point three: We will serve more people. We have 200,000 visitors a year right now in the neighborhood. If you haven't visited, shame on you. But we expect a 25 percent rise in visitors. 60,000 of them are New York City school students. We are at capacity with school visits and we need to expand that.

Point 4: We get a revitalized street in front of our front entrance. 35th Avenue, actually compared to Steinway, is a bit

desolate, and dark, and in some cases even unhealthy. The project will enliven this corridor where a front entrance exists. We see foot traffic as increasing markedly, which benefits, of course, the museum or the place to drop into and learn and have an elevated experience that museums can provide. It will open up the corridor on Steinway Street so that our board chair doesn't get lost on his way to the museum after getting out of the subway car.

Finally, I have read the environmental impact study related to this project. There are modest changes that I would like to see, but none that can't be accomplished through the process, negotiation, and continued work. Thank you very much.

THE CHAIR: Great. Thank you, Mr. Goodman. And we will encourage everyone to come pay you a visit. And we appreciate that point and all of them. So thank you. Thanks for being here.

Let me go onto Osagie Afe, to be followed by Melva Miller.

MR. AFE: Nice, nice. Close.

Osagie, sir.

I'm actually here to represent my colleague who couldn't be with us today. So this is his testimony on his behalf. So Charles Yu, Senior Director of Business Assistance at the Long Island City Partnership, is here to support the Innovation of QNS project which we think will benefit the community.

The Long Island City Partnership advocates for economic development that benefits the industrial, commercial, tech, cultural, tourism, and residential sectors of Long Island City. Our mission is to attract new businesses to LIC, retain those already here, welcome new residents and visitors, and promote a vibrant, authentic mixed-use community. We manage the LIC Business Improvement District, LIC BID. Our neighborhood has emerged as a vibrant mixed-use community, which has proven to be an important attribute that enables us to better withstand and recover from the pandemic, compared to other areas.

The proposed development will reinforce and add to this trend by delivering several much-needed benefits that the

community-at-large has been requesting for a long time. People are moving to this great neighborhood, as the latest census for shown. But space is becoming limited. In response to this, the project will create more than 725 permanent, affordable housing and senior apartments units on city blocks that could be utilized, more than two acres of public open space with greeneries, playground, performances space, and a dog park for the community. And 60,000 square-footage of community hub for organizations with deep local roots to expand much needed services.

In addition, the project will create many jobs and career paths during the construction and permanently for local job seekers. Existing small businesses, many of which are part of the dynamic fabric of this neighborhood, will benefit to when new residents and visitors spend locally. If this project does not move forward, it will be a real missed opportunity to expand access to affordable housing, create more public, open space and community space, hire local job seekers who are ready, willing, and able to work in the community. Thank you, folks. Thank you,

Commissioner.

THE CHAIR: Great. Thank you. Thank you very much for being here. We have a question for you from Commissioner Osorio.

COMM. OSORIO: Thank you very much for your testimony. And this may be question really for the author of the testimony, But I'm wondering if you can provide any insights regarding this question.

MR. AFE: Yes, Commissioner.

COMM. OSORIO: Thank you. My understanding is that the Long Island City Partnership operates the Long Island City industrial business owners?

MR. AFE: Yep.

COMM. OSORIO: And I want to understand, besides the benefits that you pointed out, what are the benefits to industrial jobs of the project, of the proposed project?

MR. AFE: There's a potential to bring more construction jobs for the build-out and increase more jobs for our businesses. So that's the benefit. More jobs.

COMM. OSORIO: Has the applicant

expressed any additional interest in supporting other sectors in the community, other industrial sectors in the community?

MR. AFE: Yes.

COMM. OSORIO: Can you expand a little bit on that?

MR. AFE: I think this is a more of a question the author would be --

COMM. OSORIO: Understood. Understood. Thank you so much for your insight.

MR. AFE: Definitely.

THE CHAIR: And there is an opportunity to the extent that you want to supplement this in response to a Commissioner Osorio's questions.

MR. AFE: Absolutely.

THE CHAIR: -- opportunity after the hearing, and certainly feel free to do that.

MR. AFE: Got you.

THE CHAIR: Thank you very much. We appreciate it.

Let me go onto Melva Miller to be followed by Bilkis Begum.

MS. MILLER: Good morning. Can

you hear me? Good afternoon, sorry.

We can hear you. Yes, I'm getting confused too. Half the people are saying good morning and I'm saying good morning back. Half the people are saying good afternoon, I'm saying good -- I don't know what time of day it is, but it is good to see you. Welcome.

Great to see you. Thank you, Chair, thank you the rest of the Commissioners. My name is Melva Miller and I'm the Chief Executive Officer of the Association for a Better New York, effectually known as ABNY, and a Queens resident who worked in this area for a very long time. ABNY is a non-profit organization representing many, many stakeholders. But more importantly, our mission is really to promote the connections between the public sector, the private sector, to make New York City a great place, a continuously great place, where people live, work, and visit, for all.

As you know, as New York City strives to recover from the economic fallout of COVID, it is important that our city rebound through job creation, the addition of affordable

housing, and contributions to our attack space, right? This is particularly important as policymakers prioritize communities that have historically faced the longstanding systemic challenges of unemployment and housing insecurity while addressing the needs of workers, residents, and businesses stemming from COVID-19.

According to the US Census Bureau, New York City continues to grow, right? 630,000 people since 2010, and it continues to grow in population size while unemployment rates continue to be the highest in the country. It is crucial that New York City and neighborhoods like Astoria find pathways to economic resiliency and inclusive opportunity. At the height of the pandemic, unemployment rates in Astoria where alarmingly high, 30 percent of its residents were unemployed, many whom were people of color. Lot of talk about that on the call today.

The QNS Innovation Project has the opportunity to address these challenges with this multi use development project that will -- sorry, will increase employment exponentially with 5400 jobs, ten times the number of jobs currently

in the five-block area. Creating well paying middle class, working class union jobs with family-sustaining wages. That's very key.

Additionally, the project will produce much needed affordable housing. And we know that the developers are working with the community to increase this with more than 700 currently, with more on the rise, with a wide range of affordability levels, addressing housing instability concerns that have impacted New Yorkers and many area residents for decades.

Furthermore, there was a lot talked about the quality of life enhancements with the two acres of new publicly accessible open space plan for the area. But lastly, the development will support local businesses that are vitally important to the economic sustainability of the neighborhood. Many businesses were negatively impacted by the pandemic particularly small, minority, women-owned businesses. And this development project has promised to generate additional support for Astoria business with a projected 50 million in new spending. We spoke about that. So as Astoria --

RYAN: Time. Questions for Ms. Miller?

Commissioner Bozorg?

COMM. BOZORG: Hi there. Thanks for your testimony. I'm just curious to hear a little bit about kind of your position, and ABNY's position in general if it has one on -- you know, we've heard some serious concerns and there's -- I know ABNY takes kind of the citywide view and has to. But there is this real tension between kind of citywide needs and very real local needs and concerns. I think Commissioner Goodridge was kind of pulling out some of these.

I don't necessarily agree with it as false narratives that, you know, new housing is, you know, there is a lot of data that kind of new development and new housing in particular is good for bringing down rents over time, maybe not right in the neighborhood onsite, I think that's the very real tension with these projects that is very challenging to deal with.

But this idea of that, unless this project is 100 percent affordable, it shouldn't move forward. And it's on private land, which is

very challenging to, sometimes, for the public side to compel private landowners to go fully 100 percent affordable if they're not linked.

But I'm just kind of curious, how does ABNY kind of approach this tension of, you know, these kind of citywide issues and concerns that are at play here with very real local concerns? And when kind of the right threshold is met for a project meeting, meeting these needs, while also having potential impacts at the local level that are really -- can be very distressful?

MS. MILLER: Right, thank you for that. So you know, we really believe that all projects are local to someone, right? Especially to certain communities. And if we want New York City to continue to be the place where people come, people stay, and people want to be, it has to continue to grow, right? We have to create more jobs, we have to create more business opportunities, we have to create more housing. So more housing is better. In terms of affordability, right?

We know that there are different levels of income that are being strained by the

housing crisis. So whereas we know that, and we know the statistics of the area that's been talked about here, in terms of people who are of the lower income bands in Astoria, we also heard talk about the middle class and working class, right?

So we do know that there are housing needs for the middle class as well. So our position really on housing is we have to continue to build. We have to work with the private sector to do that. And government needs to incentivize the private sector. And we also have to make sure that we're looking at the housing needs of income-bases across the spectrum. Low, medium, working, medium- high, as well.

And then it's working with the community, not in spite of the community needs, right? So I think the sort of, from ABNY's perspective, we paid very close attention to what happens at the Community Board levels, at the Borough Presidents levels, making sure that those conversations are happening. So when it hits to the City Planning Commission stage and the City Council stage, it is our hope that there are some fruitful conversations that will tail each project

that will be in response to the needs of the community, but also address the needs of the city. I hope I answered your question.

COMM. BOZORG: Yes. Thank you.

RYAN: I will call some names of some folks who have already been called and weren't in the room and now are back and back in the room. The first is Nakia George (phonetic).

MS. GEORGE: Hello.

RYAN: Hi, we can hear you.

MS. GEORGE: Okay. My name is Nakia George and I'm a community advocate for Woodside, Queens. And I wanted to start off by saying, I'm for -- I'm 100 percent for the project of Innovation QNS. And I wanted to let everybody know that it is a critical time to invest in our city in general. And more specifically, within the boroughs, outside of Manhattan. This project alone will create 2800 units of housing. The City desperately needs 700-plus, which would be permanently affordable homes, at a wide range of affordability levels, Over two acres of new, publicly accessible, open space.

This development will revitalize

the Steinway Corridor and provide much needed spending and excitement around existing local businesses who have struggled throughout the pandemic. 3,007 construction jobs, 1,700 permanent jobs, and ten times the number of jobs currently on the five-block area, including good union jobs that pay family-sustaining wages. We have so many members who are unable to work in the neighborhood. They live in an -- and this adds to that.

The project will finally make a change for the entire Astoria. This development will also bring in a wide range of community services and amenities. And this includes major community innovation hubs, where non-profit organizations can expend their services in Astoria and grow. Thank you for your time and thank you for listening. I am in full support of Innovation QNS, and I hope that you-all find a way or encourage yourself to be in full support of this project because right now, it doesn't seem bright, but it will bring forth a bright future where we will have to accommodate and we will all have to work together. Thank you for your time.

RYAN: Thank you.

Questions? No? Okay. Thank you. We will move on to John Miller.

MR. MILLER: Yes. Hello?

RYAN: Hi. We can hear you.

MR. MILLER: Okay. Hi. I am a -- that's a tough act to follow, but I am also in full 100 percent support of the project. I grew up in Astoria. I work in Astoria. Unfortunately, my job had taken me -- not my job, my family had taken me out to New Jersey where, you know, rents are exploding all over the place. It's, you know, it's not just the New York City area and it's just become way unaffordable for me to commute and live that far away from where I work. So when a opportunity like this, to live in a beautiful place that would, believe it or not, be affordable to someone like me that can't afford the rent anymore in Jersey for what I need.

The other thing I can say is where the project is being built, to me is, I remember as a kid the Kaufman studio area, how decrepit it was, and what they did for that community, and the thriving businesses and all it's brought in there. I can envision that happening to

this five-block area which is completely decrepit and nothing is going on there at the time. And I know the talk has been all about affordable housing and, you know, I can empathize with that. But there are people like myself that aren't rich but do fall above the affordable housing level.

And, you know, so there are other people in this area that would like to live in some type of an a beautiful apartment building like this in this area, and bring the amount of jobs and money that it will bring, you know, to that area. So basically, that's all I have to say. I am 100 percent, I don't, you know, we're starving for affordable housing yet they're going to say -- they want to say no to 725 affordable units. Thank you very much.

RYAN: Thank you, Mr. Miller. Any further questions? Okay. So we have Adis Kolenovic?

MR. KOLENOVIC: Hello?

RYAN: Hello.

MR. KOLENOVIC: Hey, how are you? So my name is Adis Kolenovic. I'm [inaudible) bring up the topics in the development site,

culture, how its rents affect rents in the area. And let me start with those. Rents are [inaudible) I've spoken about this before, I'm going to keep it short this time. Rents are already [inaudible). There's already on (inaudible) apartment for rent [inaudible] Now people are saying [inaudible) is going to raise the rent in Astoria. No, [inaudible) with or without this development Site Astoria has a rent problem for a group of people [inaudible) expensive [inaudible)

RYAN: Mr. --

THE SECRETARY: Looks like we lost the speaker.

RYAN: Yeah. It looks like we lost Mr. Kolenovic. Can you hear us?

MR. KOLENOVIC: Yes, [inaudible) --

RYAN: Okay. You're cutting in and out.

MR. KOLENOVIC: Am I good?

RYAN: Yeah. There you go.

MR. KOLENOVIC: I'm good. All right. So [inaudible] in Astoria, it's not going to [inaudible] for getting increased rent. No,

rents are already up. [inaudible] Astoria West on [inaudible] bedroom, full [inaudible] that are coming to a Astoria with extra income, which are raising the rents. They have no choices. But walk-up --

COMM. BURNEY: Maybe he can submit his written testimony.

RYAN: Mr. Kolenovich, we're having trouble hearing you. We can either have you submit or we could also try to dial you in if we can get you a number to dial you in and and then on the phone call. You're muted.

MR. KOLENOVIC: Can you come back to me after one person?

RYAN: Yes. Yes, we can come back to you.

MR. KOLENOVIC: Perfect. Perfect.

RYAN: All right. And the next we have Onindita Sarker Onadi.

MS. ONADI: Hi.

RYAN: Hi.

MS. ONADI: How is everyone doing today?

RYAN: Good.

MS. ONADI: So earlier -- I am sorry, I am a community organizer for CAAAV Asians, organizing Asian communities. I currently have COVID, which is why I'm having a bit of a tough time talking. But the people earlier, like, our people, can't fully come to these hearings because they're at 10:00 a.m. and most people work jobs from, like, 9:00 a.m. to, like, 6:00 p.m., 7:00 p.m., 8:00 p.m. And they work these jobs to support their families because the people I'm organizing, they live, like, five blocks from the proposed development site.

There are, like, rent stabilized buildings there that are not being stabilized, and their rents are rising by 25, 20 percent, 35 percent, because of the speculation that has come with, like, this project. And this rent increase has happened in, like, the past six months from what we've seen. Other than that, like, earlier, our people, like, have been sitting outside in this heat because most of them can't access Zoom. Most of them can't speak English. They've been sitting outside in the heat with my colleagues and they

were promoted as panelists and then they were taken off. I don't know why.

Yeah. And I think that as far as this project goes, this is unaffordable. $3,100 for a one-bedroom studio, who's going to live in that? Like, people, immigrant people, especially immigrant people without families, they want to live with the families that they have here. When people move here, they need to live with their families in order to, like, integrate and be able to live here fully. If they can't do that, then they're going to die. And Astoria is a landing place for most of my friends. For most Bengali immigrants, Astoria is a landing place. It is where our businesses are, all of these amazing businesses, all of these amazing, like, people and the rent increases would take that away. They would not be able to live there anymore. And I've seen that in-person. I've seen that, like, when I went -- pardon?

RYAN: Go on, I'm sorry. I think there was a misfire.

MS. ONADI: Of course. Yes. I just think that Innovation QNS as a project as

unaffordable. Like, yes, 25 percent of the units are going to be affordable, but affordable to who? And the 75 percent of the units that are not going to affordable are going to, like, you know, remove the people that are there already. People live with their, like, their senior family members, their children in one-bedroom apartments in order to make it. And they do it so that they can live closer to their communities, closer to their families, closer to their home. And by approving this project, you would take that away.

THE CHAIR: Okay. Thank you very much.

Let me, let me just check in here for a sec. We have a question for you from Commissioner Osorio.

COMM. OSORIO: Thank you, Chair Garodnick. More than a question, I just wanted to thank you for your testimony. I know that it's a big effort to participate in these hearings, especially when you are sick. So I really appreciate that. I just wanted to encourage CAAAV to submit written testimony so that we can hear your thoughts and recommendations.

MS. ONADI: What would be more helpful is that [inaudible] is in the panel room right now with the other ten leaders. And they would be open to speaking in language and you have our organizers able to interpret.

RYAN: I believe that that's Khazi Maryam --

MS. ONADI: Yes.

COMM. OSORIO: -- who signed up? Yeah. She's on our next --

THE CHAIR: She's coming soon. Coming soon.

MS. ONADI: Thank you so much.

THE CHAIR: Okay. Thank you very much.

Okay. Next, we're going to call Adis Kolenovic. Forgive me if I have done an injustice to your name and feel free to correct me, but welcome.

MR. KOLENOVIC: How are you guys? So I'm an immigrant. I came here from Slovenia as a war refugee in 1998 for the Serbian-Bosnian War. I am an immigrant. So now the minority is going to say oh, but you're white, so it doesn't -- no. I'm

an immigrant. I came here. I don't have a white name like Richard or Charlie. They got my resume with my name added on it with no picture of me. And I ended up buying a house. So if you're here and you want to plant your roots --

Do you guys hear me?

RYAN: Yeah.

THE CHAIR: Yes, we can hear you.

MR. KOLENOVIC: So if you're here and you want to plant your family roots, you have to buy a property here. And there's programs from the government, such as FHA loan, 3.5 percent down-payment. And then you can go 5 percent down-payment, 10 percent, so on and so forth. So that I'm going to put to the side.

Culture. I'm going to go to culture. Culture. There is, I think, over 50 or 60 permits right now being pulled for new developments in Astoria and Long Island City. It might be a bigger number, you can go on DOB to check the number. Department of Buildings, it's public record. Majority of those are bringing open free market apartments. So what's coming to Astoria is a lot of free market apartments. What's

already in Astoria is already a four or $5,000 rent. So pushing this development away is not going to save you from these issues of not having affordable -- Astoria is already unaffordable. It's going to go even further. Astoria West is a building --

THE CHAIR: Did we -- did we lose?

RYAN: Yeah. It looks like we lost --

THE CHAIR: -- connection? Okay.

RYAN: Yeah.

THE CHAIR: Well, let us -- we can give him a chance to return to us for his remaining time later with technical difficulties here, but let us -- unless he is back already, let's proceed. Is there anybody -- is he back in the room?

RYAN: I don't see him, no.

THE CHAIR: Okay. All right. Let's proceed to Kazi Maryam and we will -- we can circle back as needed here.

Kazi Maryam, are you there?

MS. ACTAR: Right, Kazi is here

with us. My name is Priya Actar and I am an organizer with CAAAV.

THE CHAIR: Hello.

MS. ACTAR: We have several of our folks who are here now ready to testify. Many of them were called earlier and we're all on one laptop, so we weren't able to speak then. Can our folks just go now?

THE CHAIR: Yes. You can go right ahead. Welcome.

MS. ACTAR: Okay. Great.

THE CHAIR: But please do identify yourself so we know who we've got and who we missed here. We can do this as a group.

Ryan, that is --

RYAN: Yep, that's perfectly fine.

THE CHAIR: Let's go ahead. Please proceed. Welcome.

MS. ACTAR: Okay. So hi, My name is Priya Actar (phonetic), I'm an organizer with CAAAV. My own father lives just a mile, or less than a mile away from the development site. The reality is that the developers are claiming no one

really lives here. This is a decrepit area. That's not true. Over 6,000 working class Bengalis live here and they live here with their immigrant families. Astoria has long been a place of immigrants, of working class people, and it still is, The folks that I'm sitting with now have lived in this area for the past 20 years and they aren't paying $4,000 rents.

But what we do know is that Innovation QNS is trying to bring luxury market rate housing. The 25 percent set aside, that's legally-mandated, right? That's not just being given away out of kindness, is not enough, it is not an income bands that our folks can afford, that working class, black, brown, immigrant people can afford. And we've seen for a long time that just adding more market rate housing does not actually decrease rent prices. There is no place where that has been shown.

And instead, what we see is that the vacancy rate of luxury housing, of apartments at $2,300 or above are at a relatively high vacancy rate. I believe it's around 12 percent. Whereas, the rest of the City -- where apartments under

1,400, under 2,200 even, are at very minuscule vacancy rates. What we need is deeply affordable housing, not more luxury market rate housing. Our organizing efforts have been clear. We say no Innovation QNS. We ask that you disapprove this application.

I'm going to pass it to the next person who is [inaudible) She'll be presenting in Bangla and I can interpret for her.

MS. AMIN: So my name is Delvida Amin (phonetic). I have been living in Astoria for the past 18 years. The primary problem in this area is the excess rent. My children live here, they go to school here. I have built relationships with the Bengali community that lives here. Two-thirds of my income goes into rent. My rent is $2,000. So the developers have not spoken to us about -- or meet about this project. And I'm against this rezoning because it will increase our cost of living and our rent even more. If our rent goes up at all, we may have to leave, and we would be displaced. We would lose access to the Bengali community here. And I can't just pack up and leave behind my life and my family that's here. This is

why it demands that you disapprove or vote no to this rezoning.

MS. ACTAR: Next, we're going to move to Shima Akter.

MS. AKTER: So my name is Shima Akter (phonetic). I've been living in Astoria for 11 years, the rent is very high in this area. It was hard to survive the pandemic with our income. Our maintenance is not done properly and we faced harassment from the landlord even when we're paying these high rents to live in this area. If the rezoning happens, the rent is going to increase further. I don't want to leave this area because my kids are studying here and it's not easy to start over in a new place. Our conditions will get worse if our rents increase. I say no Innovation QNS.

MS. ACTAR: Next we'll move to Kazi Maryam.

MS. MARYAM: Hello. Good afternoon. My name is Kazi Maryam. I'm saying no to Innovation QNS. The reasons are, there's a lot of mom and pop stores around the area. If things change, these stores are not going to be around

anymore. And that's going to be a big problem because us, we're from Queens, we've got the most immigrants. You're going to end up kicking us all out. And that's not fair. I have parents. I've lived here. My parents lived here for 38 years. For the past, like, two or three years, rent's been going crazy high. Parking has been hard to find. People are complaining, immigrants can't afford it. We have people that are middle class, they still can't afford it.

And then Queens is honestly not for sale. Queens is not for sale. Queens is for the immigrants. There's so many immigrants in Queens. Astoria itself is made up of, like, Bengalis. We have Egyptians. We have all types of people around here. One-bedroom apartment is a lot. I'm sure, if things change, the rent is going to go up to like three, 4,000, which no one can afford. People can barely afford 1,000, 2,000 now. If Queens really cares about immigrants, this is not something that should take place. No one will be able to afford it. If you say yes to Innovation QNS, you are literally supporting the rich and trying to take out the working class and

immigrants. And I'll leave it there.

MR. DELWAR: Hi, my name is Hussein Delwar (phonetic), and I've been living in Astoria for pretty much my whole life. There are various communities here that allow for a very diverse experience. And not only growth but also culture. Astoria is a melting pot and changes like Innovation QNS can be seen right next door at Greensborough Plaza.

Projects like these may not present any trouble to those that are living at the project. But it has shown trouble to those who live surrounding it after the project is done. It can bring in problems such as rent hikes around, and also it brings in gentrification, which, as we can see along the East River from Brooklyn to Queens.

Projects like these kicked out ethnic communities that many people call home. The Bengali community present in the Astoria has taken years to build itself. So therefore, if a building project like this means to push down people from their homes, I most likely will encourage you to vote no. Thank you.

UNKNOWN FEMALE: Hi. My name is [inaudible] and I've lived in Astoria my whole life in the last 22 years. And I believe that the rezoning is in no way beneficial for our neighborhood because this community is made up of immigrants and working class people. This community is very important to me. It's all that I know and I don't want my family and friends to be displaced as well.

Being pushed out by increasing rents would make our lifestyle much more difficult and impact our mental and emotional well-being as well. Many immigrant families call Astoria home and deserve to decide what happens here. We are already struggling and this rezoning and development will only made things worse. I see my family struggling already to give me everything that I want and need as well. So to be able to upkeep with that and all the things that we need here, it's just hard to do all together at once. So I say that there should be no to the rezoning to the development Innovation --

MS. REGO: Hello, my name is Denala Rego (phonetic), and I have been living here

Astoria since 26 years and I have two children. They born here actually and they bring up here. And we are lots of suffering since, you know, Corona, and we're slowly suffering for -- we don't get our raise, but we get everything going up. All groceries, and everything, and rentals, they're going high. If they make the development big high building, it's going to be worse for us. Worse for us because we can't carry that much rent. And that's why I don't like that much develop here. We need not luxury development. And so what I'm saying no for this rezoning. Thank you.

THE CHAIR: Thank you.

MS. ACTAR: Next we have Bilgis Begolm (phonetic).

TISHA: My name is Tisha, I'm from CAAAV and I'm going to translate for her. Her name is Bilgis Begolm.

MS. BEGOLM: I've been living here for seven years. We are very low-income people. If we don't go to work every day, we have a hard time to afford our means. If buildings are made, our rent is going to increase. Our living expense and price of community is also going to

increase. We can't afford these. Our houses are being broken down and also being transferred into high-rise for rich people's profit and luxury. Our landlord is very ignored towards our maintenance. We get harassed and these hazardous conditions are pushing us out of -- pushing our low-wage working class folks out of their houses. We don't want to leave Astoria. All my family, friends, and neighbor are here.

I love this multi-cultural neighborhood we live in. We can't even afford to start our life somewhere else. This mega project is going to displace and burden our low-income population. Don't just think about luxury, profit, and business, please be human. Astoria is not for sale. I say no to Innovation QNS.

MS. ACTAR: We have Musamid Yasmin who just got back from work. And I'll interpret.

MS. YASMIN: My name is Musamid Yasmin. She said, I'm tired. I've been living in Astoria for the past 30 years and we have had no gas in our apartment for the past three months. I don't know what the landlord wants, but the rent is

already a burden. At this stage, it's hard to live like this. We're low-income and can't afford rent hikes that Innovation QNS will bring to this neighborhood. I don't remember any developer reaching out to me about this luxury project and I strongly oppose this mega project. I say no Innovation QNS.

MS. ACTAR: The reality of this situation is that thousands of working class tenants, immigrants, Bengali and otherwise, are opposed to this project because it will cause displacement and rent hikes. The standard of what's legally required is not enough. We know that this is about profit for the developers. And the housing prices is caused by developers like this and luxury development that does not actually create deeply affordable housing. We urge the CPC to deny this application and disapprove it. Thank you.

THE CHAIR: Great, thank you very much. And let me just say to you and everyone assembled that we very much appreciate your taking the time to be with us today. We know that it is difficult to sit and wait for the moment to have

your chance here. But we really appreciate your being present, sharing your views, and participating in this process. It is meaningful, It's important, and we're very grateful to you for spending the time and taking the time to be with us.

Let me turn to Commissioner Bozorg, who has a question or comment, and then onto Commissioner Burney.

COMM. BOZORG: Yes. Thank you. I also just wanted to thank CAAV and the folks that have gathered to provide testimony. I know how challenging that can be, especially with working schedules. I myself also grew up in a close-knit immigrant community. I know how important those networks are to children growing up.

I also just want to acknowledge that we heard a number of things about people's experiences that I'm sure CAAV is focused on that are obviously illegal, people's gas being turned off, et cetera. So I think, you know, I want to acknowledge that. And I hope there are things that the City is being responsive to to some of those issues. And if not, I hope there are other ways

that -- I know it's not in the Commission's purview, but I hope there are other connections that can be made to agencies that are responsible for responding to those issues.

MS. ACTAR: I appreciate that. Thank you. We're definitely organizing around those issues as well. But the reality is, given speculation, when landlords hear that a major project like this is coming, what they want is to have their apartments vacant so they can flip the buildings. And so we're seeing a lot of issues like this that are illegal, but that have been ongoing for months, not just in this building, but several buildings in the surrounding area.

THE CHAIR: Thank you, Commissioner. I share Commissioner Bozorg's concern about ensuring that legal protections are in place and that people have resources to be able to push back against bad acts in an effort to take advantage of a moment. So I'm glad that Commissioner Bozorg made that point, she is absolutely correct.

And Commissioner Burney, I'm going to go to you next.

COMM. BURNEY: Thank you.

I just wanted to second Chair Garodnick's compliment about your organizing and getting together as you have done. I don't think in the time I've been on the Commission, I've seen a group presentation outdoors, all working off Kazi Maryam's laptop. I mean, it's quite a feat of organization, extremely powerful testimony. And I think it just shows the power of organizing and what you can do as organizing a community. And I compliment you for your testimony and all power to you in the future.

MS. ACTAR: If I may, I would just like to add that we have honestly hundreds of people who are not able to be here today. You know, this time and this format is incredibly inaccessible. And so I would hope that you-all keep that in mind as you make your decisions. And not to add also that language interpretation, I see that you have interpreters on the line, but there's no way to actually hear the interpreted line. Unless you speak English, you can't engage.

COMM. BURNEY: Also, bear in mind, you could submit written testimony that is

then distributed to all the Commissioners. So that's also a second way to overcome some of the obstacles of the difficulties of testifying.

MS. ACTAR: Thank you very much.

THE CHAIR: Commissioner Osorio?

COMM. OSORIO: Thank you. Thanks again for all of the work entailed to organize and allow us to hear directly from the community. I wanted to follow up on a couple comments that I heard regarding the type of jobs that the community relies on. Can you explain a little bit what those jobs are and where are they located to allow the community to afford rent in Astoria?

MS. ACTAR: Well, the way that people afford rent is honestly by overcrowding an apartment. And with everyone working low wage jobs, the jobs that Innovation QNS talks about will not actually be accessible to most of the working class people that live here. And most of them would not be high paying enough to actually afford the apartments that would be deemed affordable in this project. We have folks who do housekeeping work, who are taxi drivers, who are clerks at grocery stores, restaurant workers. And so their

primary concern is making sure that they don't get displaced from this neighborhood and increasing rents will cause their displacement.

COMM. OSORIO: Thank you.

THE CHAIR: Thank you, Commissioner.

Okay. Thanks again to all assembled. We appreciate your time and we certainly have heard your comments and appreciate them.

So we're going to move on in today's hearing to the next person who actually is a return testifier that got cut off mid stream. We have Mr. Kolenovic back in the room.

Mr. Kolenovic, when you are ready, are going to give you half your time back, a minute-and-a-half. So please go right ahead and we'll try to hang onto you this time.

MR. KOLENOVIC: All right. Do you guys hear me?

THE CHAIR: We hear you.

MR. KOLENOVIC: All right. Let me just put it on speaker. Boom. Hear me now?

THE CHAIR: Yes, we hear you.

MR. KOLENOVIC: Beautiful. So back to what I was saying. I'm an immigrant. I came here as a war refugee. My mother was a cleaner and she retired a cleaner. She used to clean homes and my mother was a cleaner. My mother doesn't speak English. She speaks it, but broken. My father worked as a laborer in a tile shop on 31st Avenue. I went to PS 84, IS 141 William Cullin Bryants, right? All right.

There is rent stabilized apartments, there's food stamps, there's programs, there's a lot of programs that are offered by the city. If you get a -- there's many rent stabilized apartments in Astoria. If you get one of those, you're locked in for a certain raise for the next few years. So there's ways to combat these issues right? Now, majority of Astoria now, Astoria was primarily immigrant when I was growing up in late nineties, early 2000's, it was primarily immigrant.

Astoria, I'm sorry to say, is no longer primarily immigrant. Now, Astoria looks like the Upper East Side. So when you ask Astoria and say, hey, listen, we're going to build the building. I think 25 percent affordable housing is

fair. Given that if I had to assume, I would assume 25 percent of Astoria is immigrant or 30 percent, whatever it is.

Now, they're saying, oh, it's -- they're doing it for profit. Yes, this is a private organization that's going to the City and saying, hey, listen, I'm going to do my business like every other developer. But listen, I'll give you guys 25 percent affordable -- 700 apartments, affordable. They're being nice for doing that. Now, on the other side, if you raise their percentage of affordable housing, they're paying less property tax. So you're arguing -- because I've heard somebody say at the meeting, they're like, give 100 percent affordable housing, like, all right, so then the City should build that. Go to the city, don't go to this private developer, you know? This is a business.

I know a lot of Bangladeshi and all these people. They're very hard working, very good, very honest people. But I know a lot of them that open businesses, that bought properties, that got rent stabilized apartments. I know a lot of them, I work with a lot of them. I'm in

construction, you know, so what I'm trying to say is, the city has established issues.

Coming onto here and speaking about gas problem, I understand that is bad. That is no good, but there's agencies for that. You can't come to a private developer that is trying to get approved plans to do a development and offer 25 percent affordable housing, hey, my gas is out. That's not how you do it. So saying, oh, these landlords are trying to raise rents. They've been doing this for a long time. So trying to raise rents, and it's just, it's a business.

We're in a capitalism country. This is just what it is. But the city offers nice programs like rent stabilization, food stamps, so on and so forth. Astoria rents are going to continue going up as they have been going. So this issue, if you push this developer away, you won't get 700 apartments, potentially.

RYAN: Time.

THE CHAIR: Thank you. Thank you very much for coming back and finishing your thoughts. We appreciate it. I also do think that your reminder is an important one, particularly

that relates to the dynamic at play on what is required of private interests and what the City has the ability to deliver on its own, you know, MIH is a program.

You know, we're not going to -- we're not going to applaud any private interest for, you know, for doing it. It is their obligation and it is the thing that is delivering us, in the cases where MIH has applied, affordable units on a developer's dime. Which of course is why that program was created. It is the most aggressive in the country and it is a requirement for good reason. And it is an effort to try to strike a balance between what you could accomplish, what you could get in terms of affordability out of a private development versus what would make a project not viable.

And that was a carefully crafted program, which I had the privilege of voting on when I was in the city council as an effort to try to require more of private interests and to deliver affordable housing to the maximum extent possible on their done as a result of the opportunity that was being created for them.

And so I think that that is important to remember. I think you have -- you gave me the moment, which I felt like it was the right moment to say out loud. I also will note that there are opportunities to go to the a 100 percent affordable projects and those are usually the ones that are sponsored by the City. Where the City has land that is able to partner with a private developer, its cost is lower because the land is essentially free. And we see those coming before the City Planning Commission routinely. In fact, we saw one earlier today.

And so it is another really important tool for us as we think about ways to deliver affordable housing to New Yorkers. So -- and as I, as we sit here, we've heard from the applicant team, they are in the middle of conversations. Of course, this is not a settled point yet, but conversations with the City about whether there are ways to add additional, specifically affordable buildings within the mix here. That is still an open question.

And as others have pointed out, you know, not a done deal. So we will just, you

know, factor that in as we consider all of this. But to your point, sir, there is a difference between private industry here and public-sponsored sites. And I just think it was important that I take a moment to recognize that. So thank you for for mentioning it.

Let us move on. We are going to hear from Ali -- oh boy, forgive me now, I'm going to do this right, but if I make a mistake, please forgive me, Ali Seyedahmadian.

MR. SEYEDAHMADIAN: Hello. Yeah, that was close enough.

THE CHAIR: Close -- okay. Thank you. I appreciate it. Tell me the precise though so I get it right next time.

MR. SEYEDAHMADIAN: Seyedadhmadian.

THE CHAIR: Seyedadhmadian. Okay. Good. Thank you.

MR. SEYEDAHMADIAN: All right. So hello everybody. I am here to talk in support of Innovation QNS. I worked in Long Island City and I live in Sunnyside. I think one of the major problems that we're seeing that causes increases in

rents is the major supply, shortage of housing that we have, not only New York, but in all of America. The latest report that I saw is that we have 3.8 million units -- we are 3.8 million units short all across America. And one of the reasons that we're seeing this increase in rent prices is because there is more demand but less supply.

I personally looked for two months just this summer to find a place to live in as I was looking to change houses and be closer to work. And there is very limited supply. Everything is expensive. But one of the ways that we can alleviate that is to build new developments such as Innovation QNS. In addition to that, I also work in advanced manufacturing for the architecture industry. And I think not only the jobs that will be created for the community by businesses that will be accommodated in the Innovation QNS development, but also the construction jobs that it will create will be a big boost to the local Queens economy.

So to sum it all up, I live in Queens, I work in Queens, I'm also a second generation immigrant, and I believe that this is

incredibly important for the progress of our city, and that's to summarize. Thank you.

THE CHAIR: Thank you very much.

Question or comment from Commissioner Osorio?

COMM. OSORIO: Thank you very much for your testimony. Can you expand a little bit on the opportunities associated with advanced manufacturing provided by or proposed by the applicant?

MR. SEYEDAHMADIAN: In terms of the Innovation QNS development or in terms of my discussion of support?

COMM. OSORIO: In terms of the proposal, the Innovation, the --

MR. SEYEDAHMADIAN: In terms of the proposal, you know, we have been an active member of Queens Tech Night, which is a support for bringing more tech opportunities to Queens as a job growth factor. And we have been very properly supported by businesses in Queens. And we, the LICP partnership, in addition to other factors and board members on it, on Queens Tech Night, have been incredibly supportive of not only the

businesses that are in Queens currently, but I think that, you know, in terms of the planning, they have intubation spaces and maker spaces for the community that can encourage not only professionals that come in, but people at a young age to kind of grow and get interested in these endeavors. Does that answer your question or --

COMM. OSORIO: Well, I specifically want to know, to what extent do you feel that the proposal will help advance manufacturing in the community? Or support advanced manufacturing in the community?

MR. SEYEDAHMADIAN: So in terms of job growth, yeah, you know, we are an advanced manufacturing company specifically catered for construction and architecture. The jobs that the the construction will only bring will add a lot of opportunities for for new hires. We're a growing company. Last year I was the seventh employee to join the company in 2021. Now we're at 25 and that's because we're seeing a boom in construction in New York lead on by some of the housing shortage crises that I mentioned before. So I think, you know, there are a lot of opportunities that such a

development can bring to the local economy.

COMM. OSORIO: Thank you.

THE CHAIR: Thank you, Commissioner.

Thank you, sir.

Let us move on in our hearing. We appreciate your being with us very much. Let me move on to Silas Levitt, to be followed by Tom Greck.

Mr. Leavitt?

MR. LEAVITT: Good afternoon. My name is Silas Leavitt, I'm the Housing Development Coordinator at HANAC, Inc. I'd like to thank you for hearing my testimony today regarding the Innovation QNS project. So HANAC is a non-profit founded in 1972 in Astoria and is a city-based social service and affordable housing development organization.

For the past 20 years, HANAC has played an ever-expanding role as a social services provider and affordable housing developer in the State of New York. Currently our organization serves over 30,000 New Yorkers annually through our social services and affordable housing, provide a

wide range of programs to youth, adults, and seniors. Through our senior residences, HANAC also currently provides affordable housing to approximately a thousand seniors.

We at HANAC first met with the Innovation QNS team in the spring of 2020, when the project partners reached out to us to hear our feedback on their proposal and to learn HANAC provides to seniors. Shortly after that, HANAC and Innovation QNS team formed a partnership, as both parties felt that our decades of experience operating senior affordable housing in Astoria made us the ideal organization to run Innovation QNS as senior affordable housing.

For the Innovation QNS project we'll be working as the MIH administering agent, overseeing the lease-up of the affordable units. We are HPD-certified administer of agent for the Mandatory Inclusionary Housing Program and have extensive experience in the marketing and lease-up of the affordable units through the HPD Housing Connect lottery process.

The need for housing and senior housing in New York City and Queens is especially

high and poised to grow even higher. Currently, the wait-list for senior housing is 5.5 years. The Innovation QNS project will not only create additional affordable and supportive homes for seniors, and for other members of the community, it will also integrate these residences into a larger community ripe with open space, healthcare facilities, and ground floor spaces operated by local non-profits and neighborhood-serving businesses. Access to affordable housing and holistic services like the ones proposed by the Innovation QNS project are important components of helping our seniors gracefully age in place in their neighborhoods. So I'd like to thank you again for hearing my testimony in support of the project and I give you the rest of my time.

THE CHAIR: Great. Thank you very much. Can you can you just describe in a little greater detail the relationship between HANAC and the proposal here and how it all works? Because obviously we've been having conversations here about the MIH portion of the project. You know, HANAC is a component part here. Just, if you could lay it out for us, we'd appreciate it.

MR. LEAVITT: Yeah. Speaking specifically to the MIH portion of the project, those are affordable units and there are certain sort of statutory requirements and how those units are leased-up and who they're leased-up to. And so it requires a non-profit like us to oversee that portion of the project. So we would be working with the Innovation QNS team and whoever ends up providing the property management to lease-up those units in accordance with the HPD requirements. And then additionally, we would continue to serve in an administrative role as those units continue forward and ensure that when there's turnover in the units, that they are released according to the same affordability procedures.

THE CHAIR: Okay. And forgive me. Obviously, you become the partner for the purpose of processing the leasing-up of affordable units pursuant to the statutory requirements. You noted the creation of additional affordable home for seniors, talk about that too.

MR. LEAVITT: Yeah, I think that the Innovation QNS team is still in conversation about what that would entail, you know, whether

it's additional building just for seniors or at something that's part of the rest of the project. But I believe that they are still exploring several options of what that might look like. But if that were to come to pass, then we would also work with them to be, you know, the property management provider or the social services provider for the seniors in those buildings.

THE CHAIR: Okay. You know, there has been some concern about the lack of certainty on a variety of these points raised by members of the community and elected officials. What would you say about that? I mean, we are at the City Planning Commission level in this process, obviously, we're not the end of the process we're at the beginning and toward the end, but we're not the end. What would you say about the the point of certainty here and how one would need to evaluate the possibility of affordable homes for seniors as an additional component part here as they're weighing their, you know, their decision?

MR. LEAVITT: Yeah. I think the weighing the options is related to what sort of subsidies or programs are available from HPD for

what the additional affordable housing units are going to look like. So I know that we're discussing doing SARA, or discussing doing ELLA, and discussing also what a mix-and-match program might look like for additional affordable units in the development. And so the fact that those conversations are still ongoing is contributing to what the uncertainty is.

And so I think it's a little bit of, you know, a catch-22 in that there -- I would imagine that the developers don't want to commit for certain until they know what exactly is the funding available on what they need to do to bring more affordable housing to the project. And at the same time, you guys are debating about the uncertainty of what units are afforded to do the project going forward. So I just think that there's a little bit stuck at this moment in time.

THE CHAIR: Yeah. And I think that's a fair point. I recognize that the developers may very well want to expedite this process to the max, which I think they even said as much when they appeared before us this morning. The community may want more certainty on these

points and the process itself may only go as fast as it is able to go.

So I do think that is a challenge and we certainly have to look at our point right here, the 700 affordable units, which are the ones which are MIH, because those are the ones that are presently, you know, required and before us. And the additional points are, you know, if there is certainty to be gained, it will exist. And I would expect that that would benefit both the developer here and also the community interests that are looking for a little bit more certainty. So we certainly encourage you along that path and appreciate your sharing some of those details. So thank you.

Okay. Let us go on to Tom Greck (phonetic) to be followed by Davin Lomax.

THE SECRETARY: Tom Greck is not in the room. Neither is Devin Lomax.

THE CHAIR: How about Cynthia Davis?

THE SECRETARY: Cynthia is in the room.

THE CHAIR: Great. Cynthia, Ms.

Davis. Welcome. Ms. Davis, are you there?

RYAN: You should be able to unmute --

MS. DAVIS: I'm here.

RYAN: -- there you go.

MS. DAVIS: Hi. Good afternoon, everyone. I was going to say good morning. I've been here since 9:00 for the first one. So it's great to see all you guys and thank you for giving The Floating Hospital a chance to speak. So my name is Cynthia Davis and I'm the Director of Community Outreach for The Floating Hospital. And we fully support the Innovation QNS project.

In Astoria, there's a lack of essential services for the community and the Innovation QNS project will bring in much needed community-based organizations that will provide much needed services to the community. We are also thrilled to see 2800 units of houses being built, with 700 of those units being permanently affordable.

Commercial real estate for the size that we need is not really commercially available and affordable in Astoria. Development

projects like this are one of the few opportunities charity hospitals like The Floating Hospital have to expand its services for those who need it. If this project goals through, The Floating Hospital will be able to combine at least 11,000 square-feet of clinic with a 10,000 square-feet of affordable daycare program.

In addition, The Floating Hospital can make family medical practices, along with some limited mental health services, and a full service pharmacy for one-stop convenience for families, singles in the immediate area. We can also offer our good health shuttle service to the main clinic site, which here is in Long Island City, for dental, podiatry, eye care, and other services. We cannot, and I'm going to repeat this, we cannot offer emergency room services. Are those a required connection to a traditional hospital bed service program? The daycare services that we can offer will include reserved spots for staff, permanently affordable daycare options. Because we all know that daycare today is really, really high and is not affordable.

Rent subsidies due to this

project are the only way that these types of services can be made available within his community. So again, The Floating Hospital has been around since 1866. Fully, fully, fully support the Innovation QNS project. And thank you for your time.

THE CHAIR: Great. Thank you very much. Any questions? We appreciate your being here with us. I don't see any questions. So thank you for that.

We will move on now to Jenny Dubnau to be followed by Priya Actar.

MS. DUBNAU: Hi everybody. Good afternoon. I just want to quickly point out that the senior housing would only be built if the developers get city subsidies and they are considered part of the 25 percent of affordable housing. So it's not like the developers are really giving the community that much of a gift with that.

I'm going to just echo but I don't want to repeat all the wonderful points that were made about the inadequate AMI levels and the lack of actual affordability. I'm just going to

echo what everyone else said in the interest of time. But I do want to point out, we're left with the project that is at least 85 to 90 percent unaffordable to the immigrant and working class population of Astoria. And granting upzoning as massive as this, not to mention flipping the use for manufacturing to residential mixed-use, drastically raises the value of this land, with a resulting windfall of profit for the developers.

In this context, it is astonishing the project isn't mandated to be 75 to 80 percent deeply affordable. If the City is granting rezoning, City agencies and the public deserve a transparent look at the developers projected profit margins to help us determine what affordability levels would really "pencil out." Particularly important since we have just learned that any additional affordability would be subsidized by HPD.

We must also account for the secondary displacement of massive luxury developments such as these. From Williamsburg to Downtown Brooklyn to LIC, we see surrounding rents sky rocketing as a result of these luxury towers.

This supply demand thing does not work. Rents go up, they do not go down. Local renters, especially in unregulated units, are priced out, as are small businesses. As city planners, you need to take this racial and economic displacement into account.

I also need to say a word as an artist, a working artist, Innovation QNS with Astoria Accountant Studios and MOMI speak of an arts district that will be created. But again, the reality is, this high-end development always brings rising rents, which actually price out working artists and cultural organizations, except for the lucky few who are tossed a goodie.

I will mention that Pioneer Works, a Brooklyn-based arts organization who is an original Innovation QNS partner, seems to have pulled out of his project, possibly because of the 200 artists and neighbors signed an open letter requesting that they do so. As planners, we depend on you to protect New York City culture in our city and it's being strangled by sterile unaffordable environments brought by these types of developments. Astoria is already a thriving cultural district. We need more support for local

artists and cultural workers, not less. And the last thing we need is sorting rents.

I'm actually also going to mention that there's a community petition that has over 3,000 signatures right now. The feeling of your average New Yorker and Astoria resident is so powerful against this development, we've seen it time and again. I'm a native New Yorker, I've seen so many -- I've been priced out over and over and I'm a middle class away person. I've seen neighborhood after neighborhood destroyed by this kind of development and We need to rethink it, we need a new paradigm. And yes, the city should be building and the State should be building, and the feds should be building social housing that is a 100 percent deeply affordable. Thank you so much.

THE CHAIR: Thank you very much.

Commissioner Osorio?

COMM. OSORIO: Thank you. Just a quick follow-up question. I'm hoping that you could include the petition as part of the written testimony, but can you briefly summarize what that is asking for?

MS. DUBNAU: Yeah. We are -- I

mean, all the points that everyone has made are basically reiterated in this petition. The lack of affordability, I think is the biggest problem that most of us have with it. We know in our guts and in our bones because we've seen it and we live it. That displacement is what results. The supply and demand issue simply doesn't work in real life. It might work in an economics one-on-one classroom, but we do not see it working.

And I think many of us feel that the MIH concept has not worked because it doesn't demand nearly enough of developers, and it actually gives them more of a profit. And we have a very big problem with secondary displacement. We also mentioned in the petition, the kind of destruction of our air and light, which is frankly very important human issue for all communities.

The strain on our infrastructure. Pre-pandemic, as people have mentioned, you couldn't get onto the subway. You had to let three or four subways pass. If we're going to bring this many people into the community, It really should be a 100 percent affordable, if there's going to be this much of a strain on the infrastructure. So

all of those issues are mentioned.

And also I need to mention, you know, other people, and I think you, have brought up the manufacturing issue. That is an issue that is super important and also the impact on local small businesses. Innovation QNS, this area is not blighted before these low-rise manufacturing buildings were emptied out by the developers who had been sitting on them. This is -- the City needs manufacturing. This is where higher paying jobs exist. Not putting avocado toast, not, low-wage service economy jobs. We need more and to protect our higher paying manufacturing sector.

This was not a blighted area, it was a thriving manufacturing area. And we, you know, we need to change our definition of what a thriving economy looks like. And I don't think that these stone glass towers with lots of immigrant-owned and white working class-owned manufacturing businesses. I don't think that's a good trade-off for the community and for the City in terms of our economy.

COMM. OSORIO: Thank you.

MS. DAVIS: Thank you.

THE CHAIR: Thank you. Thank you, Commissioner.

And Ms. Dubnau, thank you for your testimony. And I will just note, I think I heard you make the point that you would like to see more affordability in the project, particularly as it relates to existing infrastructure and just the general community dynamic and need for affordable housing. I also heard you say that you don't -- you perhaps would not credit the developer with delivering additional affordable units if it is not on their dime, if that's a program that's being sponsored with an HPD subsidy. And I believe I heard that correct.

The only point I wanted to just note for clarity is that if at the end of the day and, you know, we do not have any certainty on this point today. If the developer were to add additional senior affordable units, that would not be counted towards the 700. It would be above the 700. The 700 is the MIH portion only. Any additional programs that they might avail themselves of, anything additional that they might do, that is above the 700.

Where that lands, whether that would be adequate to all decision-makers, separate question. But I did just want to make that note, and I really do appreciate your testimony. We were very glad to hear from you and also understand that you waited sometimes testify so to everybody who's taken the time and energy to do that, We really appreciate it.

Okay. Let me move on. I'm going to call a few people here, which I, some of whom may have already been part of the group earlier. But just in an abundance of caution here, I just want to call them again. So for Priya Actar and Nishat Octar? Let's see. That is -- are these folks in the room still, Ryan?

RYAN: They're not in the room. We'll go back and listen closely and also reach out to ensure they were part of the group that spoke or whether they were not.

THE CHAIR: Okay. Great. And John Bahia?

RYAN: Also not in the room, yeah. We'll --

THE CHAIR: Mason Van Gieson.

RYAN: Mr. Van Gieson is in the room, I believe.

THE CHAIR: Okay.

Mr. Van Gieson, then it is your moment. Welcome.

MS. VAN GIESON: Hi there, can you-all hear me?

THE CHAIR: We can.

RYAN: Sorry.

MS. VAN GIESON: No worries. It happens all the time.

All right. So I'm an Astoria resident, young professional artist. I'm speaking with you today, and I've been sitting here for a long time just to be here with you today, because I care deeply about the future of my neighbors and my neighborhood. And because I am opposed to Innovation QNS. I cannot express to you how worried I am that an influx of market rate apartments like the ones proposed for the Innovation QNS complex, are going to raise our area rents, raise her property taxes, and that'll price out people like me and my neighbors, people who already call Astoria home, and who helped Astoria

to thrive.

Apartments in Innovation QNS would be prohibitively expensive for most of the people who live here. The development inherently would not be for us. But if a development doesn't serve the needs of the community where they want to build, who is it for? We are your neighbors, we are your community. The developers are not, and they don't have the interest of our community at heart when they're pursuing this project.

The project may indeed be a large investment for the developers, but it's not an investment in us. It's an investment for which we will bear the greatest cost and risk. And signified by the "Astoria Not for Sale" petition, which as we've heard earlier, currently holds over 3,100 signatures. This community does not consent.

No superficial changes or vague hollow comments that the developers are making now can change that. We do have a housing crisis in New York City, it's true, but it's first and foremost an affordability crisis. On May 16th, the Innovation QNS team replied to a tweet from the New York Housing Conference claiming that, "with a

rental vacancy rate of just 2.8 percent, well under the citywide average 3.5 percent, Astoria needs more housing." However, that tweet from the NYHC sited the real problem, which Innovation QNS ignored.

We need affordable housing in every neighborhood. All New York has a low vacancy rate as a whole. There's so much more to that picture. According to the New York City Housing and vacancy survey, the city has a high rental vacancy rate. What we've already heard, right, 12.64 percent on apartments priced above $2,300 a month, which is what's being proposed here. Well, they can see rates on genuinely affordable units are, like, nothing.

But the developers continue to propose luxury complexes that nobody can afford. And the community is telling you clearly we don't want. The survey also found that between 2017 and 2021, there was a net loss of about 96,000 units with rents less than 1,500, and an increase of 107,000 units with rent of $2,300 or more. Can the incomes of families here in Astoria keep up with that? We all know they can't. It's a shame that

our city, our neighborhood faces a housing crisis while luxury units empty because they were never built to serve the surrounding community in the first place. And what about those affordable units proposed for this development? The developers have offered the bare mandated minimum of 25 percent affordable units.

As much as I strongly believe that all new housing in Astoria should be a 100 percent affordable, I was initially willing to consider the possible benefits of new affordable units to our current community. However, upon closer inspection, it becomes clear that these units would still the out-of-reach for me and so many of my neighbors. The income minimums needed to apply to even these affordable units are unattainable for most households in Astoria, mine included. And my household includes two working adults.

It's simply not real affordable housing, especially for those in Astoria who need at most. It feels disingenuous to present it as such. The Innovation QNS development would not resolve any part of the affordability crisis. And

it would in fact exacerbate the very issue it misleadingly claims to solve. Thank you.

THE CHAIR: Great. Thank you very much. And also to you, thank you for your patience and taking the time to to be here I suppose to the extent that there's any silver lining in any of that is that we're able to do that remotely. So that's the only positive. But I recognize you spent a lot of time and we appreciate it. We heard you loud and clear, so thank you.

Okay. I am going to move on. We have -- I understand we do not have Kevin Foley or John Carlo Pinto in the room.

So I'm going to move to Rich Khuzami. Mr. Khuzami?

MR. KHUZAMI: Yes, hello, how are you?

THE CHAIR: Excuse me. Welcome.

MR. KHUZAMI: Hi, thank you. I'm Richard Khuzami and I'm the president of the Old Astoria Neighborhood Association. I'm also a 22-year member of the Community Board 1, though I am speaking to you just as a president of the Old Astoria Neighborhood Association.

I'd like to start off with the fact that since 2010 OANA, or Old Astoria, has been asking for a contextual rezoning of the area to the south of the 2010 Astoria rezoning, to no avail. There had been previous attempts to rezone and develop this neighborhood over the years. And we keep asking for a contextual neighborhood rezoning to no avail.

We still have not got this large scale area rezoning so we can have an effective context. We were looking for a whole list of look at this whole neighborhood between Dutch Kills and the 2010 rezoning. We also must keep in mind that the development site, because of its location and accessibility to transit, is prime to be developed. This is the third attempt. This neighborhood will not remain static. We trust that with good faith negotiations by all parties responsible, development can be achieved.

Our primary issues are: Upon seeing the shadow study, we would like to see if the taller structures could be lowered and moved closer to Northern Boulevard. The shadow's cast will affect the quality of life, particularly for

the two or three- story residential buildings north of 35th Avenue. So please readdress this. We also need to factor in how much open space may be lost. We have to decide whether creating open space is for birds or for people. So this is an important distinction to make.

If you lower the building, the footprint is larger and you lose open space. We also feel that the most effective way of keeping housing costs down is supply and demand. Which means we need to make the supply of housing exceed demand, as happened during the pandemic, when rents did fall 35 percent in the area. This means that we should not be afraid to build even market rate apartments.

When you keep eliminating developments and demand exceeds supply, you end up with areas like Sutton Place and the West Village, only for the very rich. In today's society, affordability is an urgent issue. New York City has sustained itself historically by attracting the most innovative, ambitious people from all over the USA and the world, regardless of their socioeconomic status. We must make sure that there

is no economic barriers to these new residents.

Also, there are few existing residents on the site that would actually be displaced. And this is private land, which makes gaining funding to build the a 100 percent affordable buildings as some have called for, almost impossible. However, we must make sure that no one has to move in the general neighborhood because of any cost increases caused by the development. So let's come up with a number that offers neighborhood stability and an acceptable return --

THE SECRETARY: Time.

MR. KHUZAMI: -- on investment so funding can be secured.

THE CHAIR: Great. Thank you very much. Thanks for your testimony. Thanks for being here.

I'm going to call next. Chris Hanway. Mr. Hanway, hello.

MR. HANWAY: Good afternoon, Commissioner and Commission members. Thank you so much. My name is Chris Hanway and I am the Executive Director of Jacob A. Riis Neighborhood

Settlement, a 135-year-old, community-based organization operating at eight sites throughout western Queens, including at PS 166, which is just a block or two away from the proposed development site. Resettlement is a proud part of the settlement house movement, operating on the principles of inter-generational police-based work, guided by reciprocity, and focused on the assets, strengths, and social capital of the community and the people in it. It is in that spirit that we strongly support the Innovation QNS project. And this is why.

The project supports the people of the community we serve in in several key ways. A: It provides a significant number of affordable housing units for low and moderate income residents including seniors. I understand not all of them are affordable, but if you look at the numbers, a good deal of them are.

B: It offers a significant amount of open green, recreational, and public space in an area where it was sorely needed.

C: It will bring hundreds of living wage sustainable jobs, many of them union

jobs to Western Queens.

And D: It allows about a dozen non-profit and community-based organizations, including Resettlement, to expand their operations and offer vital life changing and empowering services to the diverse and growing community.

The non-profits will be able to expand programming for the members of the community that runs the gamut from workforce development, English language classes, and other services for immigrants, including Healthcare for low-income and housing-unstable New Yorkers, protection and programming for the LBGTQI- plus community and support and community building for our elders.

Every development projects involves significant difficult decisions and change can be difficult for Astoria and a proud community as vibrant and engaged as Astoria. But Resettlement strongly believes this project, lead by longtime community supporters and partners, Kaufman Astoria Studios, will bring multiple benefits and is a strong plus for Western Queens. I thank you for allowing me to speak today.

THE CHAIR: Great. Thank you

very much. We appreciate it. Let's move to Nahid Actar.

RYAN: Okay. There we go.

MS. ACTAR: Hi. Good afternoon. My name is Nahid Actar, and I fully support this project. I'm living 3707 36th Avenue, E Block. I've been there since 1994 with my husband Mohammed, who's living here since 1989. Now, my son, Mohammed, he is with us since 2002. He grew up here. He fully supports Innovation QNS Project. This project is really, really good for community and new generations in future.

Affordable home, senior citizen home, help program, tech education, Jacob Riis, food court, offices, children park, new business, new jobs for all age groups. So we want to see modern change. We like that new taste of food. We like the new style of fashion, new dress, new friend, new furniture. One of the new homes, new buildings. That's the 100 years-old buildings. We don't -- we want to see the new everything because there's a new technical school, medical opportunity for the new -- lack of new opportunities for new generation. And I think it's the all group of age,

too. So my urge is people of Astoria fully support this project. Thank you for listening me. For bright future of Astoria. I am supporting Innovation QNS. Thank you.

THE CHAIR: Great. Thank you very much. Let us move on to Christian Diaz.

RYAN: Mr. Diaz is here. Yeah. Should be able to speak. Mr. Diaz?

MR. DIAZ: Yes. Can you hear me?

RYAN: Yes.

MR. DIAZ: I don't know if I can be seen. All right. I'm going to start. I've been here since this morning. Thank you for doing this. Obviously, there's a lot of issues that people are trying to put together. But it seems to be, yes, we live in a capitalist world and you can buy whatever you want. But, you know, this is a community -- sorry if I'm too close. I'm in Long Island City right now. Whatever community used to exist, if there even is a fragment, it's deeper a couple of streets up.

So you know, you can turn the world upside down. But if you really want to talk about community, it's not working as far as

development. You have to develop and help our neighbors, my friends who have grown up here. I live in the fucking streets, excuse me, [inaudible) Myself, people dealing with issues, people come in here now, people from the inner part of the country, people from other countries, this city is being designed to compete with others word class cities because this City doesn't invest in its actual community.

It invests in bringing more money to people -- it's like a Casino. So yeah, sure. Go run Astoria just like every other neighborhood is getting ruined and that's fine. People will find somewhere else to live. But New York City is not a community anymore. And if you want to work on community, you can't talk about money.

And you have to look at the actual problems that happen when you just boast about meeting minimum requirements of protecting humans. Not everyone is born with the same opportunities. I was humbled to see the building that I grew up in show you and speak at length about issues like gas because yes, it is related, because the City is fucking drowning. When it

rains, it's horrible. You're going to build, and build, and build for no reason.

There are enough homes, believe it or not. The right statistics aren't being taken from the right people. They sleep on the avenues, you ignore them, you can't help them. This is the world we're creating and they're not going to get pushed out. That's why people complain about tent square forever and they always will be. That's the center of the world. Go look at how messed up it is. That's what we're creating in our communities.

There's no community when you talk about money. And it's a shame growing up here, it really is, because I don't want to live here anymore. Just because I can't actually live in Astoria. 36th Avenue is ruined for people who -- their parents have died, you know? That's something that you don't play in the cards, but there's been a lot of people's parents die and they move out and get kicked out at a young age troubled community people. They don't care about that, that's fine. Because this is a community that they're building on. They can sell out society.

The jabroni went to William C.

Bryant High school I went to. It's awesome when you're able to make money and be successful and forget your roots, you know, and everyone yelling about money, money, yeah, because when you earn money, you have to earn it off the sweat of your back and it hurts and kills you so much that it creates this egotistical pride where you think everyone needs to cross that bar just like you did. That's not the society I welcome today. Bringing all these tourists in, of course --

RYAN: Time.

MR. DIAZ: -- They're just going to [inaudible] and you, you're not going to care about anything. The most --

THE CHAIR: Thank you very much.

MR. DIAZ: -- you get as a New Yorker is maybe a little plaque and some --

THE CHAIR: Thank you. I'm sorry that you were muted. I think you hit the hit the three-minute mark. So our apologies about that, but we do appreciate your testimony.

Okay. We're moving on to Collin White to be followed by Ernie Brooks.

MR. WHITE: Hi there. Can you

hear me?

THE CHAIR: Yes, we can.

MR. WHITE: Hi there. My name is Collin White. I'm an Astoria resident and the Innovation QNS proposal has me deeply worried for the future of my household, our neighbors, and our neighborhood.

The large number of luxury market rate units proposed by the Innovation QNS project will lead to increases in area rents and property taxes that would be untenable for the people who have already lived, worked, and invested their lives into this neighborhood. We've seen evidence of the effects of, excuse me, similar kinds of developments right next door in Long Island City.

According to a recent study by Rent Hopp, the developments around Queensborough Plaza have led to a 28.6 percent increase in area rent. And the area around the 36th Street EMR station has faced a 29.6 percent increase.

We cannot afford to compound the problem of already rampant rent increases by flooding the market with hugely expensive market rate units. Even if some of the units surrounding

are rent stabilized currently, that does not mean that they will stay that way. As I've been made intimately aware by my own journey of trying to maintain housing in the City. This will have a devastating impact on the most vulnerable members of our community and won't spare anyone but those who have already lived, who already have the most options and means.

The billionaires behind this project plan to only build the legally-mandated minimum of affordable units, but the minimum income requirements of their proposed affordable units will already impede those for need housing the most from having access. They have produced no adequate plan to bolster our already over taxed infrastructure to handle the increase in pedestrian, MTA rider, and driver traffic that this project will bring. They also have removed a proposal and proposed benefits for the community, like a new school, from what they are planning. Despite all of this, they would be receiving staggering tax breaks that we will foot the bill for down the line.

Astoria deserves better than what

Innovation QNS is put on the table. We must not settle for the bare minimum positive impact at such a monumental cost. Look at their environmental impact statement, think of all the immigrant and working class businesses, the base being displaced without compensation or even adequate communication or outreach.

Think of the quite literal massive shadows that these 20-plus-story buildings will cast on the homes and businesses forced to be at their feet. And this is not the best or the only answer. We need a better offer or a different option altogether. We have seen better arrangements happen recently in other neighborhoods like Harlem. We have a chance to make the revitalization of Astoria community-lead and community-oriented. We do not need our innovation to come from groups of billion years who do not live here.

We are a neighborhood of diverse people who care about the future of our home. And I fully believe that we can come together to find and implement solutions that lift up Astoria and the people who make it wonderful. Astoria is worth

more than what Innovation QNS has brought to the table. Thank you so much.

THE CHAIR: Thank you very much, Mr. White. Appreciate it. And just just for my understanding, the Harlem example that you cited for precedent, which one were you pointing to when you when you were saying that?

MR. WHITE: I believe it's been mentioned already, It's 145, but we've also seen buildings that have been bought by the City and sold back to the people who are currently living in them. There are other things like that throughout the city that have provided more -- a higher percentage of affordable units in buildings such as that, in similar --

THE CHAIR: 145? 145 was the example. Okay.

MR. WHITE: Yes.

THE CHAIR: Got it. Thank you.

Okay. Mr. -- let's see. Ernie Brooks?

THE SECRETARY: Ernie is not in the room.

THE CHAIR: Carolina Corth

(phonetic)?

THE SECRETARY: Promoting Carolina right now.

RYAN: Mrs. Corth, you should be able to unmute your microphone.

MS. CORTH: I did. Do you hear me now? I [inaudible] --

RYAN: Now we can hear ya.

MS. CORTH: I apologize that I'll be talking to you as I walk through to the N/R station at Steinway. I am about to fly out but I really wanted to -- My name is Caroline Corth, obviously, I was in Astoria for 16 years right down the street from where the development is going to be and I've been active with Astoria Not for Sale and wrote the petition that we put out two years ago, which now has 3,105 signers. And I believe that it went to your e-mail earlier, Mr. Garodnick. I took a guess at your e-mail address from another one that I had. So many people have said so many wonderful things about the myriad concerns that we have.

I personally will say that the developers make it sound like they've done all this

outreach. And I personally, just earlier this summer, went to so many businesses. Actually, I think almost every single business between Steinway and 43rd to ask them, has anyone from the development team come to talk to you? Not a single one said yes. No, one said yes. Everyone else is completely in the dark.

So the only outreach that these developers have done has just been because we've been shaming them. I really just want to jump on here because so many people said so many important things that I don't need to reiterate, to say we need a new paradigm.

So many of the Commissioners, I thank you for some of the comments, questions, and concerns that you presented because you are spot on. We cannot continue to have developers say, yeah, no, I can't do more than the legally required mandated affordable housing unless I get subsidies. These are billionaire developers. Cry me a river. They have created the problem that we are in. Market rent is really as high as the market will bear rent.

And we need to recognize that and

do better for our city. And I really encourage you to help us set this new paradigm. I know that legislation needs to change on a city level, on a state-level. I am so excited to see council member Julie Won (phonetic) put these conversations out there, but I encourage you as a Commission that you are seeing us in this affordability crisis, in this vacancy crisis, when we all know there are at ton of apartments that are actually empty or on Airbnb. I encourage you to continue asking these questions and really push for this new paradigm.

I will be submitting the petition further to your comments -- to the comment page. And if you have any questions, I'm happy to answer them before I jump on the train.

THE CHAIR: Great. Well, we thank you for joining us and we'll make sure that the Commission has the petition in its initial packet. So thank you for that. Let us -- looks like we can -- we don't need to keep you from your train. So thank you very much for being with us today.

MS. CORTH: If I could throw on there, I've been going to the Steinway stop on N/R

for at least 13 years now. I agree with Nancy Silverman. It was so packed morning and evening prior to COVID. So the fact that that did not come up in any of the studies is, like, ridiculous. It's almost laughable. It makes me really question the rest of the assessments made on impacts to infrastructure which everyone else has brought up very very adequately.

THE CHAIR: Great. Thank you very much.

MS. CORTH: Thank you. Have a great one.

THE CHAIR: You too.

Okay. Maria Fatore (phonetic) and Carl Allston (phonetic), I understand are not in the room. So I will move on to Joe DeStefano (phonetic).

MR. DESTEFANO: Hello there.

THE CHAIR: Hello.

MR. DESTEFANO: Can you hear me?

THE CHAIR: We can hear you.

MR. DESTEFANO: Great. Great. Thanks to everyone who spoke before me. Thanks to the City Planning Commission for the opportunity to

speak in support of Innovation QNS. My name is Joe DeStefano and I've been involved in various things in food in Queens for more than 20 years. And the development team approached me when the project was just coming to me, and they said, you know, hey, do you want to work on a food hall for this project? Do you want to help bring the foods and businesses that you're passionate about to this under-used part of Astoria?

And, you know, I say this just in full transparency because it's the truth. Tracy LePune (phonetic) approached me and I said, yes, I would like to do that. And I think it's a great opportunity for existing businesses in Queens to get revitalized and to bring other small businesses, I'll be honest, some of which are in my network, into the project.

You know, I really, I like to joke, you know, I don't speak in support of Astoria, I speak in support of all of Queens. And I think that Innovation QNS is good for Astoria itself, and good for Queens itself, and all of Astoria. So I think a lot of people have said a lot of things good and bad about it. And I would

hope that you-all take those into consideration and I remain excited about the possibility of it coming to fruition. Thank you for your time. I give my time.

THE CHAIR: Great. Thank you very much. We appreciate your testimony.

Let me move on to Nick Pepe (phonetic). Do we have him in the room?

RYAN: There is a Alex Molescio (phonetic), who is in the room.

THE CHAIR: Okay. Let's go with Alex unless you because actually, he's ahead of Nick Pepe and I just missed him.

So Mr. Malescio, my apologies. You are next and will look for Mr. Pepe next. And whenever you are ready, you can go ahead and proceed.

MR. MALESCIO: No worries. Thank you, Chair Garodnick and the Commissioners for hearing my testimony today. My name is Alex Malescio and I'm the Senior Director of Programs at Urban Upbound. Today I'm reading testimony on behalf of Urban Upbound's Chief Operating Officer, Carlos Conno (phonetic), who was unable to attend

today's hearing.

City Planning Commissioners, Urban Upbound is speaking today in support of Innovation QNS. Urban Upbound is dedicated to breaking cycles of poverty in New York City Public Housing and other low-income neighborhoods. We provide underserved youth and adults with the tools and resources needed to achieve economic prosperity and self-sufficiency through six comprehensive integrated programs: Employment services, college access and youth development, financial fitness, and affordable housing, tax prep, and income support services, worker cooperative development and business innovation, and financial inclusion services anchored by the Urban Upbound Federal Credit Union.

Innovation QNS presents Astoria and Long Island City with an opportunity for affordable and senior housing below market rate space for non-profit organizations, and thousands of jobs, including a commitment to prioritize the contracting of minority women and locally owned business enterprises. We at Urban Upbound look forward to using these opportunities before us to

augment our programming and reach additional New Yorkers in need. Thank you for hearing my testimony.

THE CHAIR: Thank you very much.

Okay. I understand that we do not have Mr. Pepe. John Maletiadis (phonetic) also here or not here, Ryan?

RYAN: Not in the room, no.

THE CHAIR: Not here. Donal Cogdell?

RYAN: That's right. That's next.

THE CHAIR: Okay. Great. Hope Justice.

Welcome.

MS. JUSTICE: Thank you. Thank you for this time, Commission. Yeah, so I definitely -- I am -- I used to live in Astoria but now I am just administering the story. Me and my wife moved because the rent prices were a little bit too high for us. And, you know, this is the bulk of my concern for the community of Astoria which our congregants are definitely in, and we're riding on 35th Street. So right there in the mix

of things and, you know, when you look at what Innovation QNS says, they say that, you know, this is a community-driven plan to build upon Astoria's rich and cultural fabric. And I just I have problems with that.

If it's a community-driven plan, it should correlate with more of the demand of the community. And from what I'm getting, the demand for this project is not high with the community. And the affordable housing percentage would be a lot higher if this was really for the community. You know, in our work, as we surveyed how to be good neighbors and how to love our community, you know, one of the biggest problems and issues was, you know, rent burden, you know, and with 75 percent luxury housing, a part of this project, you know, people will be displaced, will have to move. And it's just not very welcoming for the community.

There's so many other concerns, as was mentioned earlier before, between, you know, congestion, and just all the back-and-forth. I just don't feel like the community is of high priority around this project. And, you know, I definitely think that you guys should vote no and,

you know, think about your neighbor, you know, think about the community, because the demand is not coming from within community. The demand is coming from outside of the community.

And so this scale is just, I mean, it's -- we haven't seen nothing like it in a long, long time in Astoria And I just -- it's super ambitious, and when you have ambitious scales, the people get lost in the cracks. And so I just ask that you take that into consideration. Thank you for your time.

THE CHAIR: Thank you. And we will, we appreciate it.

Let me move on to John Restrepo.

RYAN: Mr. Restrepo, you should be able to unmute yourself and press the button. There we go.

MR. MALETIADIS: Hi, can you hear me?

RYAN: Yes.

MR. MALETIADIS: This actually is John Maletiadis. I know you called another John but it was me before, and you skipped me over.

RYAN: Okay.

MR. MALETIADIS: Thank you to the members of the City Planning Commission. I'm John Maletiadis, and I represent a group of individuals in favor of the project. I've been excited ever since I heard of it. I understand that there's a fear of the project. I understand that it's stressful. I understand why it's stressful for many people. Doesn't mean we shouldn't do it. It can be done with certain conditions, of course, the people in the city are attending to and ask them the right questions.

I'll provide you some background. I'm a son of Greek immigrants, immigrated to Astoria many years ago in the late sixties. I grew up in 35th Avenue, I went to PS 166, right down the block. My father's an illiterate New York City retired yellow taxi driver. Certainly not a silver spoon with me here. And my mom is a school aide in Astoria. I work for a non-profit and my wife is a teacher in Astoria. So we're in and of the community. We saved for 25 years to buy our first home and we finally did it. It can be done. But you have to cut out all expenses and do it right.

So if you work really hard, I do

believe you can get there over many, many years, with a lot of sacrifice. I saw Kaufman transform Astoria. It was, you know, broken glass, boarded up windows. And Kaufman did wonders for my neighborhood, which was at the time a very dangerous neighborhood. But we invested early, my father invested early in the eighties, barely being able to afford it, and finally paid off his house last month. Okay. And he's 86. So it's a long, long way, but I don't see any reason he can't be rewarded for that investment and why the neighborhood can't improve.

I do understand the public transport, the N and the W, to be fair, is overrun. I agree with that. The R has some slack, especially on Northern Boulevard and 36. There is some capacity there. You know, I'm trying to present both sides of the situation rather than be one sided like a lot of people are doing, in terms of just presenting a case. It's not, you know, a legal case. I think it's important that we're fair as individuals. So I do understand the two sides of things.

I saw a lot of people from

community housing and public housing. Ravenswood, Queens Bridge, others present. And interestingly enough I heard testimony that a lot of them do want this project and the reason they want is not because they could afford an apartment there. It's because they could actually enjoy the amenities and some of the green space that's being promised.

So that should also be definitely a consideration for the project because I think it's well-organized, I think it'll beautify the area, I think it will provide jobs. I don't want anybody displaced, obviously. And we've heard from Jay Martin that there were six families that they're working with, and I hope they do find housing for them.

Right now there's mechanic shops, there's PC Richards, a large lot in front of PC Richards that is completely underutilized. I mean, not everybody there is going to be so rich as their shop. It's an enormous lot if you go look at it. And so I do think that, you know, given the economic climate, the recession that people are saying is coming, for jobs, for customers, for Steinway Street, which needed -- and just an

infusion of capital and the tax pays for the city that can be used for other purposes. I'm all for the project. Thank you very much.

THE CHAIR: Thank you. We appreciate it.

We're going to move now to Julia Foreman (phonetic).

RYAN: We have Mrs. Foreman in the room. Yes, there she is.

MS. FOREMAN: Hi, thank you much. I appreciate you letting me come on at this late hour to talk about this project. I recently moved -- I have lived in the area where this project is supposed to start for about seven years. It was about three blocks away from where the parameters are. And I recently had to move, just simply because I couldn't afford to stay in the area.

And I know that many people have spoken in a lot greater detail than me earlier today about the affordability. But what I really want to speak about, which I think other people also brought up, is how this is going to change, simply, the character of the neighborhood. The affordability of the units is one thing. But the

fact of the matter is, around neighborhoods where projects of this scale occur, you see the affordability of those units also be affected.You see that everything around it becomes more expensive and you see a push of people out.

There's no reason why a landlord would see this building with $5,000 rents and continue to charge -- what I was paying, I was only paying, I think 1,630 by the time I moved out of my apartment last year. There's no reason that my landlord or any other landlord in the area would continue to charge those rents when they're -- a $2,500 rent is now competitive to a $5,000 rent. And this is something that you're going to see across the board.

You're also going to see the really small micro-businesses -- I appreciate that right now, Steinway Street is underutilized, and I don't disagree that there should be a plan to address that. But there are businesses there, there are small businesses there, delis, there's a meat store. All these small businesses, we're going to continue to see a push out.

And the one thing that really

affected me and that was really concern for me when I still lived in the area when this was first announced, is the shadows that this is going to cast over existing residents. And I don't mean that in a metaphorical way. I mean, there's going to be a physical shadow over people's homes. And I think we all know, I think coming out of, you know, a two-and-a-half-year period where people often were staying inside, the idea of being in a shadow when you once had sunshine when you were in your home, I just can't imagine any reason why that should be approved, why that should be inflicted upon a really thriving community and immigrant community, a very diverse community.

Other people have spoken about affordability. Other people have spoken about how this really is not going to benefit the neighborhood. You've heard from neighbors about that. And I really urge you to follow the lead of the Community Board and our Borough President and vote no on this project. Thank you-all for your time and hope you have a wonderful rest of the day.

THE CHAIR: Thank you very much. And to you too.

Let's go on to Gilbert Pickett (phonetic), to be followed by Ali Adar (phonetic).

THE SECRETARY: Gilbert Pickett is not in the room, neither is Ali Adar.

THE CHAIR: Okay. How about Ana Contreras?

MS. CONTRERAS: Hi. Can you hear me?

THE CHAIR: Is that you, Ms. Contreras?

MS. CONTRERAS: Yes.

THE CHAIR: Welcome. Thank you. Thank you. Thank you. Go ahead.

MS. CONTRERAS: Good afternoon. I want to thank you for giving the neighbors a platform to speak their minds. I have lived in Astoria for many years and I have moved within the area. My opinion is that our neighborhood has the opportunity to improve, advance, and recover from what has been a rough couple of years for New York City. Especially after the pandemic, after COVID.

I believe that this is a great opportunity for creation of jobs, for local people, the space for more local businesses, space for the

incoming neighbors that are already planning on moving here. Innovations are already happening across the City. We have seen some in Queens and they're still going to happen.

So I think that it's a good opportunity to have this specific innovation. Bring non-profit organizations, jobs, space for local spending, housing that is already much needed. And I think that the amount of affordable units are still a pretty huge amount units, considering that Astoria will live in buildings average of five floors. I do think that it's still a pretty big amount of units. So thank you. I do support innovation and I think that will be a good opportunity for Astoria. Thank you.

THE CHAIR: Thank you, Ms. Contreras. We appreciate it.

Let us go onto Corwin Mason.

MR. MASON: Yes. Good afternoon City Planning Commission. Can you hear me?

THE CHAIR: We can hear you loud and clear.

MR. MASON: Okay. Cool. My name is Pastor Corwin S. Mason. I'm the Senior Pastor

of the Community Church of Astoria. As an advocate for my community, I'm always looking for projects that will bring truly affordable options to our residents. New affordable housing in Western Queens is not a desire, but rather a need. Many NYCHA residents are living in substandard conditions where they are constantly overlooked and grossly undeserved. Affordable housing is incredibly limited, leaving many residents with no way out of the NYCHA cycle.

I'm writing today to express my support for Innovation QNS. While 800-plus new affordable units will not benefit every resident in need, it is a glimpse of hope for thousands of Astoria residents seeking new affordable housing. I'm also excited about the Innovation of business, workforce development that will be a very important part of this project. Community wealth building is vitally important in underserved communities. I strongly believed that this project is a step in the right direction, working with reliable non-profit partners. In addition to the affordable housing component, these community partnerships truly make this project worthwhile. Please accept

this testimony as my support for the rezoning. Thank you.

THE CHAIR: Thank you. We accept it. Thanks for that. We appreciate it.

Let me go to Commissioner Osorio.

COMM. OSORIO: Thank you so much for your testimony. I was wondering if you can expand a little bit on the innovation workforce development opportunities that you referenced.

MR. MASON: Just preparing individuals in the communities for work, getting them work-ready with the skills needed to do whatever job they're applying for as far as this project is concerned.

COMM. OSORIO: But can you specify a little bit, like, what in particular is the project proposing in this regard?

MR. MASON: Well, with the construction security training, things of that nature.

COMM. OSORIO: Thank you.

THE CHAIR: Thank you, Commissioner.

And thank you, Mr. Mason. We

appreciate it.

Let us move on to Hassan Clark.

MR. CLARK: Good afternoon. Good afternoon, everybody.

THE CHAIR: Good afternoon.

MR. CLARK: My name is Reverend Hassan J Clark and I'm the Senior Associate Pastor of the Center of Hope International based in Long Island City, New York. I am in full support of the rezoning of Innovation QNS. In this project, the development will help support local small businesses, as well as creating over 5,000 affordable jobs and opportunities for low-income individuals. My church is based in Long Island City, Astoria. I am a resident but I was born and raised in Astoria houses. So not the Ditmars, not the Steinway, NYCHA Astoria housing, to a single mother of five children and I was able to make it out of that type of situation.

So when I think about the Innovation QNS and this project, I'm thinking about some of the things that transpired in the local neighborhoods just last week that did not make the news. Like the three shootings. A shooting in

Long Island City, Queensbridge, where a young man was shot in his face. Another two shootings that took place in Astoria, 4:00 in the afternoon, as well as 7:15 in the morning just last week. That did not make the news.

So when I think about Innovation QNS, I'm thinking about my members. I'm thinking about those individuals who lived in public housing, NYCHA, they live in these communities and they want the opportunity to have better living and better jobs. The jobs is really key. So all we're asking is for the opportunity, give them an opportunity to come with this project so that these jobs and this affordable housing could come into a community that I'm from.

And yet, I don't speak for myself because now I'm a homeowner because I had some good mentors and people to help me along the way. But I speak for hundreds of others and even thousands who don't have that opportunity. Please accept my strong consideration for this project. Thank you.

THE CHAIR: Thank you very much. Certainly accepted. Thank you for being with us.

Let's to Tony Barsamian

(phonetic).

THE SECRETARY: Tony is not in the room.

THE CHAIR: How about -- is Gilbert Pickett back?

THE SECRETARY: Yes, he is in the room.

THE CHAIR: Mr. Pickettt, if you're there --

MR. PICKETT: Thank you so much.

THE CHAIR: You were not there when I called you, so glad you're here, welcome.

MR. PICKETT: I'm doing mission work. I'm in a hospital.

THE CHAIR: Ay-okay. Totally get it. Thank you.

MR. PICKETT: Thank you for the opportunity and thanks for calling me back. I am calling in support of Innovation QNS. As a pastor, born and raised in Queens, pastoring the Corona community, have plenty of members, Ravenswood, Queensbridge, Astoria, Woodside, who are not only looking for affordable housing, and thank God that this project supplies affordable housing, jobs, and

training, and opportunities.

But as I've been sharing with the Borough President, we in Community Boards, we also have been experiencing housing discrimination. And it's just unfortunate that people of color had been selling the houses to immigrants and those moving into our communities means -- when it comes on renting from them, they can't. So affordable housing like this is very needed and necessary.

We all know that rent is so high here in New York. Everybody wants to come in New York, it's a melting part of the world. And I understand. And so therefore, we should make room for those who are not able to pay the high rents of Manhattan and alike. So therefore, being that this project would do so much for so many in terms of Black and Brown people who are working very hard. We are -- and I'm a part of it, we are a part of the working poor.

We're looking for somewhere decent to stay who have a quality of life about them. So therefore, this project should go forward based upon the fact that people who are working hard for the City of New York in the City of New

York need places to stay, to work, and to play and to have a good time. And Queens is definitely the best borough in all of New York City. Thank you so much and I hope this project goes through.

THE CHAIR: Thank you very much. We love Queens too, so we appreciate it. Thank you for that. Thanks for coming.

Okay. Let's go to -- I understand John Zara (phonetic) is not in the room, so let's go to Steve Moscovic.

MR. MOSCOVIC: Hello, can you hear me?

THE CHAIR: We can hear you. It's a little quiet but we can hear you.

MR. MOSCOVIC: Okay. All right. All right. Thanks for allowing me time to speak. I just want to say that I've been in the neighborhood for 20 years now. And I think Astoria is one of the best neighborhoods in the city and certainly in Queens. And I think that, I mean, this project is going to be very helpful to businesses and also to other residents in the neighborhood. I just want to say that the developers have been in touch with me. They'd been

very forthright and very honest.

And I urge all the Commissioners, if you're not familiar with the area where the project is going to take place, to take a walk, follow the map, and walk on the streets, and you'll see that this project is a huge improvement of what's currently there. And then It's all going to make sense to you. And I think that -- I feel bad for all the people with the problems about their rent and their gas being turned on and off, but that's not the fault of this project. That's, you know, it's -- rent is going to go up anyway. And I hope that this project, actually with the -- with the 700-or-so units of affordable housing is going to help solve that problem. So I yield the rest of my time. And I'm open to any questions.

THE CHAIR: Great, thank you very much and we appreciate your and your testimony.

I don't see questions, so we'll let you go, but we appreciate your being here.

MR. MOSCOVIC: Okay. Thank you so much.

THE CHAIR: I understand Kate Cunningham (phonetic) is not with us, So let's go

to Carlo Casa.

MR. CASA: Thank you. I appreciate your time. So my name is Carlo Casa, I'm the Director of Policy and Research at the New York Building Congress. I'm testifying on behalf of Carlo Carlo A. Scissura, President and CEO of the New York Building Congress.

Building Congress is a membership organization committed to promoting the growth and success of the building industry in New York City. We represent over 550 constituent organizations, comprising more than 250,000 skilled tradespeople and professionals.

At the height of the pandemic, unemployment, predominantly affecting low-income communities of color, reached 30 percent in Astoria. The Innovation QNS project will create over 5,000 much needed jobs for the community, including 3,700 jobs during construction and 1,700 permanent jobs, most of which will be well-paying union jobs, and is ten times the number of jobs currently available in the immediate area.

Additionally, this development would spark over 50 million in new spending to

existing small businesses nearby. This development will also bring in a wide variety of community services and amenities that Astoria needs, including a major community innovation where non-profit organizations, such as HANAC, The Floating Hospital, the LGBTQ network, and many other more can expand their services in Astoria. Lastly, crucially, our City is facing a housing crisis. And this project will include over 700 units of permanently affordable housing. I urge you to support the Innovation QNS project. Thank you.

THE CHAIR: Thank you very much. We appreciate it. Great. Thank you for being here.

Let me move on to our last few members of the public wishing to testify here. I will do a quick call, final call for anybody who wants to be heard on this matter today. This is your -- getting to be your last chance. How you might participate, it's up here on the screen. Have a look, join us. We've got a few more people who are signed up. But if nobody's signed up, when we're done we'll be done. So here's your last

chance. More than welcome to add you, even at this stage.

Let's go to Victoria Kramer.

MS. KRAMER: Hi everyone. Thank you for letting me speak today. I'm speaking on behalf of Corinne Hans (phonetic), the Resident Association President at Queensbridge houses. I believe she was on earlier but didn't make it to the end here.

So on behalf of Corinne Hans, I hope this letter finds you in good health. My name is Corinne Hans and I am a 50-year resident of Queensbridge houses and the proud president of the Queensbridge Resident Association. Like many residents in public housing, the sound of new housing is music to my ears. Why? Because trying to find housing while making a modest wade is an everyday conversation for many of us living in public housing.

When affordable housing is being discussed at these hearings, it is important that we hear the voices of residents who are currently seeking and struggling to find affordable housing. I'd like to remind you-all that the term

"affordable" is very relative. Like many have said, Astoria is not affordable at the moment. There are very limited options for residents in public housing looking to leave the NYTCHA cycle. There are thousands of NYTCHA residents who have lived here for generations because they love their community and cannot afford to leave NYTCHA.

Regardless if this project is approved or not, many of us cannot afford current rents in Astoria or Long Island City. So yes, I support this project because adding 700-plus permanently affordable apartments will make a difference in the lives of 700 families who call Astoria home. Thank you. And please accept this testimony as my support for rezoning. Thank you.

THE CHAIR: You got it. We accept it. Thanks very much.

Let's see if Eddie George or Jorge is there?

RYAN: Yes, one's here. You should be able to unmute your microphone. Un-muted. She'll be able to speak now.

MR. SHARTRAN: My name is Matt Shartran (phonetic).

RYAN: Oh.

MR. SHARTRAN: I don't know if I'm up next. I'm with Eddie George's group.

THE CHAIR: Okay. So you're signed in as Eddie George. So once, you'll testify on behalf of him and yourself, I take it?

MR. SHARTRAN: Yes. I'll testify on behalf of himself and the Iron Workers in New York City. My name is Matt Shartran, I'm the business manager, Local 361, representing over 3,000 iron-workers in the community area we're talking about today. This project is approximately one block away from my apprenticeship school in Astoria there. And I think this opportunity, between the new community coming in, and the trades would be great for the people in the community. Bringing them into a new lifestyle, new work experience, affording a careers for them going forward.

I applaud the developer, what he's trying to do with the housing. We all know about, in excess of 350,000 needed housing units in New York City. This would put a little bit of a dent in it. It's a long way to go but it's a start

anyways. On the affordable aspect of it, 700 affordable housing, that's a great accomplishment. It could be better, which I know many people would like to see it, but it's a start, and we can always work on that with the developer at this point.

I agree with the open space. Open space gets the community together. When everybody in the community gets together in open space, they can talk about things, talking about the future, or the past, or whatnot. It's a great thing to have open space where people can get together in the community. With these factors, I put them forward to you and we support the project. Thank you very much.

THE CHAIR: Thank you. Thank you. Thanks very much for being here.

Okay. Let me go to Shante Austin (phonetic) and will be doing another final call here for anybody wants to come in. This is going to be your last chance. Shante Austin, you're up next.

RYAN: I believe we have Shante, oh no there she is. Shante is in the room. Yeah.

MS. AUSTIN: Hi. Good afternoon.

Can you hear me?

THE CHAIR: We can.

MS. AUSTIN: Oh, yes. Good afternoon. Yes. My name is Shante Austin. I live in Astoria houses known as Dimensions, and I am opposed of this project. Astoria should not be for sale.

THE CHAIR: Thank you very much.

Let's move on to Davin Lomax (phonetic). Then Rina Aldridge and Elizabita Saloonavich.

MR. LOMAX: Hello?

THE CHAIR: Yes.

MR. LOMAX: My name is Devin Lomax, I'm the Political Director for District Council 9, painters and building trades. And we rise in support of this rezoning. We have over 300 members that lived in that Community Board districts, as well as 10,000 members that live in New York City.

And we support it because, you know, we're talking about, you know, coming out of the COVID pandemic and trying to get back on our feet as New Yorkers, you know, we as a union always

talk about jobs and opportunity to give to folks. There's plenty of young adults, men, and women that would like to join the trades and a project of this size can provide a lot of opportunity for a lot of folks in New York. So we do support it. Our training facility is also in Long Island City, just a few blocks away from the proposed projects. And again, for us this is about jobs, it's about getting New Yorkers back on their feet. So we rise in full support of this project. Thank you guys.

THE CHAIR: Excellent. Thanks Davin, Mr. Lomax, we appreciate it. And thanks for being here with us today.

Great. Let's move on to Rena Aldridch.

MS. ALDRICH: Hello. Good afternoon. I am reading testimony provided by Kevin Foley who was unable to stay onto the meeting here. I'm writing to voice my support for Innovation QNS, Astoria. I'm the owner and the manager of Goldstein and Foley. We start our small business as a carpet and cast-iron stove manufacturer and hardware store on Steinway Street over 100 years ago. During all this time, we've

been active in the community to better the quality of life and support local businesses. [Inaudible] delighted that our area has a great reputation as a diverse and welcoming community. There are issues that need to be addressed.

Foremost is the need for affordable housing. Additional, and at this point, has been brought up to is time and time again, is the lack of green open space in the area. Folks who live here must travel to Astoria Park or Long Island City to find attractive space to play and gather in our open-air. We believe the quality of life improves our area, and we think Innovation QNS is an important step towards addressing some of these needs.

It is widely thought that the area in question is in need of improvement. We point to the dilapidated former dairy building, of warehouses, and underutilized lots, which can be turned into attractive gathering spaces. These are safe to be locations for community organizations, open fresh air food and craft markets, affordable housing parking, and a potential daycare center. We sincerely believe Innovation QNS will be a

positive addition to our community. And we urge you to support this important effort. Thank you. I yield my time.

THE CHAIR: Thank you very much. Let me go to Elizabeta Salonavich (phonetic).

RYAN: Ms. Salonavich, you should be able to unmute your microphone.

MS. SALONAVICH: Oh.

RYAN: There you go.

MS. SALONAVICH: I'm sorry about that.

THE CHAIR: It's okay.

MS. SALONAVICH: My name is Elizabeta Salonavich. I'm a long-term resident of Astoria. As you know, 32BJ has largest property service union, representing 85,000 property service workers across the city. We maintain, clean, and provide security services in buildings like the one being this cost and Innovation QNS.

We estimate that arising with a lot the construction of approximately 2,800 and believe the insertion of at least 50 new buildings service jobs. The comment to put permanent jobs in these projects is clear. In examining the impact

of the project, we hope that the Commission will consider how it will affect buildings, service workers. We believe, and any investigation of projects like this should consider whatever development will raise standards in the building service industry. This project really does that. The new park space and sustainability measures proposed in this project will also benefits 32BJ member as their families.

Give me one second.

THE CHAIR: You have two more seconds. You can keep going.

MS. SALONAVICH: The best way to make sure that developments like one proposed have a positive impact to building service workers for developers to make a former community, to pay the privilege wage, and create good jobs with family-staining wages and benefits. We are pleased to let you know that we are developers with this project have made a early commitment and create a certain prevailing wage building service job as this site. We are in full support of this project. This [inaudible] change for working families and benefits for the developer and uphold and promote

the strong standards that are in place for good building service job in New York City. Thank you.

THE CHAIR: Thank you very much.

Well, with that, Ryan, is there anybody who has signed up who wishes to be heard, who has not yet been heard? Anybody in the room?

RYAN: No. No further speakers in the room.

THE CHAIR: Okay. All right. Well, with that, I'm just going to filibuster for a few seconds to make sure.

And with that, I will close the hearing on calendar Nos. 23 to 33. And note that the record on this item, or these items, will remain open through Monday, August 22nd.

And I'll ask you, Madam Secretary, if there is any additional business before the Commission today.

THE SECRETARY: No Chair Garodnick, there is no other business before the Commission, but I do have some public information to share.

For those of you who are are unable to, or did not wish to testify, you can

submit written testimony online by selecting this hearing on the upcoming meetings page of the NYC Engage portal through DCP'S website or by mailing your comments to City Planning Commission Calendar Information office, 120 Broadway, 31st Floor, New York, New York, 10271.

THE CHAIR: Excellent. Well, thank you very much for that. And to all of the staff of the agency who helped to support the hearing today.

Thank you, Commissioners. Thank you for your time and energy, it was a very long, long day today, and of course, to the members of the public who waited around patiently to have their moment. We thank you very much. We know that that is not an easy thing to do and that people have a lot on their plate and a lot going on. So we recognize that. Appreciate it a lot.

Of course, also to the applicant team. We thank you for your time, your energies, and you're interest in investing in New York and to do something meaningful.

So with that, this remotely held meeting is adjourned. Thank you-all.

THE SECRETARY: The time is 2:57 p.m.

(At 2:57 p.m., the proceedings were concluded.)

STATE OF NEW YORK)

SS.

COUNTY OF NEW YORK)

I, MARC RUSSO, a Shorthand (Stenotype) Reporter and Notary Public within and for the State of New York, do hereby certify that the foregoing pages 1 through 216, taken at the time and place aforesaid, is a true and correct transcription of my shorthand notes.

IN WITNESS WHEREOF, I have hereunto set my name this 1st day of September, 2022.



MARC RUSSO

Concordance

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