Appendix J:
Written Comments on the DEIS

01 Elected Officials

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THE COUNCIL OF
THE CITY OF NEW YORK
JULIE WON
COUNCIL MEMBER, 26TH DISTRICT, QUEENS

COMMITTEE CHAIR
CONTRACTS

COMMITTEE MEMBER
FINANCE
OVERSIGHT & INVESTIGATION
PUBLIC HOUSING
TECHNOLOGY
TRANSPORTATION &
INFRASTRUCTURE

August 4, 2025

Dear City Planning Commission,

My name is Council Member Julie Won, and I represent Long Island City, Sunnyside, Woodside, and parts of Astoria and Maspeth. Since the beginning of the OneLIC neighborhood planning process, I have maintained my minimum requirements for the project to receive my support when it comes before the City Council for a vote, across seven key areas:

- Maximizing affordable housing,
- Creating a connected waterfront,
- Developing new public spaces,
- Investing in sewage, plumbing, and resilience infrastructure,
- Building new schools,
- Investing in Queensbridge Houses, and
- Community-informed development of public land.

So far in our negotiations, we have made some progress in the following areas:

- **Maximizing affordable housing.** We are in discussions with the Department of City Planning, Department of Housing Preservation and Development, and the New York Economic Development Corporation to determine how to build permanently affordable housing on publicly owned sites within the rezoning area, and are identifying which MIH options will be designated on privately owned sites.
- **Community-informed development of public land.** EDC has released and is currently accepting responses to an RFI regarding the DOE building at 44-36 Vernon Boulevard. These responses will inform the ultimate development of the site.

However, we still lack concrete commitments across a majority of these priority areas:

- **Developing new public spaces.** For decades, NYC DOT and Parks have occupied the space under the Queensboro Bridge ramps. Much of this space was once Queensbridge Baby Park, a 3-acre park space for Queensbridge Houses residents. Our vision is to return this land to public use. Over the years, NYC DOT and Parks fenced off these lots for storage and operations, effectively segregating Queensbridge Houses from the rest of Long Island City. Ahead of the City Council vote, we need written agreements from NYC DOT and Parks to relocate these activities to other nearby publicly-owned land and capital commitments from the City to invest in the construction of a restored Queensbridge Baby Park.
- **Investing in sewage, plumbing, and resilience infrastructure**: DEP is conducting a Drainage Study that will not be complete until 2026. So far, they will not commit capital investments to address existing sewer and plumbing infrastructure until that study is complete, despite evidence

of ongoing flooding and sewer issues in the area. $95 million was previously committed to the Anable Basin area as part of the Amazon HQ2 failed rezoning, but that funding has now been reallocated elsewhere. In order to support this rezoning, we need a minimum commitment of $95 million from DEP to begin addressing current sewer and plumbing infrastructure issues, along with written commitment of additional funding upon completion of the drainage study.

- **Building new schools:** SCA is currently in discussions about the potential construction of six schools, including one high school, one middle school, and four elementary schools. However, these discussions are slow moving, and SCA has yet to reach a signed agreement with any property owner. Before the City Council vote, we need signed MOUs and capital investment commitments for the construction of all six schools to ensure that they are not just announced, but actually built in our district.
- **Creating a connected waterfront.** While we are in discussions with NYPA, ConED, and other private landowners on the waterfront about the creation of a publicly accessible waterfront esplanade as part of the rezoning, we still lack written agreements and capital commitments from the City and State to ensure that this waterfront esplanade becomes a reality. We need concrete agreements from all partners on the creation of the esplanade, capital investment commitments, and an implementation timeline ahead of the Council vote.
- **Investing in Queensbridge Houses:** The City Council has already committed millions of dollars to grounds improvements and elevator upgrades at Queensbridge Houses, none of which have been completed to date. We have also been in discussion with NYCHA and Queensbridge residents to understand which additional projects are of highest priority and are waiting on estimates from NYCHA on how much these various projects will cost. In order to support this rezoning, we need a written commitment from NYCHA to complete the already-funded projects by an agreed-upon timeline and additional capital investments to address priority projects at Queensbridge Houses ahead of the Council vote.

If negotiations continue in this manner, we are not on track to fulfill my minimum requirements ahead of the City Council vote. Until we get concrete commitments from the City that satisfy these community priorities, I will not be able to support the rezoning in the upcoming vote. I urge the City Planning Commission and City Agencies to commit to these long-needed investments in our community, or this rezoning will not pass.

Sincerely,



Council Member Julie Won
26th District
New York City Council

02 Agencies

The City of New York

Donovan Richards
Queens Borough President

Community Board No. 2

43-22 50th Street, 2nd Floor
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Anatole Ashraf
Chairperson
Debra Markell Kleinert
District Manager

June 20, 2025

Mr. Daniel Garodnick
Chairperson
City Planning Commission
Calendar Information Office
120 Broadway, 31st Floor
New York, NY 10271

RE: **Recommendations on the OneLIC Neighborhood Plan**

Dear Mr. Garodnick:

On June 18, 2025 Community Board 2 held a meeting to vote on the OneLIC Neighborhood Plan.

At that meeting, with a quorum present, a motion was made and seconded to approve the OneLIC Neighborhood Plan with stipulations (see attached). The Board voted in favor of the motion and the vote was (36) thirty-six in favor of the motion; (7) seven opposed; and (0) no abstentions.

If you have any questions, please feel free to contact Community Board 2.

Sincerely,

Anatole Ashraf
Chairperson, Community Board 2

Prameet Kumar
Vice Chair, Land Use & Housing Committee

Christine Hunter
Chair, Land Use & Housing Committee

Debra Markell Kleinert
District Manager, Community Board 2

cc: Honorable Grace Meng, US Congress
Honorable Nydia M. Velazquez, US Congress
Honorable Michael Gianaris, NY State Senate
Honorable Kristen Gonzalez, NY State Senate
Honorable Jessica Ramos, NY State Senate
Honorable Jessica Gonzalez-Rojas, NYS Assembly
Honorable Zohran Mamdani, NYS Assembly
Honorable Steven Raga, NYS Assembly
Honorable Claire Valdez, NYS Assembly
Honorable Robert Holden, NYC Council Member
Honorable Shekar Krishnan, NYC Council Member
Honorable Julie Won, NYC Council Member
Honorable Donovan Richards, Queens Borough President
Vicky Garvey, Queens Borough President's Office
Katherine Crawford, NYC Department of City Planning
Hye-Kyung Yang, NYC Department of City Planning
Anatole Ashraf, Chairperson, Community Board 2
Christine Hunter, Chair, Land Use & Housing Committee
Prameet Kumar, Vice Chair, Land Use & Housing Committee

The City of New York

Donovan Richards
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Chairperson
Debra Markell Kleinert
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Queens Community Board 2 Recommendations on the OneLIC Neighborhood Plan

Community Vision and Priorities for OneLIC

The Queens Community Board 2 (CB2) OneLIC Working Group, comprised of members of the Land Use and Housing Committee and select members of other pertinent committees, has developed the following recommendations in response to the City's proposed OneLIC Initiative. These recommendations reflect themes and findings from deep community engagement and an urgent need to ensure that new development meaningfully benefits existing residents, addresses historic underinvestment, and creates a livable, resilient neighborhood for generations to come.

Our vision for OneLIC is rooted in the belief that public growth must yield public good. This means aligning new housing with deep affordability, tying development to infrastructure delivery, and ensuring that public land is used to meet the community's most pressing needs – including schools, public parks, and housing for vulnerable populations. It also means supporting LIC's vital arts and culture community and making LIC a safer, greener, and more inclusive place to live and work.

While we support the City's goals of affordability, sustainability, and accessibility, our recommendations highlight several critical areas where the plan must go further:

- Housing Affordability: Require Mandatory Inclusionary Housing (MIH) Options 1 and 3 throughout the rezoning area to ensure homes are affordable to the residents who need them most – those earning between 40% and 60% of Area Median Income (AMI). Prioritize family-sized units and 100% affordable development on public sites.
- Infrastructure Plan: Development must not outpace essential infrastructure. We call for an infrastructure sequencing plan, paired with remedies for the unmet needs left by past rezonings – including upgrades to sewers and transit and the addition of more schools and usable public open spaces.
- Public Land for Public Good: City-owned sites must be used to deliver multiple community priorities. We support a cohesive vision that includes affordable housing, a high school, arts facilities, and public park space.

- Zoning with Purpose: Adjust base zoning downward in key areas to encourage the use of bonuses for public benefits and remove unlimited height provisions to preserve contextual scale and livability.
- Oversight and Accountability: Establish a community oversight committee and formalize implementation through a binding memorandum of understanding (MOU), ensuring transparency, timely delivery, and lasting public trust.

This is a once-in-a-generation opportunity to get it right. The success of OneLIC depends on making good on the promise of planning with – not just for – the community. We look forward to working in partnership with City agencies, elected officials, and neighbors to achieve a truly inclusive and equitable Long Island City.

Recommendations

Deepen and Strengthen Housing Affordability

- Apply MIH Options 1 and 3, which require 20% to 25% of residential floor area to be permanently affordable, targeted at 40% to 60% of AMI. These options are essential to address the acute housing needs of low-income families and individuals, many of whom are currently cost-burdened or at risk of displacement from LIC. The community has seen a significant influx of high-income households in recent years, while housing affordable to longtime residents – especially those earning below 60% AMI – has become increasingly scarce. Options 1 and 3 ensure deeper affordability levels that are aligned with the economic realities of residents, including NYCHA households, essential workers, and seniors. Requiring these MIH options throughout the rezoning area would help counteract market pressures, promote economic diversity, and better reflect the needs and priorities of the existing mixed-income community. While we acknowledge that AMI is set federally, we urge the City and State to explore mechanisms that align local housing affordability requirements more closely with neighborhood-level incomes and cost burdens.
- Commit to developing a combination of 100% affordable housing, public parks with both active and passive recreation, and a new school across the City-owned development sites. Developers should adequately protect affordable housing from extreme flooding through stringent resilient methods and/or should consider other sites for vulnerable populations. This ensures that public land delivers maximum public benefit and can serve as a model for equitable development. Developers who do not provide meaningful community benefits—such as deeply affordable housing or public open space—should be subject to reduced maximum building heights to ensure all new development supports neighborhood priorities.
- Encourage the development of projects that significantly exceed minimum affordable housing requirements, particularly those offering majority or fully income-restricted housing, through strengthened zoning and financial incentives. Tools such as expanded density bonuses or transfer of development rights should be considered in partnership with developers and nonprofits committed to long-term affordability. These strategies can help deliver deeper affordability levels that reflect community needs and support mixed-income stability.
- To the greatest extent possible, prioritize family-sized units (2- and 3-bedroom apartments) to support the diverse household needs of LIC's working families.
- Enhance access to affordable units by supporting application assistance programs, expanding local outreach, and creating clear pipelines for NYCHA and voucher-eligible residents.

- Require the Department of City Planning (DCP) and Housing Preservation and Development (HPD) to publish an updated five-year review of MIH housing production in the city's existing NYC Open Data system, including unit counts, AMI levels, and unit sizes. This will help assess the program's effectiveness in Long Island City and citywide, and guide deeper affordability strategies within OneLIC.
- Encourage the sale of new market-rate units to first-time homeowners, particularly those using State and City first-time homebuyer programs, to help build intergenerational wealth, promote economic stability, and offer alternatives to long-term renting.

Tie Development to Infrastructure Delivery

- Develop and publish an infrastructure sequencing plan that outlines which infrastructure upgrades (schools, sewers, parks, and transit) City agencies must deliver before or alongside new development phases. This plan must include milestone dates and funding commitments to ensure timely delivery. Equally important, it should not only support future growth but also correct for historic underinvestment stemming from prior rezonings in LIC, which permitted rapid residential expansion without the corresponding infrastructure needed to support it. By addressing these legacy gaps alongside new development, the City can build a more equitable and resilient foundation for current and future residents.
- Develop and publish a coordinated and comprehensive phasing plan for the new public waterfront so that staggered development does not exacerbate inland flooding, optimizes coastal resiliency, and residents can immediately begin using sections of the new waterfront.
- Require developers to submit designs for all public and privately owned waterfront sites for WEDG verification.
- Require the Department of Education (DOE), Department of Environmental Protection (DEP), Department of Transportation (DOT), and other relevant agencies to submit implementation plans tied to the projected buildout, ensuring that services grow proportionally to the population.
- Establish a public reporting mechanism, such as annual ULURP progress updates, to track delivery of key infrastructure investments, with findings reported to CB2 and made publicly available.
- Expand NYPD and FDNY services to match population growth from the rezoning, including additional personnel, equipment, and facilities where necessary, to maintain adequate emergency response times and public safety coverage.
- Initiate an emergency preparedness planning process in collaboration with NYC Emergency Management and local stakeholders. This process should identify a range of

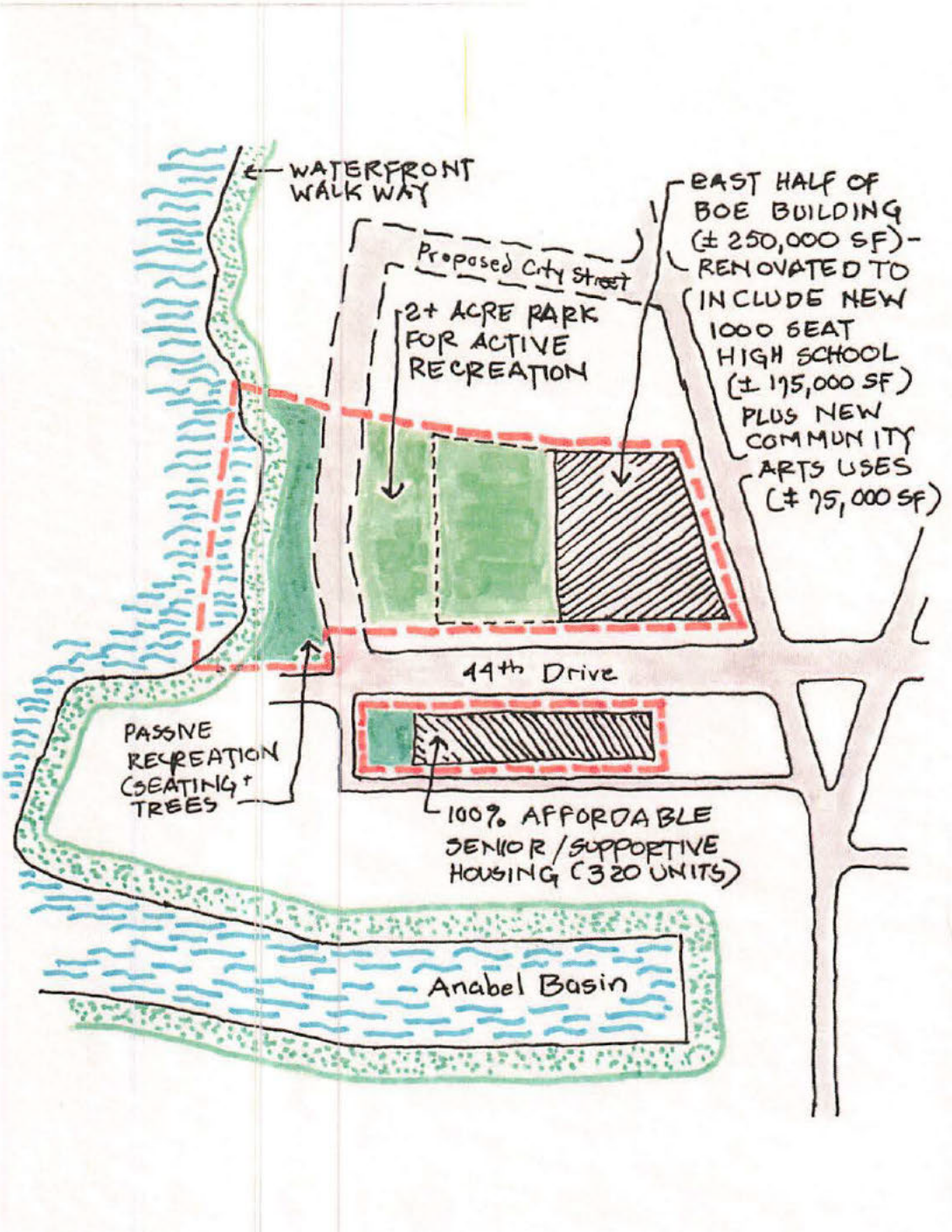
environmental vulnerabilities, notably both storm surge and intensive rainfall events, outline community mitigation strategies, and develop protocols for coordinated emergency response, especially in areas of greatest hazard.

- Identify a site for and commit to establishing a full-service hospital within or near the rezoning area, including comprehensive maternity and neonatal care. Long Island City's growing residential population requires local, accessible healthcare infrastructure to meet basic and emergency needs, especially for families.
- Promote responsible land use and timely housing delivery by identifying priority sites where long-term vacancy or stalled development may be addressed through planning interventions or enhanced accountability. Projects that remain undeveloped or inactive for extended periods should be subject to review, with the aim of advancing public benefit and preventing speculative holding that undermines neighborhood goals.
- Address cumulative environmental impacts in Blissville, even though the neighborhood is not formally part of the OneLIC plan area. Blissville (Census Tract 199) is a historically marginalized community and must be included in the plan's infrastructure and environmental justice framework. Targeted investments such as a dedicated street tree and rain garden initiative in Blissville would mitigate legacy underinvestment and support the goals outlined in the Mayor's Office of Climate and Environmental Justice.

Expand and Improve Public Open Space

- Strengthen and formalize requirements within the Waterfront Access Plan (WAP) to ensure that all designated waterfront areas provide genuinely usable, inclusive, and climate-resilient public spaces. CB2 recommends that the WAP zoning text should be amended to require wider minimum waterfront open space, exceeding the 40' baseline. It should also ensure continuous connectivity, seating, shade, and recreational amenities; clear guidelines for maintenance responsibilities; and integration with upland access points to maximize community benefit and equitable access.
- Expand the footprint of parkland beyond the waterfront by identifying and acquiring upland sites suitable for passive and active recreation, particularly in underserved areas like Court Square and Queens Plaza. LIC falls far short of the City's open space goal of 2.5 acres per 1,000 residents, currently providing only about 1.35 acres per 1,000. As one of the most park-deficient districts in New York City, this shortfall makes it critical that any new development be paired with major investments in public open space to support health, equity, and livability.
- Identify and commit to a site for a publicly owned, fully accessible neighborhood park of at least 2 acres within the Court Square area. This neighborhood is already among the most densely populated in the rezoning area and acutely lacks usable open space to serve a multi-generational population of local residents.

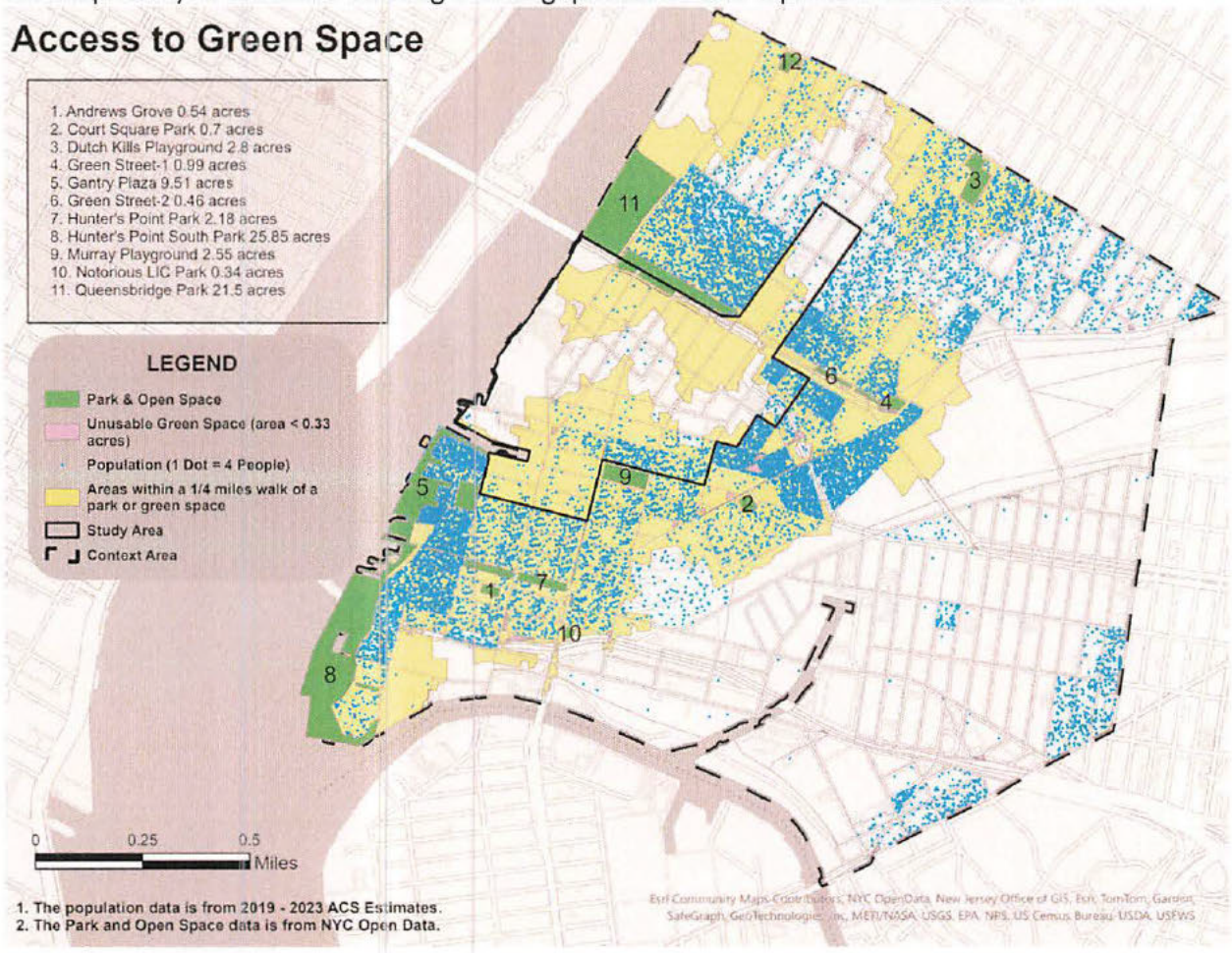
- Transform city-owned land beneath the Queensboro Bridge into permanent public park space. These parcels represent some of the most underutilized land in the rezoning area and are well-positioned to serve adjacent high-density neighborhoods. This land should be repurposed to create accessible, climate-resilient, and actively programmed open space that addresses longstanding open space inequities and connects to broader green infrastructure and pedestrian networks.
- Create a full-sized public outdoor community pool within the rezoning area. LIC currently lacks access to adequate public outdoor swimming facilities. The only option within CB2 is a small 40' x 20' pool at Windmuller Park, which does not meet the needs of the growing population.
- Utilize city-owned land along 44th Drive to deliver an integrated set of public benefits, guided by community-generated concepts such as the one illustrated in the sketch below. This concept proposes: a 2+ acre public park for active recreation; a renovated Board of Education building to accommodate a new high school and 75,000 square feet of community arts space; 100% affordable senior and supportive housing as currently proposed (~320 units); and passive open space with trees and seating along the Anable Basin waterfront. This conceptual vision demonstrates how a cohesive, site-specific plan can address multiple community priorities – housing, education, open space, and arts – in one of the neighborhood's most strategic public locations at the main entry point to the new public waterfront. The City should work with the community to refine and realize a mixed-use vision that maximizes public value and embodies Long Island City's unique character. Public land must be retained in public ownership and leased – not sold – to ensure long-term accountability and community benefit.



- Establish zoning requirements or design guidelines to ensure that new privately-owned and managed public spaces are truly usable, habitable, and welcoming, with minimum standards for size, seating, shade, and accessibility.
- Convert specific underutilized parcels (such as parking lots or city-owned properties adjacent to NYCHA developments) into new public parks, using tools like land swaps or the "Walk to a Park" site selection framework.

- Terminate or repurpose the City's lease of the existing DOT-owned parking lot between 22nd and 23rd St south of Queens Plaza to prioritize its use for upland park space. This site, currently leased for private use, presents a unique opportunity to deliver meaningful recreational access in one of the most park-deficient parts of the neighborhood.
- NYC Parks and the City Council must commit to a funded street tree initiative in LIC, particularly in the Industrial Business Zone (IBZ), to address heat island effects. Budget should include not only planting but active long-term maintenance and replacement.
- Expand the footprint of parkland in the broader context area by including park investments in Blissville. Specifically, we support the creation of the proposed 29th Street Park at the head of the Dutch Kills Tributary, directly behind LaGuardia Community College. This location serves Blissville, Court Square, and South Sunnyside, and addresses a documented open space gap in an area designated as a disadvantaged community under NY State criteria.

See the open space map below (created with assistance from the Pratt Center for Community Development) to illustrate existing access gaps and inform equitable investment.



Expand School Capacity and Secure Physical School Space

- Commit to funding and constructing at least two new schools within the rezoning area, based on projected demand, in addition to the current School Construction Authority (SCA) plan for three schools for the existing neighborhood population. This should include elementary, middle, and high school capacity.
- Mandate that all new school sites include on-site outdoor play space, rather than relying on already overtaxed public parks for gym and recreation, to support holistic educational environments.

Improve Transit Access and Street Safety

- Partner with the MTA, and formalize in a transit coordination plan, to expand service on the 7, E, G, M, F, N, and W subway lines, including increased frequency and accessibility/circulation upgrades at nearby stations. This should be formalized in a transit coordination plan.
- Expand local bus service, express buses to Manhattan, and ferry service. Create dedicated bus lanes along major corridors, improving last-mile access and reducing commute times.
- Implement a comprehensive Vision Zero strategy tailored to LIC, including raised crosswalks, curb extensions, protected bike lanes, pedestrian refuge islands, and redesigned intersections to reduce injuries and fatalities.
- Create a long-term streetscape master plan, including the Queens Waterfront Greenway project and DOT's Citywide Greenways Plan (currently in development), that reserves right-of-way for future improvements, such as wider sidewalks, wide bike lanes, green infrastructure, and transit accessibility features.
- Actively apply the zoning frameworks that require or encourage developers to fund transit improvements like new station entrances or ADA-compliant elevators as part of their projects. This would leverage private investment to address transit accessibility and capacity needs, especially in high-growth areas near major subway hubs.

Upgrade Sewer and Stormwater Infrastructure

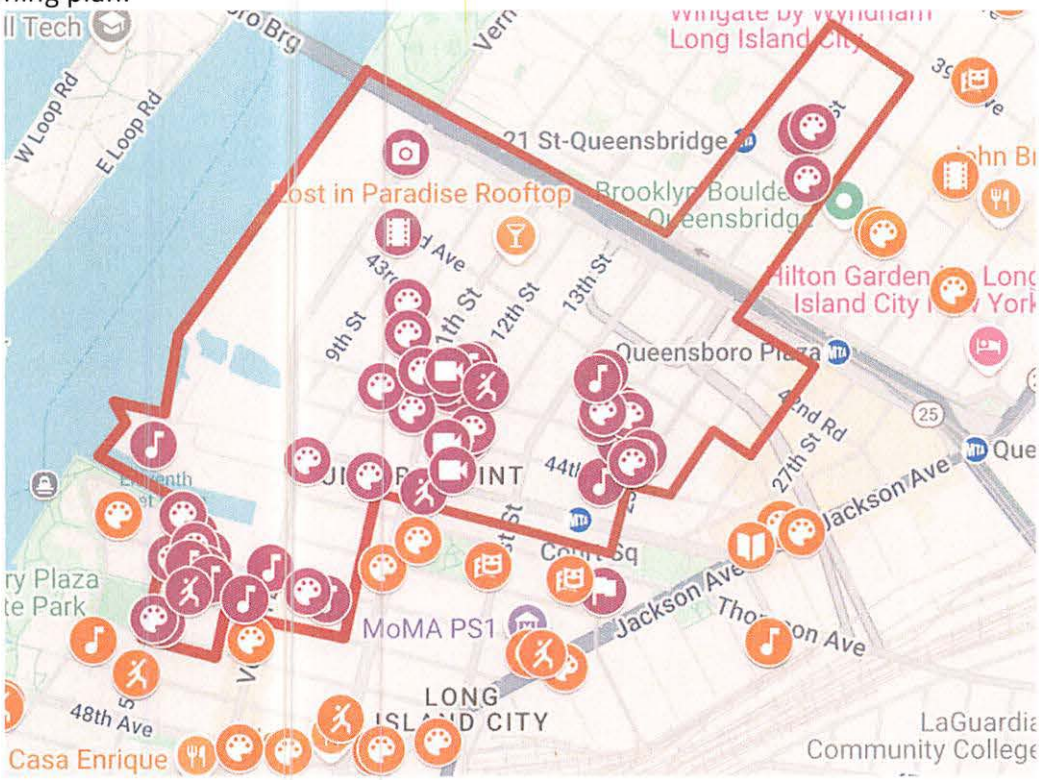
- Identify and fund a package of sewer capacity upgrades necessary to accommodate the additional population from rezoning. In addition, the City must provide a comprehensive plan for upgrading existing sewer infrastructure to meet the needs of current residents and buildings constructed under previous LIC rezonings, many of which continue to experience flooding and drainage issues due to outdated or insufficient capacity.
- Require developers to integrate green infrastructure elements (such as permeable paving, green roofs, rain gardens, and bioswales) into new projects to mitigate runoff and reduce pressure on the combined sewer system.

Preserve and Support Arts and Culture (AC)

- Modify the zoning text to include a floor area exemption for nonprofit arts and cultural facilities, similar to the exemption granted for new public schools.
- Encourage space partnerships between schools and local AC nonprofits in exchange for arts education, achieving both sustainable space for teaching artists and accessible arts education integration.
- Create a zoning incentive program that provides floor area ratio (FAR) bonuses to developers who provide street-level cultural space (minimum 2,000 usable square feet) under long-term, below-market leases to local AC organizations who can make highest and best use of designated spaces.
- Designate a local umbrella nonprofit or collective of nonprofits to serve as matchmaker between developers and local AC nonprofits
- Engage city agencies – including, but not limited to, DOE, Department of Youth and Community Development (DYCD), Department of Cultural Affairs (DCLA), Mayor's Office of Media and Entertainment (MOME), NYC Economic Development Corporation (EDC), and Small Business Services (SBS) to coordinate capital and programmatic funding earmarked for new AC spaces.
- Create and designate at least one flexible, outdoor public space specifically suited for a variety of performances (e.g., an open amphitheater with access to power and minimum 200 seat capacity) in the rezoning area, potentially within a publicly accessible waterfront park.
- Launch a pilot short-term lease initiative that connects arts groups with vacant storefronts for temporary cultural activation, reducing commercial blight, activating ground floors along the street, and supporting local creatives.
- Support the creation of a cultural and community-oriented facility in the rezoning area to provide flexible, multipurpose space for local organizations and neighborhood programming.
- Establish an Art Fund to be administered by a local IRS 501C3 arts organization existing with the new districts. This Arts Fund shall be funded by a $10/square foot surcharge on all residential non-affordable housing constructed in the zoning districts created as a result of the new One LIC zoning. The fund shall be used to subsidize artists, not for profit art facilities and not for profit cultural organizations within the created zoning districts.
- Incentivize developers to incorporate publicly accessible sites for arts and culture features such as murals and sculpture installations that honor and preserve the historic character of the neighborhood.

See map screenshot below (live Google map here) of the current concentration of more than one hundred arts and culture organizations and public art sites in and around the rezoning area.

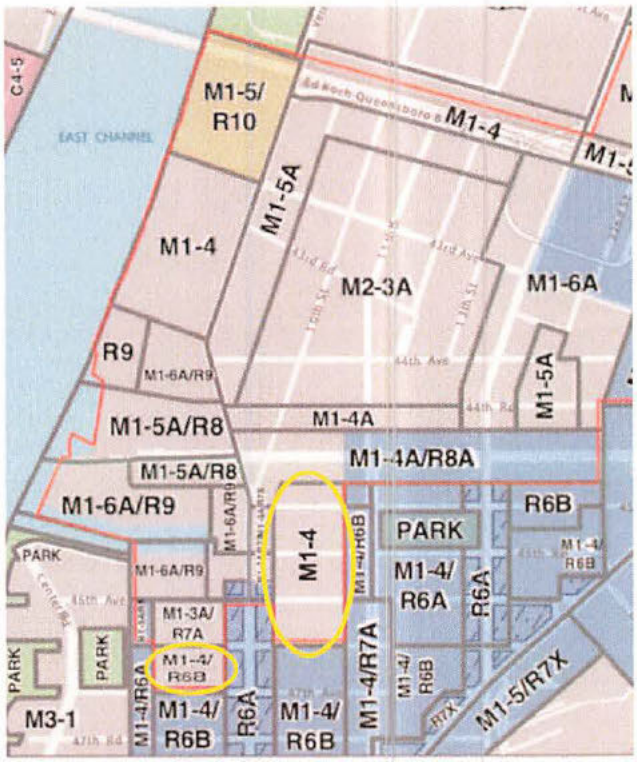
Many locations house dozens of individual artist workspaces or arts organizations, demonstrating the need for more space and vulnerability of adverse impact if not included in the rezoning plan.



Preserve LIC's Industrial Core

- Maintain the character of the Industrial Business Zone (IBZ) by avoiding upzoning that incentivizes speculative development at the cost of existing businesses. New development should complement -- not replace -- LIC's industrial, artisan, and creative communities.
- Apply a downzoning framework to M1-4A, M1-5A, M1-6A, and M2-3A districts, paired with targeted FAR bonuses that incentivize affordable creative, artisan, and maker spaces. This would promote economic diversity while retaining the area's unique mixed-use identity.
- Shift the district north to the north side of 46th Avenue (see diagram below). Preserve the midblock between 46th Ave and 46th Rd where dozens of established small businesses and artisans contribute to Hunters Point's historic fabric.
- Keep the area between 46th Rd and 47th Ave as M1-4/R6B (see diagram below). Development here is already underway under existing zoning and reflects a healthy blend of residences and small businesses. Avoid rezoning that would intensify speculative pressure or destabilize this equilibrium.

- Mandate the NYC EDC and SBS to monitor commercial rent trends in at-risk zones and develop targeted grants for small businesses facing rent increases and employee hiring needs.
- Provide financial assistance for owners facing rising property taxes and mandatory sewer upgrades triggered by zoning changes or development-related infrastructure requirements.
- Redesign IBZ streets to support pedestrian movement, street trees, and goods movement, creating shared streets that reinforce the area's industrial-residential mix.
- Promote full-service grocery stores, especially in underserved and walkable areas, including around NYCHA developments. This should include the use of ground floor commercial space in IBZ and mixed-use zones for food retail. Partner with EDC, SBS, and DCP to create rent subsidies or tax incentives for grocers and bodegas providing fresh food options, modeled after successful development in other cities. Establish a centrally located greenmarket that serves all LIC residents by utilizing a temporarily closed street grid to maximize accessibility without taking away parkland. Prioritize pedestrian access and community programming.



Calibrate Zoning Heights to Incentivize Public Benefits and Protect Sensitive Areas

- Lower the base zoning heights and densities in select areas (particularly along the waterfront and in inland areas currently proposed at R10) through the use of somewhat lower-density districts such as R9, to better align with the City's incentive framework.

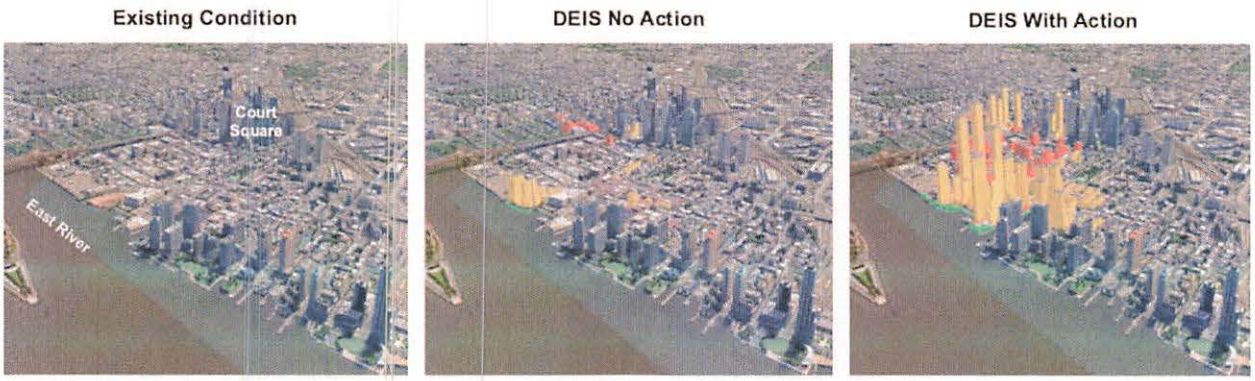
Slightly reducing the as-of-right development potential – such as shifting from R10 to R9 – creates a meaningful tradeoff that steers developers toward using zoning bonuses in exchange for delivering critical public benefits. This adjustment preserves the overall development potential for approximately 14,700 new dwelling units but ensures that growth is contingent on tangible community benefits rather than guaranteed as-of-right. An R9 base allows the City to restore density via bonuses while more effectively leveraging private development to meet public needs.

- Remove Unlimited Height Provisions where they are currently proposed. While we support DCP's goals of reducing building bulk and encouraging design flexibility, we are concerned about the unpredictability of unlimited height. We urge DCP to reevaluate and replace these provisions with defined height limits that balance flexibility with neighborhood context.
- In the block immediately east of Queensbridge Houses, reduce maximum residential zoning from R10 to R8, to respect the scale of this historic development and reduce shadow impacts on the historic grounds, residential buildings, and rooftop Community Solar installation on buildings at the southeast corner of the NYCHA development.

See illustrative views provided by DCP of the DEIS With Action scenario below.

Aerial View (1)

NE View Capturing Full Study Area

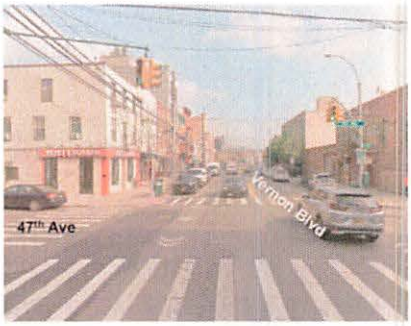


Eye-level View (7)

Vernon Blvd Looking North



Existing Condition



DEIS No Action



DEIS With Action



Establish Ongoing Oversight and Accountability

- Establish a community oversight committee (convened with participation from CB2, local stakeholders, city agencies, and development partners) to monitor implementation progress, surface issues, and advise on course corrections. Developers participating in the rezoning must cover legal and administrative costs associated with drafting and finalizing a community benefits agreement (CBA), to be signed prior to ULURP approval.
- Hold quarterly public meetings of the oversight committee to ensure transparency and allow for regular community input on milestones and challenges.
- Publish annual implementation progress reports covering affordable housing delivery, school construction, open space completion, infrastructure improvements, and quality of life issues due to construction.
- Affirm support for union labor and fair employment practices. We encourage the use of union labor across rezoning-related projects to promote high-quality construction, worker protections, and equitable economic opportunities for residents.
- Ensure that community benefits from new development include reinvestment in public housing and local infrastructure. Explore opportunities to channel revenues or benefits from underutilized or inactive sites -- such as those reactivated through new planning efforts -- into a dedicated fund for capital needs at Queensbridge Houses and other public assets within the rezoning area. This approach reinforces equity and local reinvestment as core tenets of the OneLIC plan.
- Formalize a post-ULURP MOU that outlines agency responsibilities, funding timelines, and coordination protocols to guide post-approval accountability.

CB2 and the OneLIC Working Group appreciated the responsiveness and partnership of DCP and other agencies in responding to questions and providing additional data throughout the review process. We intend to hold the City and its agencies accountable for responding to these recommendations and, more broadly, to ensure that much-needed growth occurs responsibly, equitably, and for the benefit of LIC community members.

Including Arts & Culture in the OneLIC Plan

Queens Community Board 2

OneLIC Working Group

presented by CB2 Arts and Culture Committee

May 27, 2025 *(*recommendation slides updated 6/5/25 after feedback)*

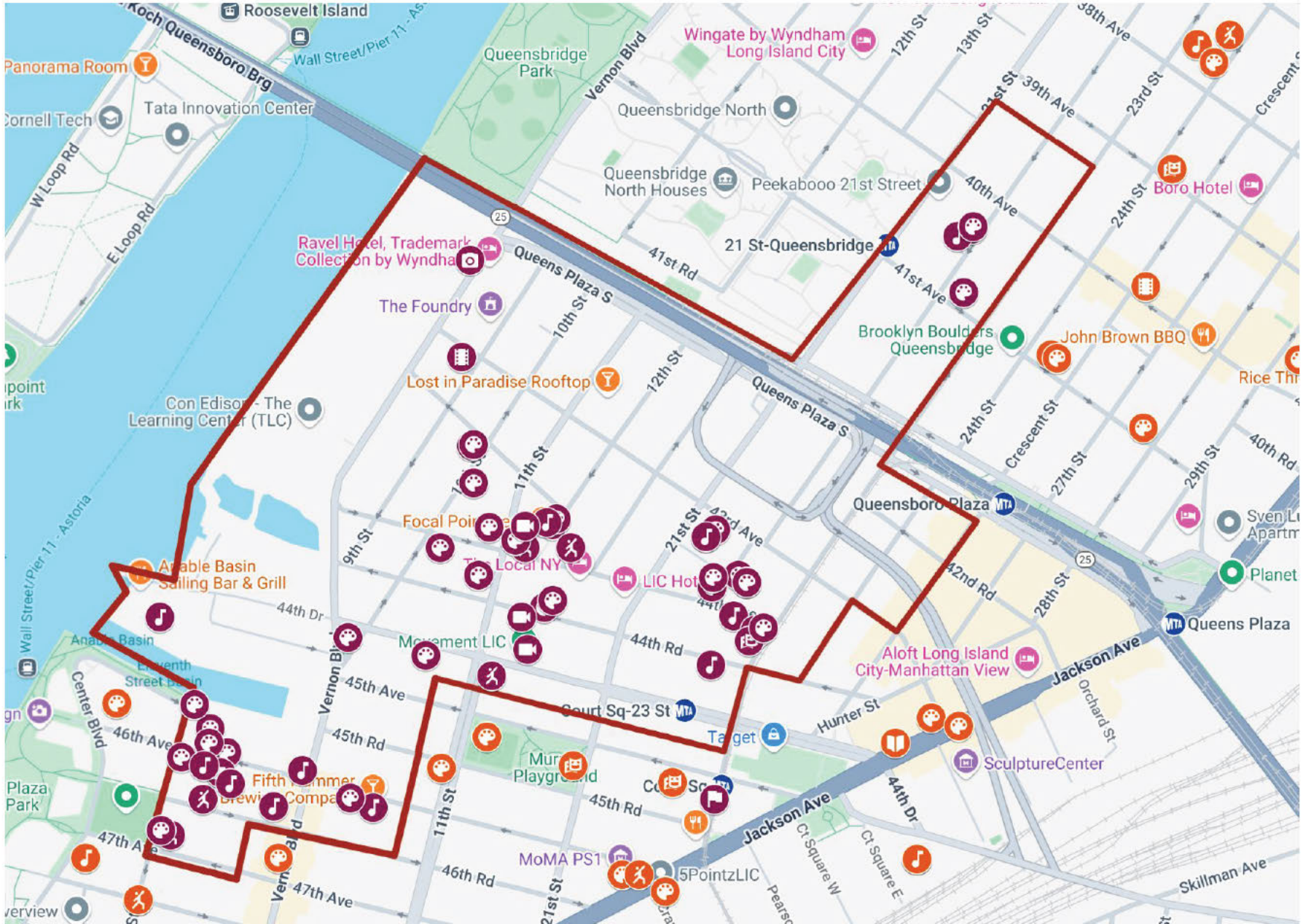
Presentation Overview:

- Issue of lack of specific goals in OneLIC for Arts and Culture
- Current status of Arts and Culture in LIC
- Opportunities & Proposed Implementations
- Tonight's goal: draft Arts and Culture recommendations to be updated into the OneLIC Plan

Arts and Culture misrepresented in DEIS and OneLIC

- **DEIS only identifies 3 arts and culture entities directly impacted by rezoning.** There are 200+ artists and groups (map next slide); more arts per square foot anywhere outside of Manhattan; hub for film and television on the East Coast *(note: Plaxall Gallery does not exist)*
- **Does not factor the nature in which arts and culture occurs in LIC**: shared spaces, program collaborations, public/outdoor activations, majority with budgets <$750K (citywide)
- **Underestimates economics of arts and culture**: every $1 spent on the arts generates $7 in economic activity, 77% of non-residents visit for culture–*and spend twice as much*
- **Cited efforts are inadequate to preserve or create long-term spaces**: DCLA's *Create in Place*, or "naturally occurring" opportunities are inadequate solutions

Arts and Culture in/around the Context Area



111 mapped locations

(Click on live Google map above)

Many locations house dozens of individual artist workspaces or arts organizations, demonstrating the need for more space and vulnerability to adverse impact if not included in the zoning plan.

Individual and group fine art studios and galleries

Recording studios

Dance companies and rehearsal spaces

Performing arts spaces that serve theater companies and performers

Outdoor art and performance sites

Two Case Studies

Culture Lab LIC ($600K budget; $1.2M with grants in FY25)

- 50-60K+ visitors/year
- 265 events/year including 14 exhibitions, 130 concerts, and serves two dozen other nonprofits, including local schools
- *Best of the Boro*'s Art Gallery, Theater Arts Center, and Music Venue

LIC Artists ($100K budget, volunteer-run)

- 200 core members (85% Queens-based)
- 85+ events/year including workshops, talks, and 25 exhibitions
- Year-round gallery at The Factory with 10,000+ annual visitors

Both rely on donated space from developers; without structural longterm investment, they risk displacement under new zoning. This will be a ripple effect in the LIC arts ecosystem

Economic Impact: City studies

City-Specific Economic Impact Studies on the Arts

1. New York City – Creative Economy Report (2024) Findings: By 2022, employment and inflation-adjusted wage and salary earnings in NYC's creative economy had surpassed 2017 levels, indicating a strong rebound from the pandemic. NYC Comptroller

2. Jersey City, NJ – Arts & Economic Prosperity 6 (2022) Findings: The arts and culture sector generated $46 million in economic activity during 2022, with $13.5 million from organizations and $32.4 million from audience-related spending. City of Tacoma+4Jersey City+4City of Columbia Missouri+4

3. Tacoma, WA – Arts & Economic Prosperity 6 (2022) Findings: Tacoma's nonprofit arts and culture industry generated $163 million in economic activity, supporting 2,065 jobs and generating $28.7 million in tax revenue. City of Tacoma

4. Columbia, MO – Arts & Economic Prosperity 6 (2022) Findings: The nonprofit arts and culture sector generated $18.27 million in economic activity, supporting 592 jobs and generating $3.73 million in tax revenue. City of Columbia Missouri

5. Fairfield County, CT – Arts & Economic Prosperity 6 (2022) Findings: The nonprofit arts and culture industry generated $255.3 million in economic activity in 2022. culturalalliancefc.org

6. National City, CA – Arts & Economic Prosperity 6 (2022) Findings: The nonprofit arts and culture industry generated $4.9 million in economic activity in 2022. National City

Economic Impact: Arts and Culture on Tourism

List of studies and reports that highlight the significant impact of arts and cultural events on tourism and local economies:

1. **Vermont's Cultural Tourism Impact: 80%** of tourists visiting Vermont cited attending a cultural event as their primary reason for the trip. Source: Seven Days Vermont
2. **Frisco, Texas: Localized Insights** An economic impact study revealing that **83.5%** of nonlocal attendees reported that their primary purpose for visiting was to attend a specific cultural event. Source: Frisco Chamber of Commerce
3. **San Francisco's Arts-Driven Economy** Data showing that arts and culture-inspired tourism contributes **$1.7 billion** in revenue to San Francisco's local economy. Source: Bay Area Council SF Mayor
4. **The Guggenheim Museum Bilbao's Economic Impact** The museum's contribution to the GDP was 657.6 million, with a total demand generated of 762.2 million. Source: Guggenheim Museum Guggenheim Bilbao Museum
5. **The "Bilbao Effect" and Global Replications** Guggenheim Museum has significantly boosted the Basque region's economy and tourism since its opening. Source: Le Monde

Economic Impact sample: LIC

Comparative Spending Average by Attendee Origin per person, per event.

- **Local** attendees spend: **$29.77**
- **Nonlocal** attendees spend: **$60.57**

Just with Culture Lab LIC as an example:
60k visitors with 70% of that nonlocal (by CC zip code) = 42k visitors.
42k x $60 = **$2,500,000**
18k x $30 = **$540,000**
$3,040,000 in local economic impact to LIC, by just one arts organization.

This spending pattern underscores the role of arts events as catalysts for huge local economic activity, benefiting a wide range of businesses and services within the community.

Economic Impact Calculator

CB1 & CB2 Area Population: 300,000

Organization's Total Operating Expenses: $1,200,000

Annual In-Person Attendance: 60,000

source: Arts & Economic Prosperity (AEP6)

TOTAL ECONOMIC IMPACT

ARTS & ECONOMIC PROSPERITY 6	Total Expenditures	Jobs	Household Income	Local Government Revenue	State Government Revenue	Federal Gov Tax Revenue
Organization(s):	$1,200,000.00	23	$929,736.00	$24,660.00	$37,116.00	$187,812.00
Audiences:	$2,796,637.00	39	$1,388,167.00	$79,285.00	$108,426.00	$254,102.00
Total:	$3,996,637.00	62	$2,317,903.00	$103,945.00	$145,542.00	$441,914.00

Questions for DCP & CB2 Working Group

OneLIC is an opportunity to intentionally integrate arts into planning and policy, model city-led social responsibility and sustainable investment

- Why weren't community comments specifically about arts spaces reflected in the Neighborhood Plan?

- Plaza bonus on inland sites-- is there anything for arts in that language?

- Can we apply precedent from the special 125th St District or Gowanus arts zoning? *"...to provide incentives for the creation of visual and performing arts space and enhance the area's role as a major arts, entertainment and cultural destination in the City."*

Arts and Culture is a core defining character of Long Island City's history and identity. It is an integral factor in LIC's economic thrivability, and a core amenity for residents. Arts and Culture must be explicitly supported in the OneLIC Plan.

The Ask: Policy Recommendations

Modify the OneLIC plan to explicitly include several arts and culture investments, in addition to addressing the issue and need, and therefore solutions:

1. **Expand floor area exemption given for schools to also be given to spaces for nonprofit arts and culture use**
    - Integrate arts & culture space use exemptions with school construction-- simultaneously builds in direct arts education **and** artist work space (precedent)
2. **Incentivize developers** to provide at least 2,000 sq ft space for non-profit arts and culture use at long term, below-market leases (precedent: Gowanus Art Project)
3. **Create a zoning incentive program** that provides FAR bonuses to developers who provide street-level cultural space (minimum 2,000 usable sq ft) under long-term, below-market leases to local AC organizations, at a 1:4 ratio i.e. if a developer provides .2 FAR they receive .8 FAR (4 times the amount)
4. **Short-term lease program for vacant storefront arts activations**
5. **Create outdoor flex public performance space (200-person seating capacity)** specifically suited for a variety of performances (i.e. open amphitheater format with access to power), potentially within a waterfront park.
6. **Establish a neighborhood arts fund** administered by a local nonprofit that developers and property owners put into annually as regrant funds for small budget LIC AC nonprofits under a determined set of eligibility requirements
7. **Incentivize developers to incorporate publicly accessible art sites** such as murals and sculpture installations that honor and preserve the historic character of the neighborhood

The Ask: Policy Recommendations

Modify the OneLIC plan to explicitly include several arts and culture investments, in addition to addressing the issue and need, and therefore solutions:

Comprehensive Strategy: Mechanism components to work in coordination with previously stated recommendations

- Through OneLIC plan, city is to establish policies that incentivizes developers to build in arts and culture in their plan as community investment. City must make partnerships between developers and arts nonprofits a city value.

- With the city-led model, community board can work with local designated arts and culture orgs to match other arts and culture orgs with developers.

- CB and arts and culture stakeholders work with city agencies including DOE, DYCD, DCLA,MOME,NYC EDC and SBS for additional capital funding investments for arts and culture spaces.

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May 15, 2025

Hon. Dan Garodnick
Chair, New York City Planning Commission
120 Broadway, 31st Floor
New York, NY, 10271

RE: Long Island City Neighborhood Plan Rezoning - C 250176 ZMQ

Dear Chair Garodnick,

On May 13, 2025, Brooklyn Community Board #1, voted unanimously to send the following comments on the Long Island City Neighborhood Plan Rezoning - C 250176 ZMQ:

Regarding the Long Island City Neighborhood Plan rezoning, in reference to the Draft Environmental Impact Statement chapter, *Unavoidable Adverse Impacts*, Brooklyn Community Board #1 is deeply concerned about the predicted severe adverse impacts of this proposed rezoning on G train capacity during rush hour, both with the recommended additional trains implemented and without. Without the recommended mitigation, it is estimated that during the AM and PM rush hours, G train subway car capacity will exceed 100%.

Additionally, in the G train subway haul analysis Brooklyn Community Board #1 wants to ensure that the increased ridership calculation has included planned large-scale as-of-right housing developments on the Greenpoint and Williamsburg waterfronts, in the analysis of the LIC Neighborhood Plan's Environmental Impact. If predicted future Greenpoint and Williamsburg ridership has not been included in this analysis, then a new calculation must be performed.

Brooklyn Community Board #1 cares deeply that its current and future residents and workers can get to and from home and work efficiently. Our district has 4 G train stations located in the heart of our neighborhoods. If both the more trains added or no added trains scenarios, with Greenpoint-Williamsburg G train ridership analysis included, do not improve the current predictions for or worsen the severe adverse impact on subway haul, then Brooklyn CB #1 recommends the LIC Neighborhood Plan Rezoning be adjusted accordingly to allow for robust residential growth along the G train and other affected train lines.

Enc: CEQR 25DCP001Q DEIS Chapter 23 - Unavoidable Adverse Impacts

Working for a Better Williamsburg-Greenpoint.

Sincerely,

Dealice Fuller

Dealice Fuller
Chairperson

Chapter 23: Unavoidable Adverse Impacts

A. INTRODUCTION

This chapter summarizes unavoidable significant adverse impacts resulting from the Proposed Actions. According to the *City Environmental Quality Review* (CEQR) *Technical Manual*, unavoidable adverse impacts are those that would occur if a proposed project or action is implemented regardless of the mitigation employed, or if mitigation is infeasible.

As described in Chapter 20, "Mitigation," the Proposed Actions would result in significant adverse impacts with respect to community facilities (elementary schools), open space, shadows, historic and cultural resources, transportation (traffic, transit, pedestrians, and ferry service), air quality (mobile source), noise, and construction (traffic and noise). To the extent practicable, mitigation has been proposed for these identified significant adverse impacts. In the event that no practicable mitigation is identified to fully mitigate significant adverse impacts, reasonable alternatives to the Proposed Actions that would meet their purpose and need, eliminate their impacts, and not cause other or similar significant adverse impacts are explored. In other cases, mitigation has been proposed, but absent a commitment to implement the mitigation, the impacts may not be eliminated. Where impacts cannot be fully mitigated, they would constitute an unavoidable significant adverse impact of the Proposed Actions.

B. COMMUNITY FACILITIES

PUBLIC SCHOOLS

As described in Chapter 4, "Community Facilities," the Proposed Actions would result in a significant adverse impacts related to elementary schools. Under the Proposed Actions, in Subdistrict 3/CSD 30, elementary school utilization would exceed 100 percent (143.8 percent) and the Proposed Actions would generate 100 or more students (1,300) past the 100 percent utilization rate. Therefore, the Proposed Actions would result in a significant adverse impact to elementary schools in Subdistrict 3/CSD 30. To mitigate the significant adverse elementary school impact in Subdistrict 3/CSD 30, the number of incremental dwelling units (DU) generated by the Proposed Actions could be reduced to approximately 1,120, generating approximately 99 elementary school students, as compared to the No Action condition; however, this would not meet the purpose and need of the Proposed Actions, which is intended to generate housing, including affordable housing. Other mitigation measures could include increasing the capacity of elementary school seats in Subdistrict 3/CSD 30 by 1,201 elementary school seats, which would be needed to reduce the incremental increase in utilization rates to less than the *CEQR Technical Manual* impact thresholds.

To avoid the impact, the following mitigation measures could be applied in conjunction with the City's monitoring of capacity: (1) restructure or reframe existing school space under the Department of Education's (DOE) control in order to provide additional capacity; (2) relocate administrative functions to another site, thereby increasing capacity for classrooms; and/or (3) create additional capacity by constructing a new school, building additional capacity at additional schools, or leasing additional school space constructed as part of projected development.

These preliminary mitigation measures will be explored between the Draft Environmental Impact Statement (DEIS) and Final Environmental Impact Statement (FEIS). Absent the implementation of these mitigation measures, the Proposed Actions would result in an unavoidable significant adverse impact on elementary schools.

LIBRARIES

The population added by the Proposed Actions would represent an increase of 79.44 percent over the No Action condition population at the Hunters Point Branch of the Queens Public Library (QPL) and an increase of 11.56 percent at the Long Island City Branch of the QPL. The increase at these library branches is greater than the 5 percent increase that CEQR defines as the threshold for a potential significant adverse impact. Although residents would have access to a new planned Court Square library branch near the Project Area and residents would have access to the entire QPL network through the inter-library loan system and could have volumes delivered directly to their nearest library branch, there would still be a significant adverse impact on library services in the study area as a result of the Proposed Actions. Potential mitigation measures include the provision of space for a new library of a size and at a location to be determined through additional coordination with the QPL and/or improvements to a branch facility to support the branch's programming and services year-round.

The mitigation measures will be explored between the DEIS and FEIS. Absent the identification and implementation of feasible mitigation measures that would fully address the shortfall, the significant adverse impact related to libraries would be an unavoidable impact of the Proposed Actions.

EARLY CHILDHOOD PROGRAMS

In the With Action condition, early childhood programs in the study area would operate over capacity by approximately 67 slots (102.7 percent utilization) and exhibit an increase in the utilization rate of approximately 27.3 percentage points over the No Action condition. Therefore, the Proposed Actions would result in a significant adverse impact on publicly funded early childhood programs. The addition of approximately 68 slots would be needed to mitigate the significant adverse impact to early childhood programs.

Possible mitigation measures for this significant adverse impact will be developed in consultation with DOE and may include provision of suitable space on-site for a child care center, provision of a suitable location off-site and within a reasonable distance (at a rate affordable to DOE providers), provision of funding or construction of physical improvements to add capacity to existing facilities, or providing new early childhood programs within or near the Project Area. As a City agency, DOE does not directly provide new child care facilities; it contracts with providers in areas of need. DOE is also working to create public/private partnerships to facilitate the development of new early childhood

programs where there is an area of need. As part of that initiative, DOE may be able to contribute capital funding, if it is available, towards such projects to facilitate the provision of new programs.

The mitigation measures will be explored between the DEIS and FEIS. Absent the identification and implementation of feasible mitigation measures that would fully address the shortfall, the significant adverse impact on publicly funded early childhood programs would be an unavoidable impact of the Proposed Actions.

C. OPEN SPACE

As presented in Chapter 5, "Open Space," the Proposed Actions would result in a significant adverse impact to open space due to the added residential demand placed on active and passive open spaces in an area that has limited available open space resources

The detailed analysis of open space concluded that with the Proposed Actions, the total open space ratio in the residential study area would decrease by approximately 18.6 percent (to 0.546 acres per 1,000 residents); the active open space ratio would decrease by approximately 20.6 percent (to 0.190 acres per 1,000 residents); and the passive open space ratio would decrease by approximately 17.5 percent (to 0.355 acres per 1,000 residents). Typically, a reduction in the open space ratio exceeding 5 percent is considered to be significant. However, in an area that has a very low open space ratio, a reduction as small as 1 percent may be considered significant. Therefore, based on the decrease in the open space ratios noted above, the Proposed Actions would result in a significant adverse impact to open space in the residential study area.

In addition, as described in Chapter 15, "Air Quality," the Proposed Actions would result in significant adverse air quality impacts affecting the usability of one existing open space resource, Gordon Triangle. In addition, three new publicly accessible waterfront open spaces (on Projected Development Sites 65, 67, and 71) would be affected by significant adverse air quality impacts.

Further, as described in Chapter 6, "Shadows," new shadows resulting from the Proposed Actions would be extensive enough to cause significant adverse impacts to two open space resources in Long Island City: Gordon Triangle, a small public open space located on 44th Drive between Vernon Boulevard and 10th Street; and the 44th Drive Pier, a public open space located at the western end of 44th Drive.

Possible measures that could mitigate the indirect significant adverse impact to open space in the residential study area may include expanding existing parks, creating new open space on publicly owned land, encouraging owners of privately owned sites to create new open space as part of their redevelopment, making playgrounds accessible to the community after school hours through the Schoolyards to Playgrounds program, establishing new pedestrian plazas in streets through the City's Plaza program, and/or improving existing parks to allow for more diverse programming. Possible measures that could mitigate direct effects air quality impacts on open spaces may include the implementation of traffic engineering improvements related to avoid mobile source air quality impacts. Further review and evaluation will be performed Between the Draft and Final EIS, which is expected to make this determination. Absent the identification and implementation of feasible mitigation measures the impacts could remain unmitigated.

Possible measures that could mitigate direct effects shadow impacts on open spaces may include relocating sunlight-sensitive features within an open space to avoid sunlight loss; relocating, replacing, or monitoring vegetation for a set period of time; undertaking additional maintenance to reduce the likelihood of species loss; or providing for replacement facilities on another nearby site. Other potential mitigation strategies include the redesign or reorientation of the open space to provide for replacement facilities, vegetation, or other features.

These potential mitigation measures are currently being explored in coordination with the lead agency, DCP, and the New York City Department of Parks and Recreation (NYC Parks) and will be refined between the DEIS and FEIS.

As discussed in Chapter 27, "Conceptual Analysis," as part of the Proposed Actions, a zoning text amendment is proposed that would create a zoning authorization allowing for the bonus of floor area and height modification with the provision of publicly accessible open space on zoning lots zoned M-16/R9, M1-6/R10, and M1-6A/R10 that are larger than 25,000 sf. If property owners elect to seek this authorization in the future, it is anticipated that new publicly accessible open space would be introduced on inland projected development sites in the future, serving to offset the new demand introduced by the Proposed Actions.

Although many of the potential mitigation measures being considered would increase the amount and/or usability of open space resources, opportunities to create new publicly accessible open space resources in sufficient amounts within the study area to fully mitigate the identified significant adverse open space impact (approximately 16.33 acres) are very limited. As a consequence, the Proposed Actions' significant adverse open space impact may not be completely eliminated and, as a result, an unavoidable significant adverse open space impact would occur.

Absent the identification and implementation of feasible mitigation measures, the significant adverse open space impacts would be an unavoidable impact of the Proposed Actions.

D. SHADOWS

As presented in Chapter 6, "Shadows," new shadows resulting from the Proposed Actions would be extensive enough to cause significant adverse impacts to three open space resources in Long Island City: several Greenstreets medians in Queens Plaza South between Vernon Boulevard and 13th Street; Gordon Triangle, a small public open space located on 44th Drive between Vernon Boulevard and 10th Street; and the 44th Drive Pier, a public open space located at the western end of 44th Drive.

Possible measures that could mitigate significant adverse shadow impacts on open spaces may include relocating sunlight-sensitive features within an open space to avoid sunlight loss; relocating, replacing, or monitoring vegetation for a set period of time; undertaking additional maintenance to reduce the likelihood of species loss; or providing for replacement facilities on another nearby site. Other potential mitigation strategies include the redesign or reorientation of the open space to provide for replacement facilities, vegetation, or other features.

The *CEQR Technical Manual* guidance also discusses other strategies to reduce or eliminate shadow impacts, including modifications to the height, shape, size, or

orientation of a proposed development that creates the significant adverse shadow impact. DCP, as lead agency, will explore potential mitigation measures in coordination with NYC Parks between the DEIS and FEIS. Absent the implementation of feasible mitigation measures, the significant adverse shadow impact would constitute an unavoidable impact of the Proposed Actions.

HISTORIC RESOURCES

ARCHITECTURAL RESOURCES

As discussed in Chapter 7, "Historic and Cultural Resources," the Proposed Actions would result in a significant adverse impact to architectural resources as a result of demolition, adjacent construction, and contextual impacts.

Demolition

The Proposed Actions would result in significant direct adverse impacts to five buildings that have been determined eligible for listing on the State and National Registers of Historic Places (S/NR-eligible) located on projected development sites, which would be demolished for redevelopment of the projected development sites in the With Action condition. Development of Projected Development Site 40 would result in the demolition of the S/NR-eligible M. Henry Chernay Building at 10-03 44th Avenue (Resource No. 15) and the S/NR-eligible Jerome Perlstein Building at 43-58 11th Street (Resource No. 16). Development of Projected Development Site 52 would result in the demolition of the S/NR-eligible former New York and Queens Electric Light and Power Substation Number 4 (Resource No. 2). Development of Projected Development Site 59 would result in the demolition of the S/NR-eligible Walter Lippmann Building at 43-42 10th Street (Resource No. 11) and the S/NR-eligible building at 43-50 10th Street (Resource No. 12). Development of Potential Development Site G would result in the demolition of 21-23 43rd Avenue, which has been identified as a potential architectural resource (Resource F). As all of the affected architectural resources are privately owned and could be demolished and modified to allow for developments constructed as-of-right subsequent to approval of the Proposed Actions, the significant adverse impact would constitute an unavoidable impact of the Proposed Actions.

Construction-Related Impacts

Potential significant adverse impacts also could occur to 10 known and 8 potential architectural resources located within 90 feet of projected or potential development sites as a result of adjacent construction. The known architectural resources are: the S/NR-eligible former New York and Queens Electric Light and Power Substation Number 4 (Resource No. 2); the S/NR-eligible Steinway Van Storage building at 42-45 12th Street (Resource No. 3); the S/NR-eligible former Silvercup Bakery at 42-22 22nd Street (Resource No. 4); the Queensboro Bridge (Resource No. 7), which is a NYCL and S/NR-listed; the S/NR-eligible Walter Lippmann Building at 43-42 10th Street (Resource No. 11); the S/NR-eligible 43-50 10th Street (Resource No. 12); the S/NR-eligible building at 43-56 10th Street (Resource No. 13); the S/NR-eligible Tom Cat Bakery at 43-05 10th Street (Resource No. 14); the S/NR-eligible M. Henry Chernay Building at 10-03 44th Avenue (Resource No. 15); and the S/NR-eligible Jerome Perlstein Building at 43-58 11th Street (Resource No. 16). The potential architectural resources are: 10-15 and 10-27

46th Avenue (Resource B); 40-18 22nd Street (Resource I); 40-15 22nd Street (Resource J); 44-02 23rd Street (Resource K); 44-01 21st Street (Resource M); 21-49 44th Drive (Resource N); 42-25 Vernon Boulevard (Resource S); and 45-32 to 43-44 11th Street (Resource Z).

It is expected that the New York City Department of Building's (DOB) *Technical Policy and Procedure Notice* (*TPPN*) *#10/88* would be implemented for the With Action development on Projected Development Site 51, in relation to the New York City Landmark (NYCL) and S/NR-listed Queensboro Bridge (Resource No. 7). The other resources listed above would be afforded limited protection under DOB regulations applicable to all buildings located adjacent to construction sites (C26-112.4); however, since these resources are not S/NR-listed or designated NYCLs or New York City Historic Districts (NYCHD), they are not afforded special protections under *TPPN #10/88*. Since the projected and potential development sites within 90 feet of these resources are not City-owned and are not anticipated to be developed in accordance with City disposition or development agreements, there is no mechanism to require the implementation of *TPPN #10/88* or preparation of a Construction Protection Plan. Additional protective measures afforded under *TPPN #10/88* would only become applicable if the resources were listed on the S/NR or designated as NYCLs or NYCHDs in the future prior to the initiation of construction. In the absence of such protection, the construction related impacts would constitute an unavoidable impact of the Proposed Actions.

Contextual Impacts

The Proposed Actions also have the potential to result in indirect significant adverse impacts to five individual historic architectural resources, with new buildings on the projected and potential development sites in close proximity to these resources that could adversely impact their setting. The affected resources are: the S/NR-eligible Steinway Van & Storage Company building at 42-45 12th Street (Resource No. 3); the S/NR-eligible Tom Cat Bakery at 43-05 10th Street (Resource No. 14); the S/NR-eligible building at 43-56 10th Street (Resource No. 13); and the S/NR-eligible Metropolitan Building at 44-01 11th Street (Resource No. 17). In addition, views of the "Silvercup" metal-frame sign above the S/NR-eligible former Silvercup Bakery (Resource No. 4) along Queens Plaza South and from the Queensboro Bridge would be obscured by the new development along Queens Plaza South west of 21st Street in the future with the Proposed Actions.

Measures to partially mitigate these significant adverse impacts will be explored in consultation with LPC between the DEIS and FEIS. If no feasible mitigation is identified, these significant adverse impacts would be unavoidable.

E. TRANSPORTATION

As discussed in Chapter 14, Transportation," the Proposed Actions would result in significant adverse impacts to: vehicular traffic at 44 intersections in one or more peak hours; eight stairs, three escalators, and one fare array at two subway stations; bus line haul conditions on one bus route; ferry line haul conditions on one ferry route; ferry landing conditions on one ferry landing; and pedestrian elements at 26 sidewalks, 10 corners, and 16 crosswalks.

TRAFFIC

As described in Chapter 14, "Transportation," the Proposed Actions would result in significant adverse traffic impacts at 44 study area intersections (35 signalized and nine unsignalized) during one or more analyzed peak hours; specifically, 68 lane groups at 38 intersections during the weekday AM peak hour, 48 lane groups at 29 intersections in the midday peak hour, 72 lane groups at 38 intersections in the PM peak hour, and 47 lane groups at 28 intersections during the Saturday peak hour.

As demonstrated below, many of these impacts could be mitigated through the implementation of traffic engineering improvements, including:

- Modification of existing traffic signal phasing and/or timing,
- Installation of new traffic signals or all-way stop controls,
- Elimination of on-street parking to add a travel lane, and
- Modifications to lane striping.

As discussed in Chapter 21, "Mitigation," implementation of traffic engineering improvements would fully mitigate the significant adverse impacts to 34 lane groups in the weekday AM peak hour, 36 lane groups in the midday, 39 lane groups in the PM, and 36 lane groups in the Saturday peak hour. Intersections where these impacts would be fully mitigated would total 18, 23, 20, and 22 during these same periods, respectively. In total, impacts to one or more lane group(s) would remain unmitigated in one or more peak hours at 25 intersections. Consequently, these impacts would constitute unavoidable significant adverse traffic impacts as a result of the Proposed Actions.

Implementation of the recommended traffic engineering improvements are subject to review and approval by the New York City Department of Transportation (DOT). If DOT determines that an identified traffic engineering improvement is deemed infeasible, and no alternative and equivalent measure is identified, then that impact would remain unmitigated and would constitute an unavoidable adverse impact.

TRANSIT

SUBWAY STATIONS

The Proposed Actions would result in significant impacts to a total of eight stairs, two escalators, and one fare array at the Court Square – 23rd Street (E/G/M/7) subway station complex and one escalator at the 21st Street – Queensbridge (F) subway station would be significantly adversely impacted by project-generated demand in one or both peak hours. Potential measures to mitigate significant escalator impacts include adding appropriate vertical processor capacity (preferably an escalator, elevator, or additional stairway), increasing operating speeds for escalators, and increasing escalator tread widths, provided that New York City Transit (NYCT) deems it practicable. Potential mitigation measures would fully mitigate the impacts to two stairs in the AM and/or PM peak hours at the Court Square – 23rd Street (E/G/M/7) subway station. Absent the identification and implementation of feasible mitigation measures that would mitigate the subway stair impacts at two stairs at the Court Square – 23rd Street (E/G/M/7) subway station to the greatest extent practicable, the Proposed Actions would result in unmitigated significant adverse subway station impacts. If any one of these measures is

deemed infeasible, and no alternative and equivalent measure is identified, the corresponding subway line haul impact would constitute an unavoidable adverse impact. In addition, no feasible mitigation measures were identified at six stairs, one fare array, and three escalators, and these significant adverse subway impacts would remain unmitigated and would constitute an unavoidable adverse impact.

SUBWAY LINE HAUL

As described in Chapter 14, "Transportation," with the Proposed Actions, AM peak hour demand on southbound 7, E, F, and G trains would exceed practical capacity, and the Proposed Actions would increase this demand by an average of more than five passengers per car. In addition, PM peak hour demand on northbound G trains would exceed practical capacity, and the Proposed Actions would increase this demand by an average of more than five passengers per car. As discussed in Chapter 21, "Mitigation," the significant adverse impacts during the AM peak hour could be fully mitigated by the addition of two southbound 7 trains, three southbound E trains, one southbound F train, and two southbound G trains. The significant adverse impacts during the PM peak hour could be fully mitigated by the addition of two northbound G trains. If any one of these adjustments is deemed infeasible, and no alternative and equivalent measure is identified, the corresponding subway line haul impact would constitute an unavoidable adverse impact.

BUS

As described in Chapter 14, "Transportation," the Proposed Actions would result in significant adverse impacts adverse bus line haul impacts are on the northbound Q103 buses in the AM and PM peak hours. As discussed in Chapter 21, "Mitigation," the significant adverse impact to bus services could be fully mitigated by the addition of a total of one standard bus on the northbound Q103 bus route in both the AM and PM peak hours. The general policy of NYCT is to provide additional bus service where demand warrants, taking into account financial and operational constraints. Absent the provision of additional bus service on this route, the corresponding impacts would remain unmitigated and would constitute an unavoidable adverse impact.

CITYWIDE FERRY SERVICE

Ferry Line Haul

As described in Chapter 14, "Transportation," with the Proposed Actions, southbound ferries on the Astoria route would be considered significantly adversely impacted in the AM peak hour. In addition, northbound and southbound ferries on the Astoria route would be considered significantly adversely impacted in the PM peak hour. As discussed in Chapter 21, "Mitigation," the significant adverse impacts during the AM peak hour could be fully mitigated increasing the operating service to every 27 minutes and increase the vessel capacity to 350 passengers per vessel on the southbound ferries on the Astoria route. Similarly, the significant adverse impacts during the PM peak hour could be fully mitigated by increasing operating service to every 38 minutes on the northbound ferries on the Astoria route. If any one of these adjustments is deemed infeasible, and no alternative and equivalent measure is identified, the corresponding ferry line haul impact would constitute an unavoidable adverse impact.

Ferry Landing

As discussed in Chapter 21, "Mitigation," with the Proposed Actions, the significant adverse impacts ferry landing impacts to the Long Island City ferry landing on the Astoria Route during the AM and PM peak hours could be fully mitigated by the addition of a gangway or extending the gangway by 50 feet by 19 feet as well as the increase of operating service to every 27 minutes on the northbound and southbound ferry service in the AM peak hour and to every 38 minutes on the northbound ferry service in the PM peak hour. If any one of these adjustments or improvements is deemed infeasible, and no alternative and equivalent measure is identified, the corresponding ferry landing impact would constitute an unavoidable adverse impact.

PEDESTRIANS

As described in Chapter 14, "Transportation," Incremental demand from the Proposed Actions would significantly adversely impact 26 sidewalks, 16 crosswalks, and 10 corners in one or more analyzed peak hours. As discussed in Chapter 21, "Mitigation," recommended mitigation measures relocation/removal of impediments to sidewalk, curb extensions at corners, and the widening of crosswalks would fully mitigate the impacts to seven sidewalks, four crosswalks, and nine corners. Implementation of the proposed mitigation measures would be subject to final review and approval by DOT and by the New York City Police Department for enforcement-related measures. Practicable mitigation measures could not be identified for significant adverse impacts in one or more peak hours at 19 sidewalks, 12 crosswalks, and one corner. Absent the identification and implementation of additional feasible mitigation measures that would mitigate the pedestrian impacts to the greatest extent practicable, the projected impacts would remain unmitigated and would therefore be considered unavoidable adverse impacts.

F. AIR QUALITY

As described in Chapter 15, "Air Quality," the mobile source analyses determined that the 8-hour CO maximum concentration is predicted to exceed the National Ambient Air Quality Standard (NAAQS) and *de minimis* criteria at the intersection of Vernon Boulevard and 46th Avenue. The maximum 24-hour $PM_{2.5}$ concentrations are predicted to exceed the NAAQS at the intersection of Vernon Boulevard and 46th Avenue and the *de minimis* criterion at the intersections of Vernon Boulevard and 44th Drive and Vernon Boulevard and 46th Avenue. At the intersection of Vernon Boulevard and 46th Avenue, the total annual $PM_{2.5}$ concentration is predicted to exceed the NAAQS. Furthermore, at each of the four intersection sites analyzed, the maximum annual incremental $PM_{2.5}$ concentration is predicted to exceed the *de minimis* criterion. Implementation of traffic engineering improvements, such as signal timing changes or modifications to curbside parking regulations would provide mitigation for some of the anticipated air quality impacts. Specifically, the significant adverse impacts relative to the CO and $PM_{2.5}$ NAAQS and the CO and 24-hour $PM_{2.5}$ *de minimis* criterion would be fully mitigated. However, at each of the four intersection sites analyzed, the maximum annual incremental $PM_{2.5}$ concentration is predicted to exceed the *de minimis* criterion. Therefore, at these locations, the Proposed Actions would result in a significant adverse mobile source air quality impact.

Between the DEIS and FEIS, additional review and evaluation will be performed, which is expected to determine that the identified significant adverse impact related to the mobile source annual $PM_{2.5}$ increments will be avoided. Additional modeling of $PM_{2.5}$ concentrations (Grid Analysis) will be performed using more refined or comprehensive analysis procedures to determine the magnitude and extent of neighborhood-scale $PM_{2.5}$ impacts from mobile sources. Other updates may include the use of newer vehicle emissions model data and projections. It is anticipated that these additional measures will reduce $PM_{2.5}$ concentrations below the annual *de minimis* criterion thresholds. However, if the additional review and evaluation determines that there would still be a significant adverse mobile source air quality impact at one or more of the analyzed locations and there is no feasible or practical mitigation for these impacts, then they would constitute an unavoidable adverse impact of the Proposed Actions.

G. NOISE

Chapter 17, "Noise," presents future increases in traffic with the Proposed Actions based on the Noise Passenger Car Equivalent (PCE) proportional analysis results, including the noise contribution from vehicular traffic on adjacent roadways. Based on noise PCE proportional analysis, Monitoring Locations 5, 8, 13, and 16 resulted in significant noise increases (up to 3.6 dBA) and potential significant adverse noise impacts due to the Proposed Actions. Therefore, the Proposed Actions could result in significant adverse noise impacts at noise receptors other than the future projected and potential development sites. Between the Draft and Final EIS, further assessment and mitigation measures will be considered for these potential impacts. Potential mitigation measures include upgrades at the noise receptor with insulated windows and an alternate means of ventilation. It should be noted that even if above mitigation measures were determined to be feasible and practicable, some significant adverse noise impacts could potentially continue to be experienced at sensitive receptors and, as a result, be unavoidable.

H. CONSTRUCTION

HISTORIC AND CULTURAL RESOURCES

As discussed above, potential significant adverse impacts could occur to 10 known and 8 potential architectural resources as a result of adjacent construction located within 90 feet of projected or potential development sites. It is expected DOB's *TPPN #10/88* would be implemented for the With Action development on Projected Development Site 51, in relation to the NYCL and S/NR-listed Queensboro Bridge (Resource No. 7). The other resources listed above would be afforded limited protection under DOB regulations applicable to all buildings located adjacent to construction sites; however, since these resources are not S/NR-listed or designated NYCLs or NYCHDs, they are not afforded special protections under *TPPN #10/88*. Since the projected and potential development sites within 90 feet of these resources are not City-owned and are not anticipated to be developed in accordance with City disposition or development agreements, there is no mechanism to require the implementation of *TPPN #10/88* or preparation of a Construction Protection Plan. In the absence of such measures, the construction related impacts would constitute an unavoidable impact of the Proposed Actions.

TRANSPORTATION

The third quarter of 2030 was selected as the reasonable worst-case analysis period for assessing potential cumulative transportation impacts from operational trips from completed portions of the projected developments and construction trips associated with construction activities. An assessment of transportation generated during this peak period is presented below.

TRAFFIC

During construction, traffic would be generated by construction workers commuting via autos and by trucks making deliveries to projected development sites. Each worker vehicle was assumed to arrive in the morning and depart in the afternoon or early evening, while truck deliveries would occur throughout the construction day. In the third quarter of 2030, construction-related traffic would be expected to peak during the 6 AM to 7AM and 3 PM to 4 PM periods. During the 6 to 7 AM peak hour, there would be 1,758 Passenger Car Equivalent (PCE) vehicle trips, including 1,512 inbound trips and 246 outbound trips. During the 3 to 4 PM peak hour, there would be 1,352 PCE trips, including 43 inbound trips and 1,309 outbound trips.

Potential significant adverse traffic impacts could occur during construction. The impacts would be within the range of impacts identified for the for operational traffic in the 2035 build year. The mitigation measures identified in Chapter 21, “Mitigation,” for 2035 operational traffic impacts would be similarly effective at mitigating any potential construction traffic impacts.

PEDESTRIANS

During the 2030 (third quarter) peak construction period, net incremental construction and operational travel demand on area sidewalks, corners, and crosswalks would be expected to total approximately 2,447 and 7,381 trips in the 6AM to 7 AM and 3 PM to 4 PM peak construction hours, respectively. These trips would be widely distributed among the projected development sites that would be under construction in the third quarter of 2030 and would primarily occur outside the weekday AM and PM peak commuter periods and weekday midday and Saturday peak periods when pedestrians at area transit facilities typically create the greatest demand.

It is expected that potential significant adverse pedestrian impacts could occur during construction and that these impacts would be within the range of impacts identified for the 2035 With-Action conditions. The mitigation measures identified in Chapter 21, “Mitigation,” operational pedestrian impacts would likely be effective at mitigating any potential construction pedestrian impacts.

NOISE

As described in Chapter 20, “Construction,” the Proposed Actions would have the potential to result in significant adverse construction noise impacts throughout the Project Area. Four representative construction sites (Projected Development Site 67A, and Sites J29, J48, and J67 from the *Jamaica Rezoning EIS*) with long-term (i.e., greater than 24 months) construction duration were selected for quantitative prediction of construction noise levels during each stage of construction (i.e., Demolition/Excavation/Foundation,

Building Superstructure/Exterior, and Interior Fit-Out). No significant adverse construction noise impacts are expected from construction of development sites whose construction duration would be considered short-term (i.e., less than 24 months). Based on the magnitude of construction noise during each stage and the duration of each construction stage at each development site according to the conceptual schedule, receptors expected to experience an exceedance of the construction noise impact thresholds were determined (refer to Figure 20-2).

Because the analysis is based on construction phases, it does not capture the natural daily and hourly variability of construction noise at each receptor. The level of noise produced by construction fluctuates throughout the days and months of the construction phases, while the construction noise analysis is based on the worst-case time periods only, which is conservative. The analysis is based on RWCDS conceptual site plans and construction schedules, with the possibility that the actual construction may be of less magnitude, in which case construction noise would be less than the analysis predicts.

Construction activities would follow the requirements of the *NYC Noise Control Code* (also known as Chapter 24 of the Administrative Code of the City of New York, or Local Law 113) for construction noise control measures. Specific noise control measures would be incorporated in noise mitigation plan(s) required under the *NYC Noise Control Code*. These measures could include a variety of source and path controls. In terms of source controls (i.e., reducing noise levels at the source or during the most sensitive time periods), the following measures would be implemented in accordance with New York City Regulations:

- Equipment that meets the sound level standards specified in Subchapter 5 of the *NYC Noise Control Code* would be utilized from the start of construction.
- As early in the construction period as logistics would allow diesel- or gas-powered equipment would be replaced with electrical-powered equipment such as welders, water pumps, bench saws, and table saws (i.e., early electrification) to the extent feasible and practicable.
- Where feasible and practicable, construction sites would be configured to minimize back-up alarm noise. In addition, all trucks would not be allowed to idle more than three minutes at the construction site based upon Title 24, Chapter 1, Subchapter 7, Section 24-163 of the *NYC Administrative Code*.
- Contractors and subcontractors would be required to properly maintain their equipment and mufflers.

In terms of path controls (e.g., placement of equipment, implementation of barriers or enclosures between equipment and sensitive receptors), the following measures for construction would be implemented in accordance with New York City Regulations:

- Where logistics allow, noisy equipment, such as cranes, concrete pumps, concrete trucks, and delivery trucks, would be located away from and shielded from sensitive receptor locations.
- Noise barriers constructed from plywood or other materials would be erected to provide shielding; and
- Path noise control measures (i.e., portable noise barriers, panels, enclosures, and acoustical tents, where feasible) for certain dominant noise equipment would be

employed to the extent feasible and practical based on the results of the construction noise calculations.

Construction activity is expected to follow the requirements of the *NYC Noise Control Code*. However, the implementation of these measures would not eliminate the identified significant adverse construction noise impacts predicted to occur during hours when the loudest pieces of construction equipment are in use. Further mitigation measures will be explored between the DEIS and FEIS. If no practicable or feasible mitigation is identified, these impacts would constitute significant adverse construction noise impacts as a result of the Proposed Actions. ✷

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Community Board #1, Queens

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June 25, 2025

Mr. Daniel Garodnick
Chairperson
City Planning Commission
Calendar Information Office
120 Broadway, 31st Floor
New York, NY 10271

Re: Community Board 1 Queens Vote on the One LIC Neighborhood Plan
(ULURP Application No. C250176ZMQ)

Dear Mr. Garodnick,

On June 17, 2025, Community Board 1 held a meeting to review and vote on the One LIC Neighborhood Plan.
At that meeting, with a quorum present, a motion was made and seconded to conditionally approve the One LIC Neighborhood Plan with stipulations. The Board voted in favor of the motion with a vote of (22) twenty-two in favor of the motion; (11) eleven opposed; and (2) two ineligible to vote. Please find a copy of the stipulations attached to this letter.
The Board generally recognized the need for new housing and sustainability initiatives, welcoming proposals to change the usage of underutilized land. However, the board concurrently identified significant concerns regarding the project's potential impacts on public infrastructure, transit systems, neighborhood character, public open space, and the availability of deeply affordable housing for New Yorkers. The Board believes that the City must pair CB1Q's goals of affordability, sustainability and accessibility with a clear, cohesive multi-agency plan, complete with tangible investments and commitments to address all of the impacts of the proposed rezoning plan and stipulations for approval.
If you have any questions, please feel free to contact Community Board 1.

Sincerely,

Evie Hantzopoulos
Chair, Community Board 1

Elizabeth Erion,
Co-Chair, Land Use Committee

Andreas Migias
Co-Chair, Land Use Committee

ENC.

Queens Community Board 1
Stipulations for
Conditional Approval of One LIC Neighborhood Plan and Rezoning

These stipulations are meant to reflect and summarize the wide range of diverse comments the Board received from its land use committee members and full board members. The Board focused most of its examination, analysis, and effort on the area which falls within CB1Q boundaries. As a result, the Board's stipulations mainly address issues within that area; however, they also include general stipulations that address the entire area to be rezoned. The city must prepare a clear, cohesive multi-agency plan to address all of the impacts of the proposed rezoning plan, and firm commitments that are made transparent to the community.

Zoning and Urban Design

General feedback from the community as well as the board's membership affirms that residential development should be encouraged in Dutch Kills, especially with affordable housing units. It is reasonable to expect that the neighborhood context will change with new development that is somewhat larger in scale and density.

It is, however, absurd and unreasonable to expect the Dutch Kills and Queensbridge communities to live with the impacts from a projected development 600 ft., mixed-use tower on a 15-story base (150 ft) that could reach a height of 750 ft. Mapping the proposed R10 district results in 71- to 75- story buildings that have 70 - 80% high end market rate units, juxtaposed next to 6-story NYCHA development is not only out of context, it is in the words of one NYCHA resident, "obscene". Initial community engagement with Queensbridge and Dutch Kills residents did not include any indication or models of towers of this height or the possibilities of supertalls, and the reaction was highly negative when it was finally revealed.

In place of the proposed R10 district, a more appropriate approach for Blocks 411 and 412, between 21st and 23rd streets, might allow varied building heights, encouraging lower ones near 21st Street. FARs should be midrange and no higher than what would allow maximum building heights between 10 and 20 stories. The proposed building envelopes should be modified to establish reasonable and lower maximum height limits and densities. Buildings should have setbacks, terraces and facade articulation to minimize the extent and duration of new shadows that are cast on sensitive receptors nearby such as the planted area and solar panels on the 6-story Queensbridge South campus. It might also help limit obstructed views of the landmarked Queensborough Bridge for pedestrians and residents.

Even more consideration should be given to the fact that the two blocks being rezoned for mixed-use will now provide affordable housing where it wasn't previously permitted. Since each block is in single ownership and not likely to be subdivided, approaching the rezoning rea as a Large-Scale General Development plan might instead maximize density more, achieve a better design with less visual and shadow impacts and secure a public benefit such as open space without resorting to mapping one of the highest zoning districts in the city. A mid-range R7or R8 zoning district on these sites would encourage that approach.

Stipulations

a) CB1Q strongly opposes mapping a high-density M1-6A/R10 district on Blocks 411 and 412 at Queens Plaza North between 21st and 23rd streets. The proposed zoning districts should be lowered to allow development similar to the newer medium density and building heights in the Dutch Kills Subdistrict of the LIC Special District.

b) Limits should be established for building height when applying bonus floor area from available programs such as Quality Housing, MIH and/or Transit Improvement incentives to new developments.

c) Eliminate a proposed Text Amendment that establishes a CPC authorization to grant a floor area bonus in exchange for publicly-accessible open space. Any development under the new higher density zoning contributes to the increasing need for more publicly-accessible open space in Dutch Kills. The city should, instead, require open space for public use to mitigate the project's impact on the local community (amount to be determined by degree of impact).

d) Revise the boundaries in a proposed Text Amendment that creates the Queens Plaza West (QPW) Subdistrict Map. The CD1Q rezoning area is proposed to be included in the new QPW Subdistrict that lies within CD2Q. Those six blocks, separated from CD2, are adjacent to and should be subject to regulations within the Dutch Kills Subdistrict or the Queens Plaza Subdistrict. Development on those blocks should reflect the surrounding context and scale, planning and development issues.

e) Remove unlimited height restrictions throughout the entire rezoning area, especially in flood plain areas where densities should be limited and resiliency measures implemented as an alternative.

f) Any publicly-owned site that is slated for disposition, should be placed and remain in public/community ownership in perpetuity. Use of the site may be allowed through a lease agreement with the city.

Infrastructure

The Board is concerned that the significant influx of new residents and workers, as well as construction of larger scale developments will further burden this part of CD1Q that already deals with frail and insufficient public utility services and impact of climate change. Current residents in Dutch Kills are asked to limit electricity usage during the summer to preserve the power from the electrical grid and fear more use restrictions or at worst, a system collapse that the added density and units will place on the electrical grid. Queensbridge Houses has chronic issues with electrical, plumbing, and other infrastructure. While developers must comply with local laws regarding electrifying buildings and managing stormwater, the infrastructure that serves the area can not handle such massive inputs. Testimony from current residents mentioned sewage in basements, elevators being flooded, and other dangerous conditions that arise during inclement weather and storms.

Stipulations:

a) The City and Council Member should include and utilize resiliency plans developed by local community groups such as Long Island City Coalition, within this rezoning area; serious consideration to including their recommendations in the plan must be given if this is indeed a community-led effort. The City must accept the recommendations by CB2 regarding infrastructure, with which we agree.

b) Tangible capital investments directed to climate mitigation and infrastructure upgrades must be committed prior to approval of this rezoning. The city must adjust-down any proposed zoning where additional density and scale will result in significant impacts that cannot be mitigated. The City must provide a comprehensive plan for upgrading existing sewer infrastructure to meet the needs of current residents and buildings constructed under previous LIC rezonings, many of which continue to experience flooding and drainage issues due to outdated or insufficient capacity.

a) Before construction begins for new development, there must be a plan in place with a timeline and identified plans to provide for anticipated needs of new development with respect to utilities, sanitary sewers and stormwater retention. The City must specify actions it will take to ensure that infrastructure will be able to handle the increased capacity and report transparently to the public. .

c) On a regular basis, relevant city agencies should evaluate, plan and ensure that services and infrastructure are meeting current and projected community needs.

d) Infrastructure must be repaired or replaced on a timely schedule to accommodate projected population increases expected as a result of this rezoning. It is especially critical that infrastructure is updated since a significant amount of the rezoning study is located within designated flood zones.

Affordability

New development often cuts two ways: it can improve an area, infusing vitality and providing new services to residents. But proliferation of high-end market rate development and wealthier residents also increases the local area median income, affects unregulated area rents, and creates a high risk of potential displacement for current residents with lower incomes. Approximately 15% of housing constructed in the past two decades in LIC has been "affordable". NYCHA data for Queensbridge Houses indicate a current average monthly rent of $1030 with more than half of its households living on $20,000 annually. Residents of the development indicated at CB1 meetings that the outreach and visioning process neglected to give a realistic description of the potential development resulting from the rezoning, and lamented the lack of deeply affordable housing that is most urgently needed. .

Thus, the current rezoning plan, which would require Mandatory Inclusionary Housing by law, doesn't go far enough. Depending on which MIH Option is selected, the percentage could range from 20% to 30%. MIH does little to actually address the gross imbalance between market rate and income-restricted that exists, given the scale of this rezoning, given the scale of this rezoning,

It is crucial that the city government addresses the lack of affordable housing in both CD1 and CD2, and increases funding and access to programs that accommodate more deeply affordable units and income bands beyond typical MIH. The city must also prioritize significant upgrades and repairs in NYCHA developments to meet the needs of the residents so they can live with dignity.

In addition, affordability should not be limited to residential units; small business, artists, commercial tenants, manufacturing tenants, non-profits, and others will be at risk for displacement due to the rezoning. Already, speculation has resulted in lease buyouts or pressures to move; once current buildings are knocked down, existing tenants will have difficulty remaining in Long Island City. The "work, live, play" ideal can not only be for higher income professionals; our City owes protections to the working class.

Stipulations:

a) MIH mapped within the OneLIC study area must be either Option 1 (25%) or Option 3 (20%).

b) Commitment of additional subsidies for any new development in the Dutch Kills/Queensbridge area for deeply affordable income tiers by securing additional commitments using programs such as Extremely Low & Low-Income Affordability (ELLA), Mix and Match, and other subsidies or incentives that are available to support lower income residents, senior housing, supportive housing, formerly homeless, people with disabilities, and residents of Queensbridge Houses who average approximately $25,000 annually, bringing the total percentage of affordable units to a minimum of 80% within the blocks in CB1. We encourage additional subsidies for affordable housing for the residential areas in CB2 as well.

c) Any housing built on publicly owned land should be 100% affordable and remain so in perpetuity, under community or city control.

d) In any new development in the Dutch Kills subarea, designate 20% of commercial/industrial/manufacturing floor area for below-market affordable rents to non-profits, artists, cultural, worker cooperatives, industrial and small local business tenants. Any publicly-owned site in the rezoning area that is developed for non-residential purposes shall have a minimum of 80% of floor area reserved for below market affordable rent to be utilized by non-profits, artists/cultural organizations, community land trusts/partners, worker cooperatives, small local manufacturers/industry, and others dedicated to public good/community benefit.

NYCHA Housing

Stipulations:

a) Commitments must be obtained to bring all vacant NYCHA apartments back online for use in both Queensbridge and Ravenswood campuses as soon as possible.

b) Commit to comprehensive capital upgrades at NYCHA campuses for residential infrastructure repairs for plumbing, electrical and modernization to improve quality of life and living conditions, to be made within a reasonable amount of time.

c) Any existing promises of repairs must be expedited.

d) Commitment of capital funding to fund vacant non-dwelling units for community use and services within the Queensbridge and Ravenswood campuses, in consultation with the communities.

e) Commitment to replace/reinstall the public pool at Queensbridge Park or provide another meaningful and substantive NEW amenity such as a library, recreation center, etc. done in collaboration with the community.

Open Space/Green Space

CD1Q ranks 53rd out of all 59 community boards for accessibility to public open space. Across the area to be rezoned, as a result of the increase in population, there would be a 19% reduction in per capita open space overall. The City must address this for the overall health, welfare, and sustainability of the community.

Stipulations:

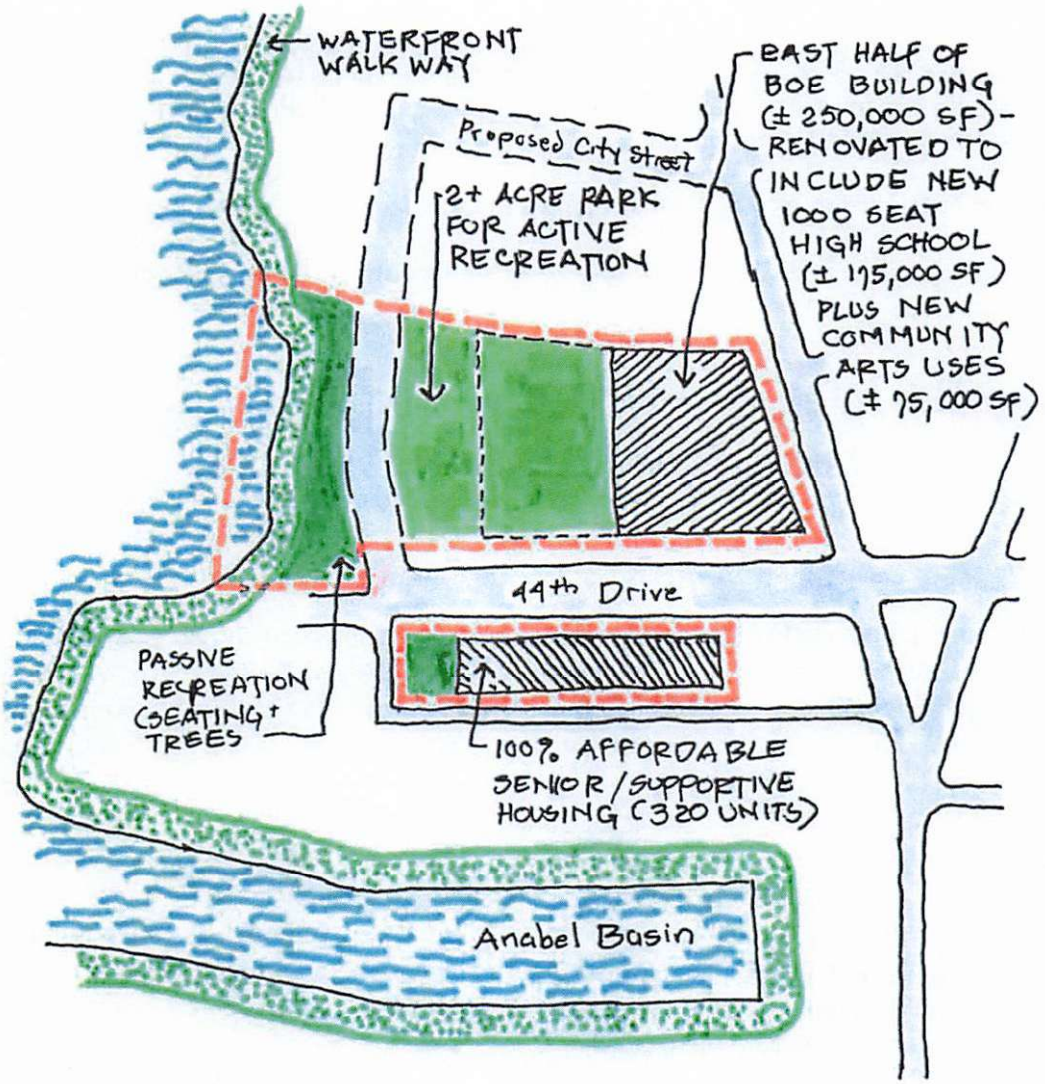
a) Require accessible public open spaces at ground level for any new development within the LIC Special District and the Dutch Kills Subdistrict. Such space should exceed the minimum required by zoning, be open to the public from dawn to dusk and not receive floor area bonus in return.

b) City must commit to purchasing new land or converting existing public land to public green space or public open space, such as the DOT and currently leased public properties under the Queensborough Bridge. The City must also commit to acquiring new land for public open space within CB2, as recommended by the board.

c) Prioritize the waterfront connection for Queensbridge Houses and completion of the seawall project;

d) Fund and prioritize acquisition of privately-held land in CD1 along the waterfront north of Queensbridge Houses in order to widen and extend the waterfront walkway and bike path planned in CD2Q as part of OneLIC.

- Similar to Community Board 2 illustration below, utilize city-owned land along 44th Drive to deliver an integrated set of public benefits, guided by community-generated concepts, and maximize the use of public land for public good. The City should work with the community to refine and realize a comparable mixed-use vision that maximizes public value and equity, including community land trusts.



- Commit to a funded street tree initiative in LIC, particularly in the IBZ and CB1 area to be rezoned, to address heat island effects, air quality, and climate mitigation. Budget should include not only planting but active long-term maintenance and replacement.

Transportation

MTA and DOT should fund capital improvements that address capacity and access constraints at the 39th Avenue and Queens Plaza stations. The N and W trains specifically suffer from capacity issues in Astoria since there is limited room to store extra trains. Therefore, it is imperative that trains can quickly and efficiently cycle through the Queens portion of their route to prevent bottlenecks and delays.

Stipulations:

a) Fund increased service and frequency on affected bus and subway lines (N, W, E, F, M, R, 7 trains), commensurate with the projected increase in population, including express bus service for the Queensbridge area.

b) Address negative impacts of proposed tunnel crossover for the F and M trains which are scheduled to begin in December and will add 4+ minutes of wait time to journey for passengers at Queensbridge F line station, increasing passenger accumulation on platform. Assess whether this was examined in the DEIS as the change was recently announced.

c) Dedicate additional resources to improve transit signals to increase train reliability and speed.

d) Commitment to add elevators and ADA compliance to all stations that are not conforming.

School Capacity

After a decline in total enrollment post-Covid, the Board of Education reported a 4% increase in K-5 enrollment in District 30 during 2023-24. The City must be proactive in addressing future enrollment, as it is already delayed in addressing overcrowding and providing school seats given LIC's growth. Relying on developers to select an optional bonus to construct a school is not a proactive approach or comprehensive planning.

Stipulations:

a) Commit to funding and constructing at least two new schools within the rezoning area, based on projected demand and/or other needs, in addition to the current SCA plan for three schools for the existing neighborhood population. It is imperative that schools be zoned to include students from Queensbridge Houses, given the history of segregation in District 30 in regards to school zoning boundaries.

Oversight and Accountability

a) Establish a community oversight committee to monitor implementation progress, garner community feedback, address issues, and make adjustments or corrections to the plan.
b) Publish goals, deliverables, timeliness and annual implementation progress report.
c) Support for union labor and fair employment practices.
d) Publish and obtain feedback on Points of Agreement prior to finalization of ULURP and Council vote.

03 Organizations and Businesses

July 25, 2025

Chair Dan Garodnick
City Planning Commission
120 Broadway, 31st Floor
New York, NY 10271

RE: Support for the OneLIC Neighborhood Plan

Dear Chair Garodnick and Commissioners,

On behalf of the Association for a Better New York (ABNY), I am writing to express our strong support for the OneLIC Neighborhood Plan. As an organization representing 250 member organizations across corporate, nonprofit, labor, educational, health, cultural, and government sectors, ABNY is dedicated to fostering the continuous growth and renewal of New York City's people, communities, and businesses.

After reviewing the details of the OneLIC proposal, we believe this plan embodies the thoughtful, inclusive approach to neighborhood development that our city needs. The plan's focus on creating permanently affordable housing at various income levels directly addresses New York's housing crisis. At the same time, investments in infrastructure, open space, and schools demonstrate a comprehensive vision for sustainable community growth.

We are particularly impressed by the robust community engagement process that has informed and shaped this plan. This refreshingly collaborative approach has resulted in a plan that balances much-needed housing production with investments that will enhance the quality of life for both current and future residents.

The plan's commitment to a connected and more resilient waterfront, new public spaces, and essential infrastructure upgrades addresses critical needs while creating amenities that we believe will benefit the entire community. The focus on redeveloping currently underutilized public sites for community benefit represents exactly the kind of efficient, forward-thinking land use policy that New York needs to thrive.

As New York continues to face an unprecedented housing shortage, Long Island City is uniquely positioned to accommodate thoughtful growth that creates opportunities for New Yorkers across the income spectrum. The OneLIC plan strikes the right balance between enabling development and ensuring that growth benefits the existing community.

The economic impact of this plan extends beyond just housing. A revitalized Long Island City will strengthen Queens' position as an economic hub, creating jobs through construction, new businesses,

and increased economic activity. The mixed-income approach to housing will foster a diverse, vibrant community where people of various income levels can live, work, go to school and thrive together.

ABNY is committed to supporting initiatives that create a more equitable and prosperous city for all. We believe the OneLIC Neighborhood Plan represents precisely the kind of thoughtful, balanced approach to growth that New York needs—one that acknowledges our housing crisis while respecting and enhancing neighborhood character. We urge your support for this vision of a thriving Long Island City, a stronger Queens, and a fairer New York.

Sincerely,



Chad Purkey
Vice President

LaGUARDIA COMMUNITY COLLEGE | CUNY

Office of the President

31-10 Thomson Avenue, Room E513
Long Island City, NY 11101
Phone: 718-482-5050
Email: presidentadams@lagcc.cuny.edu

Public Hearing for OneLIC
Long Island City Neighborhood Plan
Kenneth Adams, President of LaGuardia Community College
Testimony
Wednesday, July 30, 2025

I am Kenneth Adams, President of LaGuardia Community College, an anchor institution in Western Queens deeply committed to the prosperity of Long Island City.

Several aspects of the Plan are particularly important to LaGuardia.

Supporting the Economic Growth of LIC: LaGuardia is a leading provider of small business assistance. For example, we run a Small Business Development Center, which has helped over 24,000 small businesses secure over half a billion dollars in contracts.

We support the proposed plan to preserve and increase the light industrial, retail, entertainment, cultural, and office uses that are vital to a sustainable live-work community.

As the largest provider of non-degree workforce training in CUNY, we offer vocational education and training to local residents. LaGuardia is committed to working with employers to ensure that Long Island City residents have the skills needed to succeed in the positions these firms depend on.

Affordable Housing for Our Students: We strongly support the proposed plan to provide affordable housing for its residents. Unfortunately, many students suffer from homelessness and housing insecurity. We are encouraged by the possibility that the proposed zoning changes will lead to the construction of affordable housing, including student housing.

Infrastructure Improvements: LaGuardia has been in LIC since 1971 and serves over 25,000 students annually. Capital funding for sewage and plumbing infrastructure is critical for the future of the College and LIC. We have old industrial buildings and infrastructure upgrades will help address current needs as well as accommodate the growth of LaGuardia.

Parks and Open Space: As the plan moves forward, we strongly support the creation of new public open spaces, which are urgently needed. In fact, our college is collaborating with the Department of Transportation to develop the LaGuardia Community Greenway, soon to feature one of the city's largest street murals. Open spaces play a vital role in promoting mental and physical well-being by providing places for recreation, stress relief, and social connection. We advocate for the health and well-being of our community."

We look forward to working with NYC DCP and local stakeholders to advance the One LIC Neighborhood Plan. Thank you

Samuel Nourieli

From: Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>
Sent: Wednesday, July 30, 2025 11:20 AM
To: HYang@planning.nyc.gov; JMitchell@planning.nyc.gov; queenscomments_dl@planning.nyc.gov
Subject: Comments re: C 250176 ZMQ - Long Island City Neighborhood Plan

Re. Project: **C 250176 ZMQ - Long Island City Neighborhood Plan**

Submitted by:

Name: **Peter Bermingham**
Zip: **11105**

I represent: **A local business**

Details for "I Represent": **Cement and Concrete Workers - DC 16**

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:

Additional Comments:
My name is Peter Bermingham and I am strongly in favor of this project. I am speaking on behalf of thousands of Union laborers who not only deserve the work through building affordable space, but building new schools and required infrastructure upgrades. The working class will now have the opportunity to build and live where they build instead of seeking affordable homes outside of NYC. Finally, the diverse working class New Yorkers will have waterfront living and park space to spend time with their families.

Samuel Nourieli

From: Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>
Sent: Tuesday, August 5, 2025 9:39 PM
To: HYang@planning.nyc.gov; JMitchell@planning.nyc.gov; queenscomments_dl@planning.nyc.gov
Subject: Comments re: C 250176 ZMQ - Long Island City Neighborhood Plan
Attachments: Additional Comments PDF.pdf; Additional Comments PDF.pdf

Re. Project: **C 250176 ZMQ - Long Island City Neighborhood Plan**

Submitted by:

Name: **Ernest Brooks**
Zip: **11101**

I represent: **A local community group or organization**

Details for "I Represent": **Long Island City Coalition, Western Queens Community Land trust**

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:
ITo The City Planning Commission Dear Commissioners, This is to try and stop the implementation of the Long Island City Neighborhood Plan as it is currently presented. My name is Ernie Brooks and I've lived at [redacted] , at the corner of Vernon Blvd since 1977. As I've watched the forces of gentrification sweep our neighborhood, bringing good and bad change, I've learned one very important lesson about rezoning: results are always different from what presenters promise and pledged community benefits are rarely delivered.I would say that a decently functioning storm and wastewater system is a necessary element for a neighborhood before it accepts the construction of tens of thousands of new residential units. I have seen over recent years: sewage backups in multiple basements in homes on Vernon Blvd, toilets overflowing in daycare facilities in the same area, friends told by supers in recently constructed apt buildings to please not use their facilities during even moderate rainfall. After such rain, my loft, which is in the heart of the area to be rezoned, fills with the stink of sewage that accumulates at the base of the freight elevator shaft-the landlord's attempt to correct the problem failed because the sewer line

on 44th Drive is overcapacity. Please Vote No on the One LiC rezoning Plan as it currently exists and incorporate elements of the LICC's Vision Plan For Sustainability for Hunters Point North and the modifications to One LIC recommended strongly by Queens Community Boards 1 and 2 See additional comments attached

I also hope that you will be supportive of the Western Queens Community Land Trust”s
plan to turn the DOE building into a community space that will help link the very disparate world of the luxury towers in Hunter’s Point South with the underserved and desperately underfunded residences of Queensbridge Houses. It is important to note that the WQCLT’s plan provides for sharing of the space with the DOE building if they are amenable and they are not easily able to relocate,
Education build to the north, for which, as I mentioned before, a community based plan has been developed by the WQCLT that would be a benefit to the whole neighborhood, including the often excluded residents of Queensbridge Houses. I wonder how many of the apartments there that are currently unusable due to mold, rodents, leaks, collapsing ceilings etc. might have been repaired with the money that's gone to the slick consultants paid to organize the selling of One LIC to our community . Also the plan will allow sun blocking 100 story luxury towers to be built just adjacent to Queensbridge, an outrageous symbol of distain for those of lower economic means. There has been a lot of talk about the levels of affordable housing this up zone will bring, including talk of 100% in the publicly owned areas. However there is no guarantee in the draft EIS, which I can only believe has not been closely examined, after hearing the fulsome "yes"

comments at the joint CB1 and CB2 meeting on the 21st of May. We as a community must learn not to accept empty promises (recall the 90 million or so promised for sewage repair years ago, again pledged durlng the Amazon struggle, which vanished Into the murk of city budgeting).
There should be no new residences built in this area until the infrastructure is created to support them and in no case should more be constructed at the edge of rising sea levels (the East River is a tidal estuary, after all) and the waterfront affect by the rezoning encompasses one of the lowest spots in the Queen's flood plain. Do not allow quick profits for wealthy real estate executives to control our neighborhoods- do not forget what one such developer is currently doing to our country and the world. A massive shift of wealth from the less affluent to the wealthy is about to occur with the new Congressional budget plan- don't let my neighborhood be a victim of the same inhumane impulse.
Thank You, Ernie

Outlook

[EXTERNAL] One LIC Rezoning Plan(long Island City Neighborhood Plan) and The EIS Statement for this plan-comments from Long Time Resident

From Ernest Brooks [redacted]
Date Wed 8/6/2025 7:21 PM
To 25DCP001Q_DL(DCP) <25DCP001Q_DL@planning.nyc.gov>

CAUTION! EXTERNAL SENDER. Never click on links or open attachments if sender is unknown, and never provide user ID or password. If **suspicious**, report this email by hitting the **Phish Alert Button**. If the button is unavailable or you are on a mobile device, forward as an attachment to phish@oti.nyc.gov.

To The City Planning Commission

Dear Commissioners,
This is to try and stop the implementation of the Long Island City Neighborhood Plan as it is currently presented.
My name is Ernie Brooks and I've lived at [redacted], at the corner of Vernon Blvd since 1977. As I've watched the forces of gentrification sweep our neighborhood, bringing good and bad change, I've learned one very important lesson about rezoning: results are always different from what presenters promise and pledged community benefits are rarely delivered.I would say that a decently functioning storm and wastewater system is a necessary element for a neighborhood before it accepts the construction of tens of thousands of new residential units. I have seen over recent years: sewage backups in multiple basements in homes on Vernon Blvd, toilets overflowing in daycare facilities in the same area, friends told by supers in recently constructed apt buildings to please not use their facilities during even moderate rainfall. After such rain, my loft, which is in the heart of the area to be rezoned, fills with the stink of sewage that accumulates at the base of the freight elevator shaft-the landlord's attempt to correct the problem failed because the sewer line on 44th Drive is overcapacity. My neighborhood has seen nearly overwhelming residential construction over the past decade, resulting in displacement of artists, musicians, small businesses, manufacturers and residents of modest means and incomes. We need affordable residences, way beyond the percentages offered by the MIH formulas which have, in any case, offered rentals that were too expensive for a musician and part time teacher like myself. Ironically, there are affordably residences at Queensbridge Houses, adjacent to the area to be rezoned, which are currently empty because the money to repair them is not available. I wonder if the sums spent on selling this highly flawed plan to the public
would not have been better spent on rehabbing those chronically underfunded and deteriorating apartments. The people who live there, who from my personal knowledge know little about the plan,

will receive the negative effects of huge shadows from potentially 100 story buildings allowed just to their
east under the proposed zoning change.
Please Vote No on the One LiC rezoning Plan as it currently exists and please incorporate elements of the LICC's Vision Plan For Sustainability for Hunters Point North and the modifications to One LIC, which contains features strongly recommended strongly by Queens community boards 1 and 2. We do not need a plan that turns its back on human scale and sustainable development along our precious waterfront. Our neighborhood already suffers from having close to the lowest amount of open space per capita in the city, and this plan will make the ratio worse.
I also hope that you will be supportive of the Western Queens Community Land Trust"s plan to turn the DOE building, which is in the study area, into a community space that will help link the very disparate world of the luxury towers in Hunter's Point South with the underserved residences of Queensbridge Houses just a few blocks to the North. It is important to note that the WQCLT plan provides for sharing of the space with the DOE building if they are amenable and they are not easily able to relocate, There has been a lot of talk about the levels of affordable housing this up zone will bring, including talk of 100% in the publicly owned areas. However there is no guarantee in the draft EIS, which I can only believe has not been closely examined, after hearing the fulsome "yes" comments at the joint CB1 and CB2 meeting on the 21st of May. We as a community must learn not to accept empty promises (recall the 90 million or so promised for sewage repair years ago, again pledged durIng the Amazon struggle, which somehow vanished Into the murk of city budgeting).
There should be no new residences built in this area until the infrastructure is created to support them and in no case should more be constructed at the edge of rising sea levels (the East River is a tidal estuary, after all) and the waterfront affect by the rezoning encompasses one of the lowest spots in the Queen's flood plain. Do not allow quick profits for wealthy real estate executives to control our neighborhoods- do not forget what one such developer is currently doing to our country and the world. A massive shift of wealth from the less affluent to the wealthy is about to occur with the new Congressional budget plan- don't let my neighborhood be a victim of the same inhumane impulse.

To critique the EIS specifically, it is outrageous that there was no consideration of the work done in the Vision Plan For Sustainability For Hunters Point North. Where are the lessons learned from Superstorm Sandy. Just because the Trump administration has declared that climate change is a hoax does not mean that all the insights of the last decade about building on the waterfront should be thrown out the window.
What does it mean when it's suggested the area by the East River will be built up by 15 feet? That where I live will become a bathtub filled with a mix of storm water and sewage? If a park is to be built along the river from Anable Basin to Queensbridge Park, let it be substantial, not a narrow path. If housing is built, let it be largely affordable and 100% so on any public land used for the purpose.
Let's have human scale development- it matters.

Thank You, Ernie

[redacted]

[redacted]

Samuel Nourieli

From: Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>
Sent: Tuesday, August 5, 2025 9:00 PM
To: HYang@planning.nyc.gov; JMitchell@planning.nyc.gov; queenscomments_dl@planning.nyc.gov
Subject: Comments re: C 250176 ZMQ - Long Island City Neighborhood Plan

Re. Project: **C 250176 ZMQ - Long Island City Neighborhood Plan**

Submitted by:

Name: **Rachel Brown**
Zip: **11102**

I represent: **Myself|A local business**

Details for "I Represent": **I am on the Steering Committee of the Western Queens Food Co-op**

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 would like to urge the City Planning Commission to vote No because the OneLIC plan doesn't reflect what community members have asked for over the last year and a half, nor what we need and deserve: We need community-led equitable development that puts people over profit. The draft proposal claims it will create affordable housing and commercial spaces. But it will not be affordable for working class people, or for small businesses. This upzoning will displace us, just as Williamsburg & Greenpoint gentrification has displaced many long-term residents and mom & pop shops over the last 20 years. Looking at those images from the first presentation reminded me of what I've witnessed on the BK waterfront, and I don't want LIC & Astoria to turn into that. The developments in Hunter's Point South and Court Square are bad enough. And the services (sewers, climate protection, green spaces, schools, transportation) have not kept up with the population increases. If people's well-being is our #1 goal, the City would be upgrading all of those types of services and infrastructure and building housing for low-income residents like me. I don't believe the lies that OneLIC will provide affordable housing. MIH will be a drop in the bucket, full of extremely expensive housing, created because developers are putting profit

first, over people. Secondly I want to address the public sites in the area. Public land should only be used for the public good. Therefore I think the public sites should be exempt from the rezoning, like many community groups asked for. I support the WQCLT's vision for the DOE site on Vernon Blvd as well as the LICC's resiliency plan for the waterfront. I represent the Western Queens Food Co-op that is a community-owned grocery store so residents can have access to fresh affordable food. We are still working to launch, researching where we could & should be located. Commercial rents are so high that we might only be able to have a brick & mortar store if we can access below market rates. One hope for this is in the DOE building, if the site is exempted from upzoning and the WQCLT, a community-controlled not-for-profit, can adapt the building into the Queensboro People's Space, creating affordable commercial rents for small businesses, working artists and non-profits. That will not be the case if for-profit developers can tear down the building to build luxury towers for the rich. I urge you to Vote No. And if you vote yes, please make substantive changes to the plan to provide services, truly affordable low-income housing, public land for public good, and a climate-resilient waterfront. Thanks to the commissioners for their time and attention to my concerns.

Teen ART Salon

08/07/25

Dear City Planning Commission,

My name is Isabella Bustamante and I am a born and raised Queens resident, who moved to Long Island City as a teenager. I have lived in the zoning area of OneLIC for eighteen years and I also founded Teen Art Salon in 2015, a small grassroots nonprofit that supports, develops, and promotes adolescent artists at a studio in Court Square.

TAS provides free-of-charge art instruction and materials to over 150 young artists a year — with the objective to overcome socioeconomic and industry barriers.

Our partner, MoMA PS1 is allied with our organization around dismantling barriers to participation—perceived and literal. Thus, MoMA PS1 is now seeking support through the OneLIC rezoning for its Courtyard and Plaza Access Renovation Project.

MoMA PS1 has been a cultural anchor of Long Island City for nearly 50 years and Teen Art Salon sees itself as part of the museum's continued legacy in the artist-led alternative spaces movement.

Due to MoMA PS1's leadership as a center of creative expression and accessibility, we believe this institution can serve as the neighborhood cultural hub of the OneLIC rezoning.

MoMA PS1 provides free admission to all New York City and NY State residents and celebrates homegrown local artists like ours through the innovative Homeroom educational program. The museum has been ally to smaller organizations like TAS, where current and former students have found work opportunities, designed family guides, and even exhibited at MoMA PS1.

The transformation of MoMA PS1's first floor will open up the institution including the plaza as well as provide a dedicated space

for creative exploration for community members. These new or revamped spaces will be essential as Long Island City grows, inviting in the next generation into a safe space to discover, explore, and learn at the museum.

It is critical that the city prioritize cultural investment when considering large scale rezoning projects. Access to culture improves mental health, provides critical educational opportunities, and is essential to keeping people in their neighborhoods

We ask that you support MoMA PS1's proposal and invest in the life cycle of artists and cultural producers who serve and shape this neighborhood.



Sincerely,
Isabella Bustamante
Executive Director at Teen Art Salon

Samuel Nourieli

From: Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>
Sent: Wednesday, July 30, 2025 1:40 PM
To: HYang@planning.nyc.gov; JMitchell@planning.nyc.gov; queenscomments_dl@planning.nyc.gov
Subject: Comments re: C 250176 ZMQ - Long Island City Neighborhood Plan

Re. Project: **C 250176 ZMQ - Long Island City Neighborhood Plan**

Submitted by:

Name: **Daniel Chan**
Zip: **11101**

I represent: **Myself|A local business|A local community group or organization**

Details for "I Represent": **I live in the study area and am a board member of a nonprofit community biology lab in the area named Biotech Without Borders**

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 a resident in the oneLIC project area for over seven years as well as a leader in a nonprofit (called Biotech Without Borders) a biology-based makerspace that I relocated from Downtown Brooklyn to LIC. One of the reasons we relocated our organization to LIC because of the great transit options and relatively low rents in the IBZ for our small nonprofit as well as putting us in the midst of many artists studios and light manufacturing that form a vibrant community. To me this rezoning seems too large to me: while I welcome infrastructure improvements am concerned that this rezoning will drive up our rent and drive away the artists and small businesses that make this neighborhood a place to both live and work. I believe that instead of green-lighting development over large areas of the neighborhood including public land: the city should be taking their time and leveraging their control of zoning to incentivize private developers to share their plans with the community in order to get community buy-in and give residents a chance to see what exactly is proposed for various sites before permitting developers to act. There are many new buildings in our neighborhood and they do not seem occupied yet. The majority of

units in these buildings must be too expensive and I am not in favor of actions the continue to perpetuate these problems. If the city wants to increase affordable housing then they should focus on projects that specifically create it rather than claim that a rezoning will somehow compel developers to work in the public interest. I am especially concerned about the public sites in Anabel Basin that are being lumped in with private sites. These sites are known to be vulnerable to flooding and the area already has problems with sewer capacity so to me it seems like focusing on rezoning isn't helping to ensure that new affordable housing is of a good quality. There are parts of the this plan around streetscape design and queens plaza that seem very soild but other places seems to be enabling unchecked development without strong assurances that it will benefit the community. Therefore I urge the City Planning Commission to vote NO to this rezoning or otherwise be extremely critical of this plan to better rework it to ensure LIC can adapt to the large changes that are already at play in our neighborhood and invite city agencies to find a better way to serve its residents such as engaging more deeply with community-led planning efforts like those of the LIC Coalition and Western Queens CLT.

Outlook

Comments re: C 250176 ZMQ - Long Island City Neighborhood Plan

From Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>
Date Fri 8/8/2025 12:35 PM
To Hye-Kyung Yang (DCP) <HYANG@planning.nyc.gov>; Jameson Mitchell (DCP) <JMitchell@planning.nyc.gov>; QueensComments_DL <QueensComments_DL@planning.nyc.gov>

Re. Project: **C 250176 ZMQ - Long Island City Neighborhood Plan**

Submitted by:

Name: **Carmen Ciobotea**
Zip: **11101**

I represent: **Myself|A local business|Applicant**

Details for "I Represent": **I work for the Juice Joint and I leave next door to it ,I leaved here and worked here for 23 Years.I believe in changes but the plan is not taking in consideration our community .The plan is to one sided**

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:
Opposed to the plan since it does not take in consideration the rest of Long Island city property owners only commercial owners

Outlook

Comments re: C 250176 ZMQ - Long Island City Neighborhood Plan

From Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>
Date Fri 8/8/2025 1:05 PM
To Hye-Kyung Yang (DCP) <HYANG@planning.nyc.gov>; Jameson Mitchell (DCP) <JMitchell@planning.nyc.gov>; QueensComments_DL <QueensComments_DL@planning.nyc.gov>

Re. Project: **C 250176 ZMQ - Long Island City Neighborhood Plan**

Submitted by:

Name: **Carmen Ciobotea**
Zip: **11101**

I represent: **Myself|A local business**

Details for "I Represent": **I represent Sweeney Carpenters union carpenter installer shop for 65 Years in LIC with a 32 man labor force.This plan does not include our neighborhood south of new Proposed rezoning to Pulaski bridge.It does not benefit the neighborhood It benefits the politicians and the Major land owners that they have been sitting on their vacant lots or leasing their properties year by year .**

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 I spoke with MR Canuci today Aug 8 we and a lot of my of my friends. work and we are not involved in politics or community boards .We think that we are being gipped since our area was not included in in the environmental study and we have. been neglected for 25 years

Samuel Nourieli

From: Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>
Sent: Wednesday, July 30, 2025 9:47 AM
To: HYang@planning.nyc.gov; JMitchell@planning.nyc.gov; queenscomments_dl@planning.nyc.gov
Subject: Comments re: C 250176 ZMQ - Long Island City Neighborhood Plan

Re. Project: **C 250176 ZMQ - Long Island City Neighborhood Plan**

Submitted by:

Name: **Peter Darrow**
Zip: **11201**

I represent: **A local community group or organization**

Details for "I Represent": **CUNY Graduate Center Foundation**

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: **Yes**

Additional Comments:
I am Peter Darrow, Board Chair of The CUNY Graduate Center Foundation, a foundation devoted solely to the support of students and faculty at The CUNY Graduate Center and the owner of a shovel ready, fully remediated vacant lot in LIC. We purchased the lot almost a decade ago with the intention of developing a student and faculty dormitory, but the onset of the COVID epidemic frustrated that plan. Since then our ability to sell the land and devote the proceeds to the benefit of our students and faculty have been similarly frustrated by the outdated LIC zoning. As I have previously testified, the OneLIC Neighborhood Plan looks not only to benefit the entire LIC community by its scope and scale, it would also permit our foundation to sell the property for the development of badly needed LIC housing, while eliminating a 10 year old community eyesore and unlocking the value of the property for the benefit of CUNY faculty and students. The fact that the CUNY public university system, of which we are a key part, is notoriously underfunded is well known, so this potential sale, dependent as it is on adoption of the Plan, would have a major positive financial impact on CUNY. My Foundation colleagues and our potential purchaser Vorea will be submitting comments endorsing the Plan in terms of its broader

positive impact on the community and I fully endorse their views. Peter H. Darrow

Outlook

Comments re: C 250176 ZMQ - Long Island City Neighborhood Plan

From Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>
Date Mon 8/4/2025 1:24 PM
To Hye-Kyung Yang (DCP) <HYANG@planning.nyc.gov>; Jameson Mitchell (DCP) <JMitchell@planning.nyc.gov>; QueensComments_DL <QueensComments_DL@planning.nyc.gov>

Re. Project: **C 250176 ZMQ - Long Island City Neighborhood Plan**

Submitted by:

Name: **Sumantro Das**
Zip: **10013**

I represent: **Myself|Other**

Details for "I Represent": **RunLIC (co-founder of running group of 2,000 runners) + Hunters Point Parks Conservancy (BoD).**

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:
I support the plan's commitment to expanding resilient, connected public open space along the East River — a key priority for the Hunters Point Park Conservancy. As the co-founder of RunLIC, a local running group, I strongly support improvements to the waterfront esplanade and streetscape, which will enhance access and safety for runners, walkers, and cyclists. This plan addresses Long Island City's critical shortage of parkland, providing much-needed recreational space as the neighborhood grows. The climate-resilient design features will help protect public space from flooding and ensure long-term usability for all types of outdoor activity. The proposed upgrades to pedestrian, bike, and transit infrastructure will improve access to waterfront parks and reduce conflicts between modes of transportation - aspirations that RunLIC favors. I appreciate the plan's community-driven approach and urge continued collaboration with local organizations like HPPC and RunLIC to ensure equitable,

healthy, and accessible public space for all.

The Fortune Society
BUILDING PEOPLE, NOT PRISONS

August 7, 2025

City Planning Commission
Equitable Life Building
120 Broadway, 31st FL
New York, NY 10271

Dear City Planning Commission,

Our longtime partner/neighbor, MoMA PS1 is seeking support through the OneLIC rezoning for their Courtyard and Plaza Access Renovation Project. MoMA PS1 has been a cultural anchor of Long Island City for nearly 50 years. MoMA PS1 generates significant economic development in the neighborhood and serves as a critical community hub and center of artistic expression. We believe this amazing institution can serve as the cultural anchor of the OneLIC rezoning itself.

MoMA PS1 provides free admission to all New York City and State residents, offers artmaking workshops and community programs, and amplifies and celebrates artists through the innovative Homeroom program. MoMA PS1's courtyard renovation proposal for the OneLIC rezoning will increase access to the courtyard and first-floor amenities, provide space for children and families, and provide a new public open space for the surrounding community.

The transformation of MoMA PS1's courtyard will open up the institution and connect to the plaza in front of the museum, and also provide a dedicated space for learning and creative exploration for children and families. These new or revamped spaces will be essential as Long Island City grows. In addition, with city investment, MoMA PS1 can not only expand its physical presence but also its arts education and community engagement programming.

Creation of new public open spaces on City-owned land is one of the cited goals of the One LIC rezoning. MoMA PS1's courtyard and first floor renovation will address critical accessibility needs and open up a new, green space for Long Island City residents.

We ask that you support MoMA PS1's proposal and prioritize investments in much needed cultural and community space in our community.

Respectfully submitted,

Ronald F. Day, Ph.D.
Chief Operating Officer

Samuel Nourieli

From: Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>
Sent: Tuesday, July 29, 2025 4:48 AM
To: HYang@planning.nyc.gov; JMitchell@planning.nyc.gov; queenscomments_dl@planning.nyc.gov
Subject: Comments re: C 250176 ZMQ - Long Island City Neighborhood Plan

Re. Project: **C 250176 ZMQ - Long Island City Neighborhood Plan**

Submitted by:

Name: **Marlene Dodes-Callahan**
Zip: **11109**

I represent: **Myself|A local community group or organization**

Details for "I Represent": **Im a resident of Citylights Coop since 1997 and elected Director on the Citylights Board of Directors.**

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 impact of this project on Long Island city environmentally will be devastating. As it is, the city planning commission has barrelled forward without considering present or future residents, including enough schools, sewage, transportation street cleaning , green spaces with shaded shelter and air quality for the masses you want to bring here. I have lived with the many changes in this area since 1997 and know firsthand that the manufacturing left behind toxic materials, brownfields if you will that have never been cleaned up and fear the same will happen with your plan, releasing moire poisons into the atmosphere. You can't just decide what a neighborhood needs without fully including people who live here. Hunters Point has grown considerably since I've been here but the infrastructure has not matched the growth which seems backwards. You cannot keep piling people into a small piece of land without considering quality of life for residents. The green spaces are not commensurate to the growth you are projecting. Also the local board is constantly fighting With Hunters Point for access yet still has not provided signs for cleaning the waterfront because they don't want to encroach on vendors, many of

whom are not licensed and brings rats from food left behind and more garbage which they do not clean up. Center Blvd and the surrounding streets are never fully cleaned. Our area is overburdened with little space for residential parking as it is , yet your plan wants to make a fully residential area the draw for thousands more and all of another community that also has waterfront property. Why not develop that area's waterfront as your focus? Hunters point is a mixed community constantly in flux not the wealthy haven you suggest it is. City planning in other places considers the residents that live in a community before imposing strategies that would make it "better." I ask, better for whom?

Outlook

Comments re: C 250176 ZMQ - Long Island City Neighborhood Plan

From Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>
Date Wed 8/6/2025 3:07 PM
To Hye-Kyung Yang (DCP) <HYANG@planning.nyc.gov>; Jameson Mitchell (DCP) <JMitchell@planning.nyc.gov>; QueensComments_DL <QueensComments_DL@planning.nyc.gov>

1 attachment (16 KB)
Doc with links to attachments.pdf;

Re. Project: **C 250176 ZMQ - Long Island City Neighborhood Plan**

Submitted by:

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

I represent: **Myself|A local community group or organization**

Details for "I Represent": **Also submitting an attachment on behalf of the Western Queens CLT, as requested by commissioners: this document contains weblinks to WQCLT's feasibility study for the DOE building, and results of a community survey at two nearby NYCHA houses.**

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:
I'm a long-time Queens resident and former commercial space renter in LIC. I am also a member of the Western Queens Community Land Trust (WQCLT). My recommendation is that the massive OneLIC upzoning be voted down, unless it is reshaped to address the actual needs of Long Island City. At the request of a few commissioners at the CPC public hearing, I'm including links in an attached document to WQCLT's original feasibility study for the DOE building, as well as the results of a community survey

of over 200 Queensbridge and Ravenswood residents about OneLIC and their priorities for their neighborhood. I have grave misgivings about the EIS for the OneLIC plan. As reflected in the attached survey at nearby NYCHA developments, most Queensbridge and Ravenswood residents have no idea that this plan is happening, and also don't seem to be in favor of it: 60% said they'd not heard of OneLIC. As well, over 80% of respondents said that rent between $500-$1,000 for a 1-bedroom would be considered affordable. There will be practically no units at these rent levels in this plan. The impact of this rezoning wasn't adequately shared with community residents, because DCP refused to share their massing studies with the public. None of the concerns raised prior to the EIS—infrastructure and transit impacts, lack of open space, and displacement impacts on both residential and commercial communities have been addressed. And strong public calls for sustainable, nonprofit development on the public parcels were not incorporated into the final plan. OneLIC would bring even more mostly market-rate towers to LIC. Many of these towers would be 75-100 stories—including right across the street from Queensbridge Houses. Neighborhoods in NYC that have been upzoned like this have seen major racialized displacement of residents and small businesses. There's plenty of data that reflects this. At the OneLIC visioning sessions, people kept asking for deeply affordable housing, not more unaffordable towers—but this imperative is not reflected in the OneLIC Plan. Rezoning is a gift to developers—they get massive profits from building taller residential. Unless this plan is modified to include massive value capture, as well as far deeper affordability, it should be voted down. Over and over, community residents have asked for not-for-profit uses on all of the public sites at Anable Basin, including a sustainable public park, and a permanently affordable manufacturing, cultural and community hub at the city-owned DOE building for small businesses and artists who are rapidly being priced out of LIC. Any development on public land should be developed for public good: it should be 100% affordable and environmentally sound. It is folly to keep building towers in a major flood zone. For these reasons, there should be no upzoning of the public sites at Anable Basin: we should honor the community-based plans advanced by WQCLT and the Long Island City Coalition for sustainable, nonprofit development on our public waterfront land. Commissioners, please vote no on OneLIC as it stands.

Samuel Nourieli

From: Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>
Sent: Tuesday, July 29, 2025 5:23 PM
To: HYang@planning.nyc.gov; JMitchell@planning.nyc.gov; queenscomments_dl@planning.nyc.gov
Subject: Comments re: C 250176 ZMQ - Long Island City Neighborhood Plan

Re. Project: **C 250176 ZMQ - Long Island City Neighborhood Plan**

Submitted by:

Name: **Myron Glucksman**
Zip: **10128**

I represent: **Other**

Details for "I Represent": **CUNY Graduate Center Foundation, Inc.**

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:
I am the Treasurer and Board Member of CUNY's Graduate Center Foundation, Inc. The Foundation owns vacant land in LIC that, due to COVID and related aspects, it determined to sell the property to an experienced developer who would develop housing for some of our graduate students and staff. The proposed plan also includes some affordable housing and specific housing for students unable to find apartments elsewhere. The proceeds of sale would also enable the Foundation to provide housing stipends for other graduate students. The majority of our students come from the NY region and stay in the NY region as productive workers or teachers/academics. The LIC plan is great for the community, for CUNY and for New York City. Thank you.

Samuel Nourieli

From: Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>
Sent: Wednesday, July 30, 2025 11:25 AM
To: HYang@planning.nyc.gov; JMitchell@planning.nyc.gov; queenscomments_dl@planning.nyc.gov
Subject: Comments re: C 250176 ZMQ - Long Island City Neighborhood Plan

Re. Project: **C 250176 ZMQ - Long Island City Neighborhood Plan**

Submitted by:

Name: **Myron Glucksman**
Zip: **10128**

I represent: **Other**

Details for "I Represent": **CUNY's Graduate Center Foundation, Inc.**

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:
I am a Board member of CUNY's Graduate Center Foundation which supports MA and PhD graduate students of CUNY's Graduate Center. Many of these students teach in the 24 CUNY schools in NYC. Most are New Yorkers who live and work in NY after graduation. Housing is their most important need. The COVID pandemic resulted in the Foundation having to sell vacant land intended for a residence for students and faculty. The LIC plan and its zoning changes would enable the developer and purchaser of this land in LIC to accommodate students, faculty and others with their housing needs. Some of the proceeds of sale would also go to a fund to provide housing stipends for students in other parts of Queens and NYC. The LIC plan will result in a great benefit to CUNY and the students but also to the greater NY economy. Thank you.

Outlook

Comments re: C 250176 ZMQ - Long Island City Neighborhood Plan

From Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>
Date Thu 8/7/2025 12:36 PM
To Hye-Kyung Yang (DCP) <HYANG@planning.nyc.gov>; Jameson Mitchell (DCP) <JMitchell@planning.nyc.gov>; QueensComments_DL <QueensComments_DL@planning.nyc.gov>

Re. Project: **C 250176 ZMQ - Long Island City Neighborhood Plan**

Submitted by:

Name: **Lisa Goren**
Zip: **11109**

I represent: **A local community group or organization**

Details for "I Represent": **I represent Long Island City Coalition and Hunters Point Community Coalition**

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:
Long Island City Coalition-Hunters Point Community Coalition I am speaking on behalf of LICC-HPCC against the draft OneLIC Neighborhood Plan as it currently stands. OneLIC fails environmental impact requirements (per our Comments submitted 6/6/25); fails to meet the community's long-standing priorities and critical needs; and sets the neighborhood on an unsustainable path. OneLIC exacerbates the neighborhood's pressing problems—many resulting from previous rezonings—rather than addressing them. We are most concerned that OneLIC calls for disposition of the neighborhood's last public riverfront properties by Anable Basin. These properties are in an evacuation zone at the low point of the Hunters Point floodplain and needed for resiliency, open space, and infrastructure, as prescribed for decades. And as proposed by Western Queens Community Land Trust, the public DOE building should be transformed into a community hub of services, jobs training, mentoring, light

manufacturing, and art/artisan spaces that would create a connective tissue between affluent Hunters Point South and the underserved (DAC) community at Queensbridge Houses. Yet OneLIC gives all these public assets to private developers for the construction of supertall towers that will be flood prone and unsafe. Flooding poses an existential threat to LIC, whose major hazard is from storm surge, which the Draft EIS, despite claiming to be a resilient plan, utterly ignores. Sea level rise, increased precipitation, heavy downpours, and rising temperatures amplify the threats. Pooling the publicly owned land at Anable Basin with the 15-20% required public access areas from private zoning lots would create a continuous waterfront park with shared coastal defenses, providing robust resiliency through natural and engineered solutions. The park would simultaneously anchor the new neighborhood, significantly improve waterfront access, help channel stormwater runoff, and bring critically needed public open space that would act as an economic engine—just as the parks at Hunters Point South have done. [LIC is currently 3rd lowest in per capita open space in the city, and the OneLIC plan will make it THE lowest.] There is no logical reason to situate housing inside the floodplain and putting low-income families at risk. Housing should be safely behind the floodplain and closer to transportation—in underutilized corridors along the eastern side of Vernon Blvd and the eastern end of 44th Drive (among others). The City Planning Commission should also ask why the current administration is spending over three billion dollars of taxpayer monies to build flood resiliency on the Manhattan side of the city's coastline (at East River Park and Battery Park City) while greenlighting housing inside vulnerable floodplains on the Queens and Brooklyn side. The Hunters Point North project offers an unparalleled opportunity to create more housing, more open space, more services, AND lessen climate risks by developing sustainably, as outlined in the community's own Vision Plan for Resiliency (https://hunterspoint-north.com/viewplan.html). Unlike OneLIC's fragmented approach, which leaves critical needs to a patchwork of private responses (none guaranteed), the Vision Plan front-loads cohesive planning and provides a roadmap for forward thinking, sustainable development that addresses existing problems and LIC's future needs. Your decision today will impact LIC--and, given the scale of the proposed towers, all of NYC, for decades to come.

PLAXALL INC.

2025-08-01

Sent via email to 25DCP001Q_DL@planning.nyc.gov
Stephanie Shellooe, Director
Environmental Assessment and Review Division
NYC Department of City Planning
120 Broadway - 31st Floor, New York, NY 10271

Re: Comments on Draft Environmental Impact Statement
Long Island City Neighborhood Plan – CEQR # 25DCP001Q

Dear Ms. Shellooe:

Plaxall is pleased to provide the following comments on the Draft Environmental Impact Statement ("DEIS") for the Long Island City Neighborhood Plan (the "Plan").

Plaxall, a family-owned business, has deep roots in the Long Island City community. The company was founded by Louis Pfohl, a pioneer in the plastics industry, and his wife, Pauline Mathis Pfohl, in Long Island City over 75 years ago. The plastics business was successful, and the family soon began investing in local property. Today, a third generation of family members manages nearly 1 million square feet of space. Plaxall has cultivated a community within its properties, working with commercial and light manufacturing tenants that reflect Long Island City's vibrant mixed-use community, as well as providing financial support and space for local community groups. Plaxall also proudly supports local businesses and civic organizations through the Mathis Pfohl Foundation and, in several cases, active Board membership.

Plaxall affiliates own three of the projected development sites identified in the DEIS: sites 1, 63 and 64 (the "Plaxall Properties"). Comments below are identified by the relevant chapter in the DEIS.

Chapter 1 – Project Description

Plaxall agrees that the land use actions proposed in furtherance of the Plan would help achieve the purpose and need described in the DEIS. While Plaxall has operated its properties for productive use for decades, the current zoning precludes their redevelopment for much needed housing, open space, and associated commercial and community facility uses. As of now, Anable Basin, a unique feature of the East River waterfront that sits between two of the Plaxall Properties, is mostly inaccessible to the public. High-density mixed-use development, including housing at a range of income levels, is the most economically viable reuse of the Properties. The proposed land use actions would enable Plaxall to redevelop the Properties with thousands of new market rate and affordable housing units, while also providing new spaces for local businesses, arts and culture organizations, and other non-residential uses. Redevelopment would also result in new, resilient public access to the waterfront at Anable Basin under the applicable Waterfront Access Plan ("WAP"). The proposed zoning would also induce the provision of additional open space beyond the WAP requirements on Plaxall Properties by providing for bonus floor area. The open space provided for on redeveloped Plaxall Properties could contribute to a connected network of waterfront open space throughout the Plan area and Queens West.

Chapter 6 – Shadows

The DEIS concludes that new development on projected development sites would cast incremental shadows that would have significant adverse impacts on three open space resources. In the case of the 44th Drive Pier, this finding is solely based on new shadows that would be cast in the morning during the spring, summer and fall, as the pier would be fully in sunlight during the afternoon in all time periods. The DEIS does not provide an explanation as to why this morning shade would create a significant adverse impact on the utility of the pier, which contains benches and no vegetation. In our opinion, and as increasingly recognized by other municipalities,[1] the addition of shade to open spaces is not always an adverse impact, particularly in warmer months. We respectfully ask the City Planning Commission to further consider in the FEIS whether the additional shade has a significant adverse impact as average temperatures continue to increase and the City experiences more frequent heat.

Chapter 10 – Hazardous Materials

The DEIS proposes that an E-designation for hazardous materials should be placed on the Plaxall Properties. The proposed E-designation would require that prior to redevelopment, the property owner conduct a Phase 1 Environmental Site Assessment, submit to the Office of Environmental Remediation ("OER") a soil, groundwater and soil vapor testing protocol, and upon approval by OER, conduct such sampling and summarize the data in a report to be submitted to OER, followed by, if necessary, submission and, upon approval, implementation of a proposed remediation plan.

As noted in the DEIS, the Plaxall Properties are enrolled in the New York State Brownfield Cleanup Program (the "BCP") under the oversight of the New York State Department of Environmental Conservation ("NYSDEC"). As part of its obligations under the BCP, Plaxall has already fully characterized contamination on each of the Properties, and NYSDEC has approved Remedial Investigation Reports ("RIRs") for each, documenting the implementation of approved Remedial Investigation Work Plans. Plaxall understands that OER generally defers to NYSDEC approvals of work plans and reports for E-designation sites that are enrolled in the BCP. Therefore, Plaxall proposes that the E-designation text in the Final EIS expressly recognize the possibility that its requirements can be satisfied by providing OER with proof of DEC approval of work plans and reports that would otherwise require review and approval of OER. We note that this approach is permissible pursuant to R.C.N.Y. §§ 43-1473(c), 43-1474(b)(6) and (c)(1), and appropriate to expressly include in the E-designation for the Plan, given that several projected development sites are enrolled in the BCP.

Proposed additional text for the E-designation proposed in the DEIS (page 10-32) is set forth below:

Provided, however, that any of Tasks 1-4 may be satisfied by submission to OER proof that the New York State Department of Environmental Conservation has approved a corresponding work plan or report pursuant to a remedial program that addresses investigation and/or remediation of the subject site.

[1] See "In a Hotter World, We Need to Get Over Our Fear of Shadows" (N.Y. TIMES July 11, 2025), https://www.nytimes.com/2025/07/11/opinion/shade-buildings-cities.html?searchResultPosition=1.

Chapter 17 – Noise

The DEIS proposes to place an E-designation for noise on all non-City-owned projected development sites. However, several of the projected development sites, including sites 63 and 64, are not indicated to require any noise attenuation. (See DEIS Table 17-11.) Plaxall requests that the FEIS target noise E-designations to those projected development sites actually requiring attenuation, to avoid the need for unnecessary process with OER for other sites.

Chapter 22 – Alternatives

This chapter appears to contain an error on pages 22-18 to 22-19. In discussing contextual impacts on historic resources, it refers to "unmitigatable shadows impacts" that would result from the with-action condition. However, in addition to our comments on the Shadows chapter, above, the shadows analysis only projects potential significant adverse shadows impacts due to shadows on open space resources, not on any sunlight-sensitive historic resources. The reference in the Alternatives chapter should be corrected so as not to suggest there are significant impacts at other locations.

Thanks very much for your consideration of these comments.

Sincerely,



Jordan Hare
Director of Planning & Development

noguchi

The Isamu Noguchi Foundation
and Garden Museum
32-37 Vernon Boulevard
Long Island City, NY 11106

tel 718.204.7088
fax 718.278.2348
www.noguchi.org

August 7, 2025

Dan Garodnick, Chair
City Planning Commission
120 Broadway, 31st Floor
New York, NY 10271

Dear Chair Garodnick,

Our longtime partner, MoMA PS1 is seeking support through the OneLIC rezoning for its Courtyard and Plaza Access Renovation Project. Just as MoMA PS1 has been a cultural anchor of Long Island City for nearly 50 years generating significant economic development in the neighborhood and serving as a critical community hub and center of artistic expression, we believe this amazing institution can serve as the cultural anchor of the OneLIC rezoning itself.

MoMA PS1 provides free admission to all New York City and NY State residents, offers artmaking workshops and community programs, and amplifies and celebrates artists through the innovative Homeroom program. MoMA PS1's proposal for the OneLIC rezoning will increase access to their exhibition spaces, provide space for children and families, and improve access to public space for the surrounding community.

The transformation of MoMA PS1's first floor will open up the institution including the plaza as well as provide a dedicated space for learning and creative exploration for children and families. These new or revamped spaces will be essential as Long Island City grows. In addition, with city investment MoMA PS1 can not only expand its physical presence but also its arts education and community engagement programming.

It is critical that the city prioritize cultural investment when considering large scale rezoning projects. Arts and culture is essential to a thriving community. Access to culture improves mental health, provides critical educational opportunities, and is essential to keeping people in their neighborhoods.

We ask that you support MoMA PS1's proposal and prioritize investments in much needed cultural space in Queens.

Thank you.

Sincerely,



Amy Hau
Director

EMPIRE
10-37 FORTY SIXTH ROAD
LONG ISLAND CITY, NEW YORK • 11101
Est. 1904

phone:718-361-0100 — fax:718-392-5090 — www.eciw.com

July 29, 2025

NYC Department of City Planning
120 Broadway, 31st Floor
New York, NY 10271

Re: OneLIC Neighborhood Plan
==========

To Whom It May Concern,

Empire City Iron Works is a 121-year-old local business based in Long Island City. We are a unionized building trade steel contractor. Our office and shop facility is located at 10-37 46th Road and the company has been based in Long Island City since 1909. Over the 115 years of operating in Long Island City, we have seen the neighborhood drastically change and have followed previous development plans in the area. We are closely following the current proposed OneLIC Neighborhood Plan as it is the first time that our property has been considered for a zoning change. As a member of the local community in Long Island City for over 115 years we want to express our full support of the current proposed OneLIC Neighborhood Plan in its entirety.

Please reach out if you would like to discuss this matter further and/or if you have any questions.

Very truly yours,

Simon O. Heffner
Executive Vice-President

"OVER 100 YEARS OF SERVICE"
QUOTATIONS SUBJECT TO CHANGE WITHOUT NOTICE.
ALL AGREEMENTS CONTINGENT UPON GOVERMENT REQUIREMENTS OR ORDERS, STRIKES, ACCIDENTS AND OTHER DELAYS BEYOND OUR REASONABLE CONTROL.

Good morning chair Garodnick and Planning Commission.

My name is Pamela Herrera, and I am the land justice coordinator at the Western Queens Community Land Trust.

The WQCLT is not against development—we are for equitable development. What we need is **deep affordability**, truly community-led planning, and protections for permanent deep affordable housing. We need public investment in services and infrastructure—not luxury towers none of us can access. This development will constrain the working class further, displacing them from the roots they have set here. As a community org, we are here to support the marginalized communities the city continues to neglect.

We are working closely with businesses, community members, and I am here to urge the commission to consider the harm this massive 54 block rezoning will cause. Vote NO on the rezoning unless there is a

- Prioritization of long-standing community-led plans for the public sites and a commitment to keeping all public sites out of private hands.
- A legally-binding mechanism that funds deeply affordable housing far beyond the minimum required by law.
- A resilient waterfront public park connecting Queensbridge Houses with Anable Basin.
- Specific funding for upgrading current infrastructure in schools, sewage lines and transportation proportional to the anticipated increase in population.
- Concrete financial investment in nearby NYCHA housing. The removal of unlimited-height zoning, especially across the street from Queensbridge Houses.
- Stricter regulations on mixed-use zoning to prevent displacement of manufacturing spaces and jobs.

320 income restricted units is not enough, if the city is going beyond MIH - then they need to consider increasing these numbers, we have over 100,000 homeless individuals in shelters and this includes children.

Thank you for listening and for your continued service to our community.

Samuel Nourieli

From: Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>
Sent: Thursday, July 31, 2025 9:17 AM
To: HYang@planning.nyc.gov; JMitchell@planning.nyc.gov; queenscomments_dl@planning.nyc.gov
Subject: Comments re: C 250176 ZMQ - Long Island City Neighborhood Plan

Re. Project: **C 250176 ZMQ - Long Island City Neighborhood Plan**

Submitted by:

Name: **William Jessop**
Zip: **11101**

I represent: **A local business**

Details for "I Represent": **National Acoustics Holdings, Inc.**

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:
New York City must constantly grow and renew to thrive. Long Island City is an underutilized transportation hub; it is the ideal candidate to rezone so to meet the City's desperate lack a housing.

Samuel Nourieli

From: Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>
Sent: Wednesday, July 30, 2025 1:28 PM
To: HYang@planning.nyc.gov; JMitchell@planning.nyc.gov; queenscomments_dl@planning.nyc.gov
Subject: Comments re: C 250176 ZMQ - Long Island City Neighborhood Plan

Re. Project: **C 250176 ZMQ - Long Island City Neighborhood Plan**

Submitted by:

Name: **Michael Lewyn**
Zip: **10019**

I represent: **Myself**

Details for "I Represent": **Professor, Touro Law Center; Director, Institute on Land Use and Sustainable Development**

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: **Yes**

Additional Comments:
I endorse the new housing proposed by this plan, and want to respond to some of the arguments made by opponents of new market-rate housing. 1. "new housing is out of scale"- that shouldn't matter. This is not Middle Village, this is Long Island City (LIC), an area already full of tall buildings. 2. "LIC is a flood zone"- This is wrong for two reasons. First, the whole "flood zone" argument is pretty questionable. Over the past few years we have seen floods in areas like Forest Hills that are far from the water. We can't know where floods will happen anymore, and we should admit this. Second, if we are going to build anything in flood zones we can build tall buildings, so people can escape floods by going to higher zones. 3. "New buildings bring shadows"- We need more shade as the climate grows hotter, not less. 4. "New buildings displace businesses"- I walked around this area and saw lots of vacant lots and surface parking. These are uses that should be displaced. 5. "New people will crowd the schools."- Our nation's birthrates are declining and New Yorkers have been fleeing public schools ever since COVID. The notion that we need fewer people to save the schools is unhinged. 6. "Make the developers give something

back”- When developers build new housing, that is a public good, something that should be encouraged rather than taxed. 7. “We need the plan to force the developers to give stuff to artists”- Evidently, whoever said this thinks that there was no art before American cities created zoning in the 1920s. To state such a silly proposition is to rebut it. 8. “The more we build, the more rents go up.”- The truth is that in most big cities far MORE housing is being built than in New York City, and in those places housing is cheaper. For example, in cities like Dallas and Houston, the cities have allowed twice as many housing units per capita as in New York, and rents are far cheaper. 9. “The real solution is government-owned housing for the poor”- Wrong for three reasons. First, where is the money from this going to come from? Second, the middle class needs housing too. Third, New York has gone down this route: NYC has far more public housing than any other city in the nation, and makes it more difficult to build market-rate housing than most other cities. The results of this are obviously dismal.

LIC COALITION

Hunters Point Community Coalition

June 6, 2025

Daniel R. Garodnick, Chair
NYC City Planning Commission
120 Broadway, 31st Floor
New York NY 10271

Contact Person:
Stephanie Shellooe, AICP, Director
Environmental Assessment and Review Division
NYC Department of City Planning

Re: Comments on the Proposed Actions and Draft Environmental Impact Statement for the Draft Long Island City Neighborhood Plan (OneLIC) - CEQR No. 25DCP001Q
ULURP Nos. 250175HAQ, 250176ZMQ; N250177ZRQ; 250178PCQ; 250179PPQ; 250180PPQ

Dear Mr. Garodnick,

The Long Island City Coalition and Hunters Point Community Coalition, in association with other community and not-for-profit groups, collectively represent residents, property owners, and business owners of the Long Island City community. Together we support sustainable development and well-planned growth that benefits existing as well as new residents and business owners, protects the quality of life and our environment, is proactive about climate change and resiliency, increases social equity, and distributes economic development fairly. We believe this vision for Long Island City's future is possible with far-sighted and inclusive planning that best utilizes the changing East River waterfront and the neighborhood's commercial hubs.

The Draft Long Island City Neighborhood Plan (OneLIC), which aims to bring substantial new development to LIC, unfortunately places the neighborhood on an *unsustainable* path. Attached are our detailed comments about where the Proposed Actions fall significantly short of the community's vision and where the DEIS fails to meet CEQR requirements.

We would be happy to meet with you to review these comments and look forward to a continuing dialogue with you and the Department of City Planning as the Draft OneLIC Neighborhood Plan moves through the ULURP process.

Sincerely,

Thomas Paino

Tom Paino, RA, Founder and President, Hunters Point Community Coalition

Lisa Goren, President, Long Island City Coalition

Cc: Hon. Nydia Velazguez, U.S. House of Representatives
Hon. Kristen Gonzalez, New York State Senate
Hon. Zohran Mamdani, New York State Assembly
Hon. Claire Valdez, New York State Assembly
Hon. Eric Adams, Mayor of New York City
Hon. Donovan Richards, Queens Borough President
Hon. Julie Won, New York City Council
Ms. Evie Hantzopoulos. Chair, Queens Community Board 1
Mr. Anatole Ashraf, Chair, Queens Community Board 2
Ms. Hye-Kyung, NYC Department of City Planning/Queens Office

Comments on the Proposed Actions and
Draft Environmental Impact Statement for the
Draft Long Island City Neighborhood Plan (OneLIC)
CEQR No. 25DCP001Q
ULURP Nos. 250175HAQ, 250176ZMQ; N250177ZRQ; 250178PCQ; 250179PPQ; 250180PPQ
June 6, 2025

The Long Island City Coalition (LICC) and Hunters Point Community Coalition (HPCC) are local community organizations that collectively represent residents, property owners and business owners of the Long Island City community. We have come together to call on the New York City Planning Commission, the CEQR lead agency, to reject the OneLIC Draft Neighborhood Plan, Proposed Actions, and Draft Environmental Impact Statement (DEIS) in their current form.

LICC/HPCC are committed to holistic, community-based urban planning and have collaborated with other local community groups to support sustainable, equitable development and well-planned growth for many years. LICC/HPCC organized the community-led process to develop *Hunters Point North - Vision Plan for Resiliency*, released in May 2024, with the help of a grant from NY State Senator Michael N. Gianaris (Senate Deputy Leader) and the continued support of NY State Senator Kristen Gonzalez. While some of its principles are listed as goals of OneLIC, our members have many concerns which are described in detail below.

Three issues are top priorities for LICC/HPCC:

1) address cumulative environmental impacts;
2) prioritize resiliency; and
2) capture the value of public actions for public benefits.

Address Cumulative Environmental Impacts

Our neighborhood is undergoing numerous other large-scale developments and rezonings that have significant, interrelated environmental impacts. In the last two decades, our community has already undergone explosive development from a series of major projects: Queens West, the Northern Hunters Point Waterfront Special Mixed Use District (Silvercup West), the Special LIC Mixed Use District (with Queens Plaza, Court Square, Hunters Point, and Dutch Kills subdistricts) and most recently the Special Southern Hunters Point District.

"Long Island City residents are living with the outcomes of **rezonings that aren't comprehensive and don't take into account the whole neighborhood** or the whole of the community's needs," wrote Council Member Jimmy Van Bramer to City Limits in April 2018

Rather than conduct a review of the proposed OneLIC in isolation from these other actions and their ongoing impacts, we strongly request that the City **undertake a coordinated Final EIS effort that addresses and evaluates the cumulative environmental impacts** of these rapid-fire rezonings – past, present, and in the foreseeable future. Past miscalculations for rezonings in LIC have produced tens of thousands of unexpected housing units that are already struggling with a lack of essential residential services, infrastructure, schools, streets, transit, and open spaces, among other needs. Unmitigated effects of previous rezonings should be monitored and tracked to inform the present proposed actions. In the current OneLIC DEIS, an unacceptable omission is the foreseeable development of the 10.5-acre ConEd Learning Center adding up to a potential for millions more square feet of development on the East River waterfront. A comprehensive, less segmented, approach would significantly benefit everyone by the creation of a more sustainable and resilient Long Island City.

Our comments below will describe these and other elements of the DEIS that are affected by interdependent and cumulative impacts, which range from socioeconomic conditions, community services, open space, and brownfields to air quality, shadows, sewer systems, electrical grids, commercial waste, noise, and construction impacts.

Prioritize Resiliency

Flooding poses an existential threat to LIC where the 1% and 2% (100- and 500-year) floodplains extend for many blocks inland, which is why resiliency has been this community's top priority for many years. The Final EIS must be <u>proactive</u> about climate change. Recall that Superstorm Sandy submerged parts of Hunters Point beneath over 6 feet of water from storm surge - and risks from climate change have only increased. Today, **the major hazards are from storm surge, which the Draft EIS, despite claiming to be a resilient plan, utterly ignores**. Sea level rise, increased precipitation, heavy downpours, and rising temperatures amplify the threats. Now there is an opportunity to create a more resilient shoreline along the East River benefiting everyone in the area if comprehensive flood-risk reduction strategies are combined with brownfield cleanup efforts and thoroughly coordinated between private owners and the public agencies responsible for lands on the riverfront. [See - Why is resiliency the top priority?]

Capture the Value of Public Actions

Land value capture creates a virtuous circle by reinvesting retrieved value from public actions, such as upzonings, into tangible public benefits that in turn attract additional investments. Some tools for capturing land value are charges for development rights, climate resiliency funds, land readjustment, land pools, and infrastructure levies. OneLIC is proposing to give private developers valuable publicly-owned waterfront properties and unlimited building heights with the most minimal returns to the public. The LIC community deserves to **capture some of the billions of dollars in added value that private developers are getting** from being allowed to appropriate public land and upzone with as much as 100+ stories of added space to sell and rent. That land value capture is necessary to manage 40,000 or more new residents and workers in an existing community already struggling with too much sewage and no safety from serious flooding or heat risks; a lack of public open space, modern infrastructure, school seats, public transportation, and equitable services; and many other fundamental community needs. [See - How does Land Value Capture work?]

The following are joint comments of our community organizations and are organized in the same order as the OneLIC DEIS.

Why is resiliency the top priority?



Storm Surge caused extensive flooding in Hunters Point during Superstorm Sandy in 2013

Photo: LICC/HPCC, 2013

Superstorm Sandy severely disrupted and damaged Hunters Point over ten years ago.

In response, New York City documented the wide range of risks from climate change that the area along the Brooklyn-Queens waterfronts face in **A Stronger, More Resilient New York.**

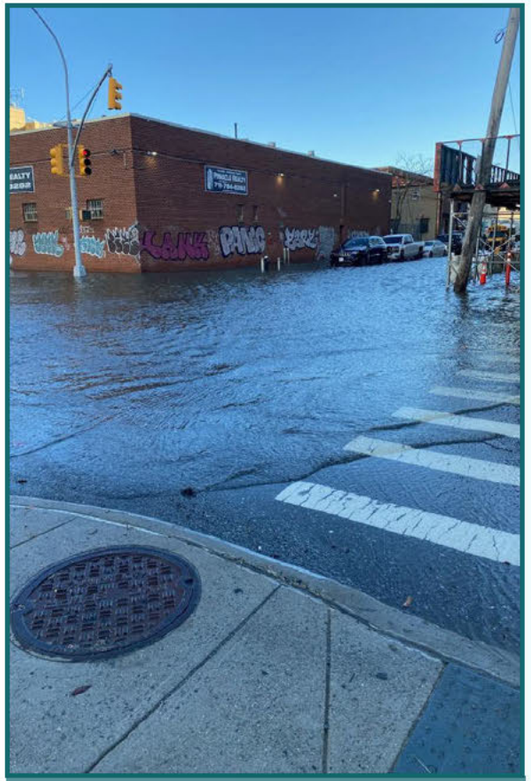
Why is resiliency the top priority?



SEA LEVEL RISE

East River flooding in Gantry State Park, November 26, 2017

Photo: Sabina Omer



INCREASED PRECIPITATION

Inland Flooding at 2nd Street, January 12, 2024

Photo: Melissa Bieri



HEAVY DOWNPOUR

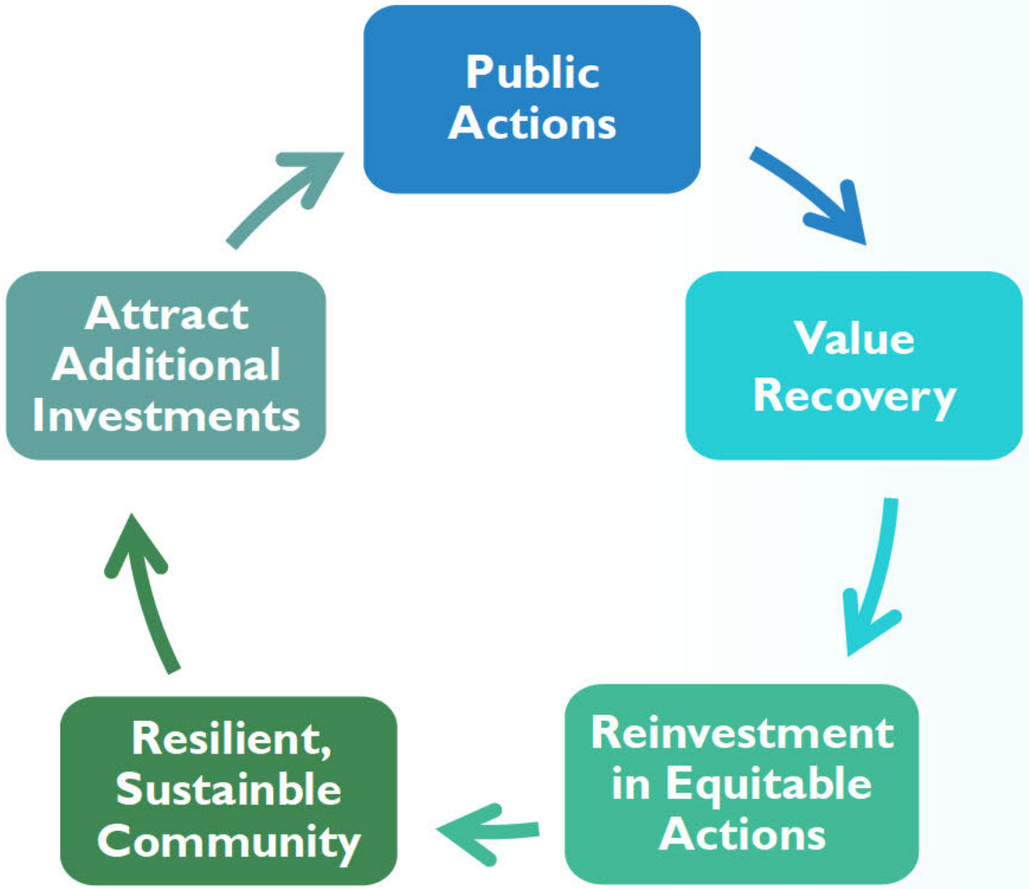
Inland Flooding in Hunters Point during Superstorm Sandy, 2013

Photo: LICC/HPCC

Today the major coastal hazard continues to be storm surge; with sea level rise, increased precipitation, and heavier downpours amplifying the challenge.

As stated by CB2Q's Comprehensive Plan Working Group in 2019, **"Resiliency is our 1st priority."**

How does Land Value Capture work?



Land value capture (LVC) creates a virtuous circle by reinvesting retrieved value from public actions into tangible public benefits.

Some **tools** for LVC are:

- Charges for development rights
- Climate resiliency funds
- Land readjustment (land pools)
- Infrastructure levies

Gentrification can be offset by recapturing value and **reinvesting back into the community** for equitable actions, such as green infrastructure, rent caps, business grants, workforce training, etc.

Source: OECD/Lincoln Institute of Land Policy, PKU-Lincoln Institute Center (2022), Global Compendium of Land Value Capture Policies, *OECD Regional Development Studies, OECD Publishing*

1) Project Description

As previously stated five years ago in *LIC Waterfront Development: CB2 Comments on Proposed Plans*, underlying the proposed redevelopment is a fundamental assumption that the future of this extraordinary waterfront neighborhood relies on the privatization of the last public land and many public streets; an inadequate acknowledgement of the threats of climate change; and a belief that upzoning private properties will generate enough economic activity that the tradeoffs, costs, and damages to the existing community are acceptable.

There is, however, a huge cost to the community, the City, and the public for accepting this misleading value proposition. Proposed residential towers, reaching 1,000'+ (over 100 stories) or even unlimited heights, are private structures that will create a "wall of supertalls" and block stunning views of Manhattan from the entire upland neighborhood and as far away as eastern Queens. Losing almost half of the existing industrial space in LIC devalues and destabilizes the existing ecosystem of manufacturing, maker, artists, and small retail business thriving in this neighborhood known throughout NYC for its vibrancy. Offering the minimally required open space while more than tripling the existing population of residents and workers is indefensible, and deprives the City of enjoyment of the last remaining continuous stretch of waterfront along the East River. Refusing to provide schools because "there are no school sites" while inviting private developers to submit proposals on over two acres of public property owned by the NYC Department of Education is a transparent fabrication and will harm future generations of children. Finally, recent studies show there are viable options for creating the housing needed for LIC and New York City without building in floodplains or destroying the character of its neighborhoods. Proposing to place thousands of MIH units, housing the most vulnerable populations in NYC, at the lowest point of the floodplain with little access to transit and in the highest evacuation zones is incomprehensible at a time when the City needs deeply affordable homes that are safe.

LICC/HPCC believes any redevelopment of this exceptional waterfront must reach towards high goals and provide genuine benefits for the existing residents, business owners and visitors while also ensuring real, lasting value for the community and the City.

1.A. Introduction and
1.E. Purpose and Need for the Proposed Project

Large, formerly industrial properties along the half mile of East River shoreline in Hunters Point North offer unparalleled opportunities for far-sighted and inclusive planning. Sustainable and well-planned growth in Hunters Point North could help the city be proactive about climate change, restore environmental resources, increase social equity, spur a more productive and diversified economy, and distribute economic development and infrastructure investments more broadly and fairly. We believe this vision for Long Island City's future is possible with far-sighted and inclusive planning that embraces the changing East River waterfront and rapidly developing transit hubs along Jackson Avenue, while also supporting the livable, dynamic neighborhood and active Industrial Business Zone in-between that ties them together.

We are frustrated that, while OneLIC claims to reflect "many years of planning" with the input of the local community, a significant number of issues raised repeatedly for decades by residents and businesses in the course of earlier actions as well as during the OneLIC process itself – such as resiliency – are dealt with in superficial, inadequate ways and still go unaddressed.

The LIC community aligns with some of the stated intentions of OneLIC, however we serious doubt that the proposed actions will achieve those goals. Without a comprehensive plan in place to combat storm surge, sea level rise and increased precipitation, OneLIC's proposals lack credibility and may literally be washed away.

Why is resiliency the top priority?

Superstorm Sandy severely disrupted and damaged areas along the Brooklyn-Queens waterfront including Hunters Point North. In response, New York City documented a wide range of risks from climate change specifically faced by these communities in "A Stronger, More Resilient New York." [See - Brooklyn-Queens Waterfront: Risks.]



"RESILIENCY IS OUR 1st PRIORITY"
CB2Q's Comprehensive Plan Working Group, 2019

Today, the major coastal hazard here continues to be storm surge.

- Over three feet of flooding is anticipated throughout most of Hunters Point North in a Category 1 Hurricane.
- Sea level rise, increased precipitation, and heavier downpours amplify the risks.
- Research indicates that heat waves will also pose significant risks by 2050.

What are some of the other issues?

Decades of overdevelopment, spot zoning, and piecemeal planning in Long Island City have resulted in:

- Overcrowded subways,
- Jam-packed public parks,
- Overflowing schools, insufficient public services,
- Inadequate infrastructure,
- And greater risks of flooding,
- …among many other issues.

What is the Vision Plan for Resiliency?

In contrast to OneLIC, the ***Hunters Point North Vision Plan for Resiliency*** is a community-based plan that draws on the strengths of Hunters Point's dynamic and creative community, unparalleled waterfront, robust urban fabric, and empowering human scale. [See – Community Consensus on Key Elements of the Vision Plan and Vision Plan for Resiliency]

Four organizing principles define the plan: Resiliency · Equity · Balance · Connections
[See - Hunters Point North – Vision Plan for Resiliency]

Together, they cover these imperatives:

- respect the natural environment and forces behind climate change,
- protect valuable public assets and land holdings,

Risk Assessment: Impact of Climate Change

Major Risk Moderate Risk Minor Risk

	Scale of Impact			
Hazard	Today	2020s	2050s	Comments
Gradual				
Sea level rise				Some areas already experience occasional flooding from creeks; sea level rise likely would result in increases in localized flooding
Increased precipitation				Combined sewage and stormwater could exceed the capacity of wastewater treatment plants, leading to releases of untreated or partially treated sewage into waterways
Higher average temperature				Minimal impact
Extreme Events				
Storm surge				Significant risk of flooding from both coastal and inland water bodies (e.g., runoff, sewer back-ups), as evidenced by Sandy; risk primarily to building systems
Heavy downpour				Sewer system capacity may be exceeded more frequently, leading to street flooding, sewer backup and combined sewer overflow
Heat wave				Greater strain on power system with potential for more failures; most significant impact on high-rise buildings
High winds				Minimal impact

Source: Brooklyn-Queens Waterfront, PlaNYC: A Stronger, More Resilient New York, *City of New York, 2013, p. 249.*

Brooklyn-Queens Waterfront: Risks

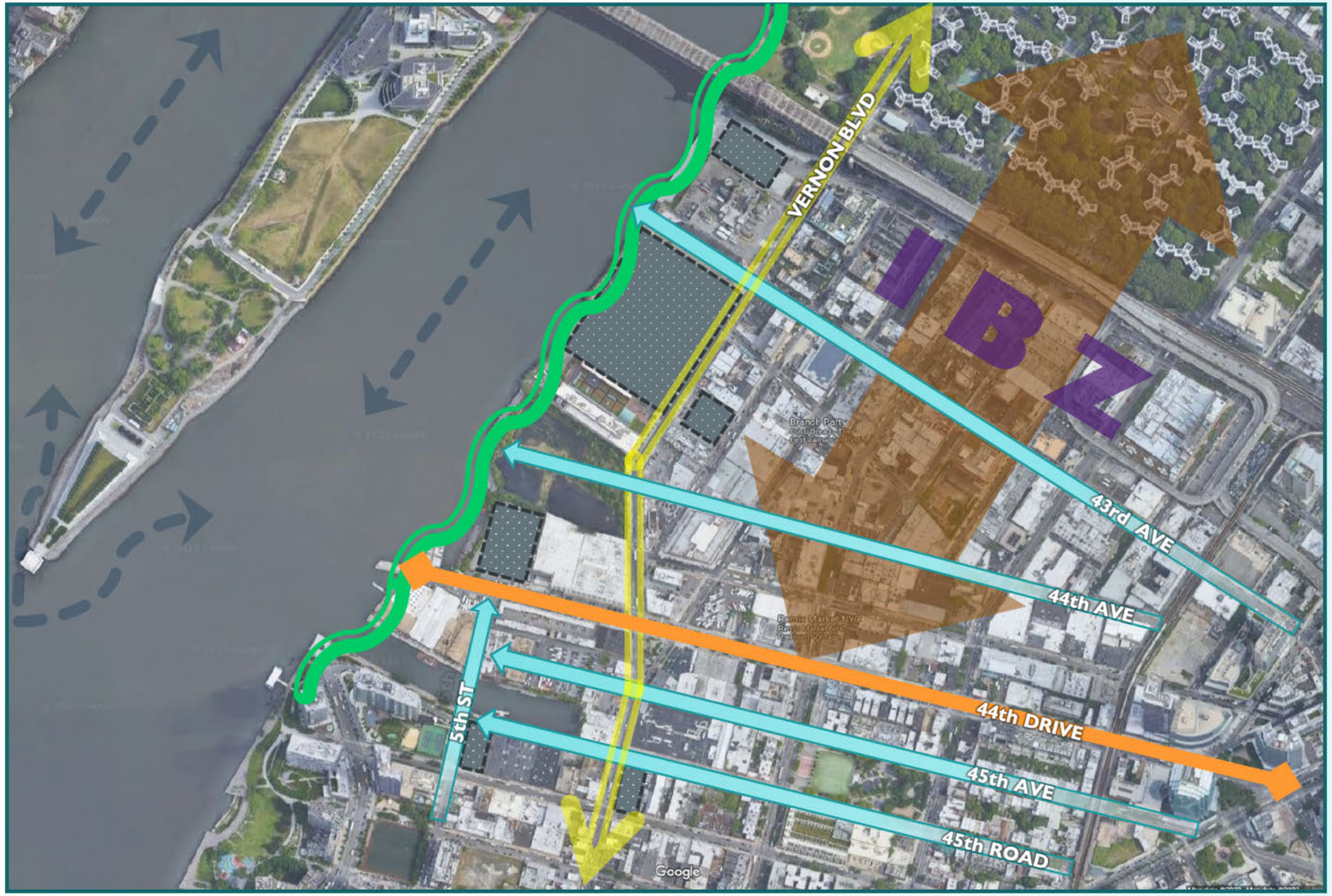
Major Risk Today:
Storm surge

Moderate Risk Today:
Sea level rise
Increased precipitation
Heavy downpour

Moderate Risk by 2050s:
Heat wave

COMMUNITY

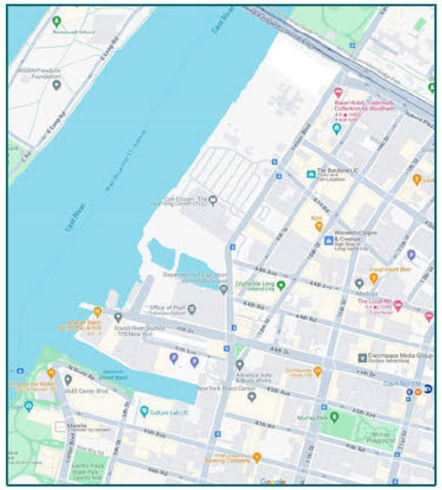
Community Consensus on Key Elements of the Vision Plan



- Respect East River hydrodynamics
- Use green shoreline solutions (where possible)
- Reduce impervious surfaces
- Continue vitality on Vernon Blvd
- Strengthen crosstown connections on 44th Drive (from Court Sq to waterfront)
- Reconnect historic western Queens communities and preserve their character
- IBZ Support Industrial Business Zone
- Increase public access to the waterfront (both visual and physical)

(Aerial Photo: Google Maps, October 2023)

VISION PLAN



Existing Conditions
(Source: Google Maps, 2024)



Hunters Point North Waterfront from Queens West to the Queensboro Bridge
(Aerial Photo: Google Maps, 2024)

Vision Plan for Resiliency

The Vision Plan respects the natural environment in Hunters Point North by working with the hydrodynamics of the East River.

It proposes **multiple lines of resiliency** starting at the shoreline and moving inland, including both natural and engineered solutions.

CONNECT

RESILIENCY

Be proactive about climate change
- Create multiple lines of resiliency
- Combine natural and engineered solutions

EQUITY

Protect public land for public use
- Protect all public assets for public use
- Deliver equitable community benefits

BALANCE

Balance new development with protection of existing community
- Invest in existing residents & businesses first
- Grow sustainably & safeguard human scale

CONNECTIONS

Strengthen sustainable connections
- Connect with low carbon solutions
- Move from road to river

- safeguard existing residents and businesses with sustainable growth,
- and build new connections that reduce emissions and make better use of the waterways.

Resiliency – Be proactive about climate change

The *Vision Plan* respects the natural environment in Hunters Point North by working with - rather than fighting against - the complex hydrodynamics of the East River. Using projections by the 4th New York Panel on Climate Change (NPCC4) for 2100, **the *Vision Plan* proposes multiple lines of resiliency** starting at the East River and moving inland to the original shoreline around Vernon Boulevard. Like Hunters Point South, **these combine both natural and engineered solutions**, such as: continuous waterfront parks with floodable areas, storm water retention terraces, and estuarine habitat restoration; new development elevated above the floodplain (in concert with brownfield cleanup) and set back behind an underground floodwall; and updated stormwater management and infrastructure.

The Vision Plan also proposes both green and gray solutions to reduce risks from rising temperatures, which are already up to 8°F above average for NYC in the adjacent Industrial Business Zone (IBZ). For example, on streets leading to the waterfront, new cooling corridors are proposed with more native and deciduous tree planting, porous pavements, bike lanes, green roofs, and climate-resilient streetscaping.

The Vision Plan significantly increases public access to the East River by creating a network of new and existing open spaces that builds on the cooling corridors. These new streetscapes reconnect communities on both sides of the Bridge and link back to parks like Court Square. Along the waterfront, **Hunters Point North Park connects existing public parks to the north and south.** [See – Waterfront Parks & Open Space Network]

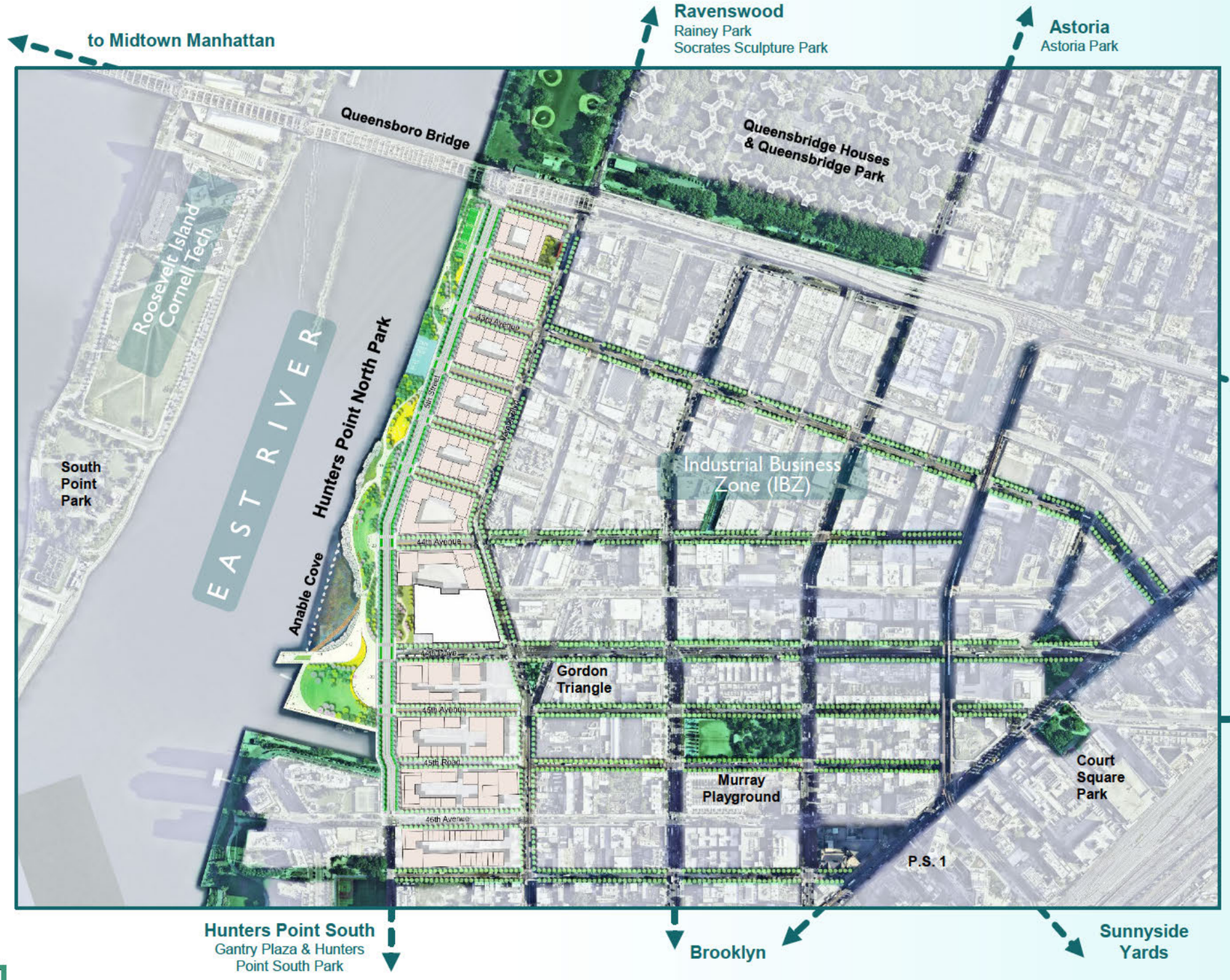
Equity – Protect public lands for public uses

The *Vision Plan* strongly supports **keeping ALL valuable public assets in public hands for public uses.** New public community facilities are essential to address LIC's record residential growth from recent rezonings, which has far outstripped essential services, infrastructure, schools, streets, transit, and open spaces. To deliver equitable community benefits, the top ten community facilities and services proposed in Hunters Point North include continuous public parks and open spaces along the waterfront, state-of-the-art educational buildings, redevelopment of the existing NYC Department of Education (DOE) Building for multiple community uses, and critically needed community services.

Balance – Protect the existing community in balance with new development

Growing sustainably means **first investing in LIC's existing creative businesses, manufacturers, residents, and artists**, while implementing a robust land value capture (LVC) program to rebalance current deficits and deliver 21st century infrastructure, public open space, and services that support organic evolution and phased improvements, rather than destabilizing, large-scale development. The *Vision Plan* enhances the IBZ's existing ecosystem of productive businesses with new live/workspaces and manufacturing that is innovative, cleaner, greener and quieter creating a true mixed-use community. A new marine facility for transporting supplies and products, including e-commerce, will connect the IBZ with other innovative zones along the River and Upper Bay, reduce pollution from trucks, and ease the tangle of traffic around the Queensboro Bridge.

VISION PLAN



Waterfront Parks & Open Space Network

The Vision Plan significantly increases public access to the East River by creating a network of new and existing open spaces.

New streetscapes reconnect western Queens communities on both sides of the Bridge and link back inland to parks like Court Square.

Hunters Point North Park connects existing waterfront parks to the north and south.

LIC COALITION
Hunters Point Community Coalition

HUNTERS POINT NORTH - VISION PLAN FOR RESILIENCY

May 2024

Connections – Strengthen sustainable connections

Among the new connections proposed in the *Vision Plan* are **low-carbon solutions** to reduce emissions, such as more pedestrian and bicycle access to the waterfront including an expansion of the Queens Waterfront Greenway. To activate the waterways, a new East River dock supports NYC's Blue Highway initiative to **"move from road to river."** In addition, the recently renovated wharf in Queensbridge Park presents a ready-made location for a new terminus of the East River route of the NYC Ferry system. For many residents and businesses within walking or biking distance, the addition of a new ferry stop at Queensbridge is a high priority.

Let's Step Back and Get It Right

The development of this extraordinary waterfront neighborhood, directly across from Midtown Manhattan, will have a significant, **decades-long impact on the community and the City at large.** The *Vision Plan* rises to this valuable opportunity by creating a unified, resilient waterfront neighborhood - showcasing robust resiliency, respect for environmental resources, balanced growth of a productive and diverse economy, equitable distribution of economic development and public benefits, and sustainable connections - that achieves the promise and hopes of this community.

In contrast to the fragmented approach used by OneLIC, LICC/HPCC looks forward to developing a **comprehensive framework for the sustainability of Hunters Point North** based on the *Vision Plan for Resiliency*, supporting the needs of LIC's vibrant neighborhoods and **bringing public and private sectors together to collaborate with the community on mutually beneficial plans.**

1.F. Description of the Proposed Actions and 1.G. Analysis Framework

LICC/HPCC will comment in more detail on the proposed actions and analysis framework later in the ULURP process.

During our preliminary review, however, it is already clear that a significant number of issues raised repeatedly by CB2, our coalitions, and many other members of the LIC community continue to go unaddressed. Among those are sustainable growth that upholds a balance between new development and protection of the quality of life for existing residents, businesses, artists, and creative manufacturers who have given the LIC community its exceptional character. In some cases, the proposed actions – such as the appropriation of valuable public property for non-public purposes, lack of a credible, proactive resiliency plan, and inhuman scale of the buildings - directly contradict the LIC community's long-standing values.

2) Land Use, Zoning, and Public Policy

2.1. No Action Scenario Minimally Explored

The DEIS assumes minimal development in the “No Action” scenario, portraying current zoning as a barrier to growth. However, it omits a thorough analysis of existing zoning potential, such as Silvercup West, recent building and development trends, and development applications already in progress. This understates the baseline capacity for growth and inflates the benefits of the proposed actions. CEQR requires a robust No Action scenario as a foundation for comparing impacts. By downplaying this alternative, the DEIS creates a false narrative of necessity and fails to evaluate less-disruptive zoning changes that could still meet housing and job goals.

2.2. No Mitigation for Zoning Conflicts in Dutch Kills

The DEIS claims new high-rise residential and commercial towers are “compatible” with Dutch Kills, despite the existing context of low- to mid-rise industrial and mixed-use structures there. No mitigation is proposed for the resulting scale mismatch, infrastructure strain, or potential acceleration of indirect displacement. The lack of visual simulations, shadow analysis, or neighborhood character studies for Dutch Kills suggests an inadequate technical review, falling short of CEQR guidelines that require evaluation of scale, use, and trends relative to neighborhood context.

2.3. Industrial Displacement Undervalued in the IBZ

The DEIS downplays displacement of businesses in the Long Island City Industrial Business Zone (IBZ), claiming the loss of 28 businesses and 309 jobs is insignificant. This fails to meet CEQR standards, which require a detailed assessment when impacted businesses fall under public plans to preserve industrial jobs. The DEIS provides no analysis of how these businesses support neighborhood character or local economic diversity, nor does it assess if suitable industrial space exists for relocation. This oversight risks eroding the economic backbone of the LIC IBZ and undermines long-standing job retention goals.

2.4. Ambiguous Justification for Rezoning Scale

The DEIS fails to justify the dramatic increase in floor area ratios (FARs) proposed throughout the Project Area, including new M1-6A/R10 zones allowing 12 FAR—six times greater than existing conditions in some subareas. No clear rationale is given for the intensity of these rezonings relative to infrastructure capacity, environmental conditions, or local planning goals. Under CEQR, land use analyses must explain why such scale is needed to meet objectives. This unexplained upzoning could induce growth beyond what local services, transit, and open space can support, compounding impacts elsewhere.

2.5. Public Policy Consistency Claims Are Unsubstantiated

The DEIS claims consistency with City policy, including the City of Yes initiatives and the Waterfront Revitalization Program (WRP), but offers no substantive analysis of trade-offs. The document assumes alignment without weighing how industrial loss, open space reduction, and school overcrowding may undermine these very goals. Under CEQR, public policy analysis

must clearly explain how a project supports or hinders specific elements. Here, the DEIS selectively references goals like affordability or economic growth while ignoring the policy mandates to protect industrial jobs and waterfront access.

3) Social Economic Conditions

3.1. DEIS Dismisses Over 300 Jobs Lost as "Not Significant"

The DEIS admits that 28 businesses employing **309 workers** will be directly displaced—but claims this is not significant because they're not "essential." This is absurd. These include cultural institutions (Plaxall Gallery, Culture Lab LIC), construction and fabrication shops (Eventscape, Konduit NYC), and working-class jobs in manufacturing and auto repair. Displacement of this magnitude—especially in an Industrial Business Zone—is a direct violation of CEQR's obligation to assess and mitigate job loss. The DEIS must provide a relocation strategy, analyze long-term economic effects, and disclose whether these jobs will be replaced with comparable employment.

3.2. Indirect Residential Displacement Impacts Downplayed in Subarea A

The DEIS admits that **11.2% of residents in Subarea A**—which includes Queensbridge and Ravenswood—are low-income renters in unprotected housing. That's double the 5% CEQR threshold that triggers a significant impact. Yet the DEIS claims no risk of displacement because some new units are affordable. This ignores how 9,676 of 14,699 new units are market-rate and target households making over $200,000/year. With local rents already surging, this plan will accelerate gentrification and force out vulnerable residents. CEQR requires mitigation or alternatives—not speculative claims about trickle-down affordability.

3.3. Cultural Businesses Erased Without Mitigation or Replacement

Four arts and culture organizations—Culture Lab LIC, Plaxall Gallery, Dance Queen Fitness, and Miriam Vitale Studio—will be directly displaced by this plan. These are anchor institutions with deep ties to LIC's creative economy. The DEIS claims their removal is not significant because "similar services" exist nearby. But CEQR requires an assessment of whether displaced institutions shape neighborhood character, serve unique populations, or provide irreplaceable value. These arts spaces are irreplaceable, and their removal without relocation plans is a cultural erasure. The DEIS must provide an arts preservation and relocation plan.

3.4. Displacement in the LIC Industrial Business Zone Violates City Policy

Portions of the rezoning fall within the Long Island City **Industrial Business Zone (IBZ)**—which the City pledged not to rezone for residential use. This DEIS breaks that commitment, displacing industrial employers and replacing them with market-rate housing. CEQR requires consistency with adopted public plans. By upzoning IBZ parcels for residential development, this plan undermines the stated goals of the LIC IBZ and NYC's industrial job retention strategy. The DEIS must explain how this rezoning complies with IBZ protections or admit it is in direct conflict with City policy.

3.5. Projected Rent Increases Will Hit Unprotected Households Hardest

Market-rate rents in the rezoning area already average $5,399 for a 2BR—well above what local households can afford. The DEIS claims new development will "stabilize" prices, but its own data shows market-rate renters under the plan will earn over $200,000/year. With 9,676 new market-rate units, surrounding landlords will raise rents in anticipation. Low-income tenants in unprotected units are already rent-burdened. CEQR requires mitigation for price pressures

caused by rezonings. The DEIS must provide rent stabilization tools, enforce tenant protections, or propose a rezoning alternative with deeper affordability.

3.6. Induced Retail Gentrification and Business Turnover Ignored

The DEIS admits that the new development could accelerate indirect business displacement, especially of small industrial or service-oriented businesses—but dismisses it because these trends are “already happening.” CEQR doesn’t allow adverse impacts to be ignored just because they’re ongoing. This plan adds 14,699 housing units and thousands of high-income residents, fueling commercial rent increases. There is no mitigation for indirect displacement of auto shops, welders, or community-serving businesses. The DEIS must assess zoning tools to preserve affordable commercial space or face a finding of significant adverse impact.

4) Community Facilities and Services

4.1. CEQR Thresholds Ignored or Minimized

The DEIS repeatedly crosses clear CEQR thresholds: over 100% school utilization plus 1,300 students = significant impact; over 5% library demand growth = significant impact; child care deficit + 27.3% utilization increase = significant impact. Yet the DEIS treats each one as a future planning issue, not a present problem. CEQR law exists to stop this kind of speculative, under-planned growth. If critical services are not guaranteed up front, this project should not be certified. The DEIS must be rewritten to reflect the full scope of these impacts and provide real remedies. [See – Vision Plan-Top Ten Proposed Community Facilities & Open Spaces]

4.2. Elementary Schools Will Be Critically Overcrowded

The DEIS admits the plan will push elementary schools to 143.8% utilization, with a deficit of over 2,000 seats. Yet no new schools are guaranteed, only vague “mitigation options.” CEQR mandates specific actions when thresholds are breached—this is not optional. No development should move forward without a fully funded and sited new elementary school. The City cannot claim to support “complete neighborhoods” while knowingly pushing thousands of new families into an already overcrowded school system. The DEIS must provide binding school siting commitments or trigger a formal finding of significant adverse impact.

4.3. Child Care Programs Will Be Over Capacity

With up to 4,867 affordable units, the DEIS estimates 681 new young children needing publicly funded child care. This pushes local capacity to 102.7% with a deficit of 67 slots—a 27.3% increase in demand. Yet the DEIS does not guarantee new providers or funding. Family-based care and hypothetical voucher options are mentioned but not quantified. Under CEQR, a 5% increase triggers a significant impact—this is over five times that. Without firm commitments for new public child care capacity, this plan is unbuildable. Low-income families will be left without early education options.

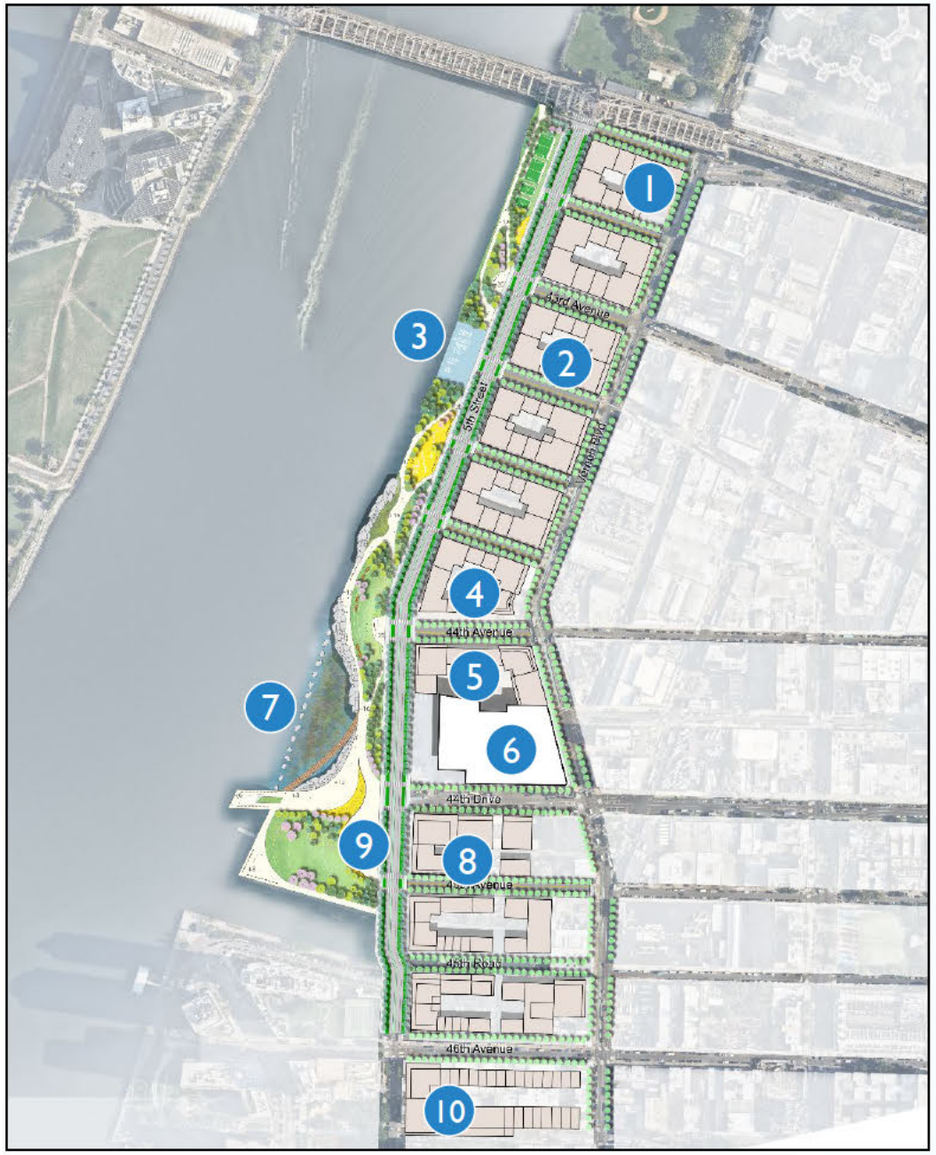
4.4. Libraries Face Systemic Overload

The DEIS admits the plan will cause significant adverse impacts at both the Hunters Point and Long Island City library branches, increasing usage by 79.44% and 11.56%, respectively. This breaches CEQR thresholds and worsens holdings-per-resident ratios. While a Court Square branch is referenced, it is not funded or open. Residents are told to rely on interlibrary loans instead of being provided adequate services. CEQR mandates that infrastructure must be in place—not merely “anticipated.” The DEIS must commit to opening the new branch with expanded staffing, programs, and collections before occupancy occurs.

4.5. No Guarantees for School or Library Mitigation

Despite triggering major adverse impacts in three categories—elementary schools, libraries, and early childhood programs—the DEIS offers no binding mitigation. All solutions are deferred to Chapter 22, which contains general ideas but no site-specific, funded, or phased plans. CEQR requires mitigation be enforceable and proportional. Without school siting, DOE letters of support, child care procurement, or library expansion commitments, this project should not

PUBLIC LAND



Vision Plan – Top Ten Proposed Community Facilities & Open Spaces

1. Community Resiliency / Cultural Hub
   & Queensbridge Houses History Museum
2. Pre-School & Health Center
3. Hunters Point North Park
4. Youth Mentoring (possible Cornell-Tech branch)
5. Intermediate School (with swimming pool)
6. Department of Education Building
   a) Job training, classrooms
   b) Workshops, art & podcast studios
   c) Theater, event space
   d) Roof farm, commissary kitchen
7. Anable Cove: Habitat Restoration
8. Elementary School
9. Hunters Point North Plaza (with environmental education center)
10. High School (clustered with PS and IS 78)

proceed. Promises without implementation are not mitigation—they are excuses. The Final EIS must be conditioned on signed mitigation agreements or face a formal negative declaration.

4.6. Disproportionate Burdens on Queensbridge and NYCHA Residents

Many of the school, child care, and library deficits will fall on residents of Queensbridge Houses and surrounding Disadvantaged Communities (DACs). These residents already face lower public service access and higher educational vulnerability. CEQR and CLCPA require an environmental justice analysis of whether overburdened communities will disproportionately suffer. This is absent. When new units consume all school capacity, existing families will bear the overflow. That is a textbook disproportionate burden and must be disclosed and mitigated—not hidden behind citywide service assumptions. The DEIS violates its own DAC review in failing to address this.

5) Open Space

Hunters Point North offers an unparalleled opportunity to reduce climate risks through a waterfront park designed with natural and engineered resiliency solutions (including a buried sea wall and multiple lines of resiliency) that would simultaneously provide critically needed public open space. [See – Proposed Hunters Point North Park and Adaptive Strategies Create Multiple Lines of Resilience] The Final EIS must be **proactive** about climate change risks as illustrated in the community's *Hunters Point North - Vision Plan for Resiliency*. A resilient waterfront park is what this Community Board and community coalition have historically requested. The ½ mile of existing waterfront parks along the East River from Gantry Plaza to Newtown Creek show the potential for multiple active and passive park experiences, from public concerts to quiet coves, along this valuable northern waterfront. [See – Study Area-Scale Comparison]

5.1. Significant Open Space Loss Hidden Behind Small Gains

A significant loss of existing open space is hidden behind small gains. The Draft EIS claims the project adds 4.38 acres of "waterfront open space"—but buries the fact that **open space per resident drops by nearly 19%**. This includes a 20.6% drop in active open space, from 0.24 to just 0.19 acres per 1,000 residents—well below the CEQR guideline of 2.0. These small new open spaces are largely passive, privately owned, and exposed to air quality and shadow impacts. This isn't mitigation—it's greenwashing. The Draft EIS must disclose who will maintain these spaces, whether they're public year-round, and provide the full amount of public open space needed to meet CEQR thresholds.

5.2. New "Parks" Will Be Heavily Polluted Upon Opening

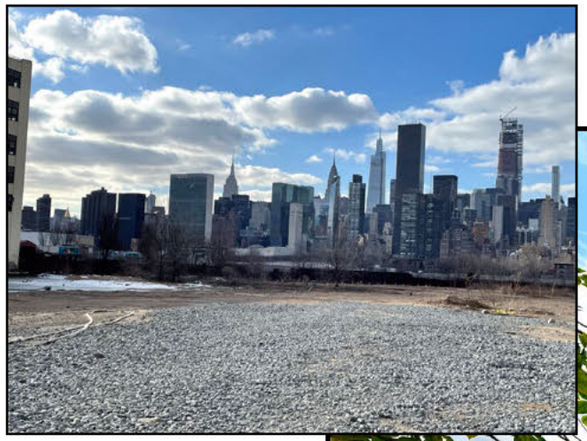
Three of the six proposed required shore public walkways labeled as "parks"—on Sites 65, 67, and 71—are confirmed to have significant **adverse air quality impacts** due to nearby sources that will mean they are heavily polluted upon opening. The Draft EIS paradoxically counts these polluted spaces as mitigation while admitting they will be unhealthy from Day 1. CEQR prohibits counting unusable or impaired open space as valid mitigation. The City must either redesign these "parks" to eliminate air quality impacts, or provide equivalent alternative sites that meet CEQR air quality and usability thresholds. Otherwise, this is an environmental justice failure masquerading as a benefit.

5.3. Gordon Triangle and 44th Drive Pier Rendered Unusable

Two existing publicly-owned parks—Gordon Triangle and the 44th Drive Pier—will suffer **significant adverse air quality and shadow impacts**, making them unhealthy or unusable. These are not theoretical issues; PM2.5 pollution and lost sunlight make these parks dangerous, especially for children, seniors, and those with asthma. The DEIS tries to downplay this by referencing future "mitigation" but provides no enforceable or measurable solution. CEQR requires that usable open space be preserved—not sacrificed. This is a textbook direct

VISION PLAN

Proposed Hunters Point North Park



Existing Conditions
(Lake Vernon)
Photo: NI, Feb 2024





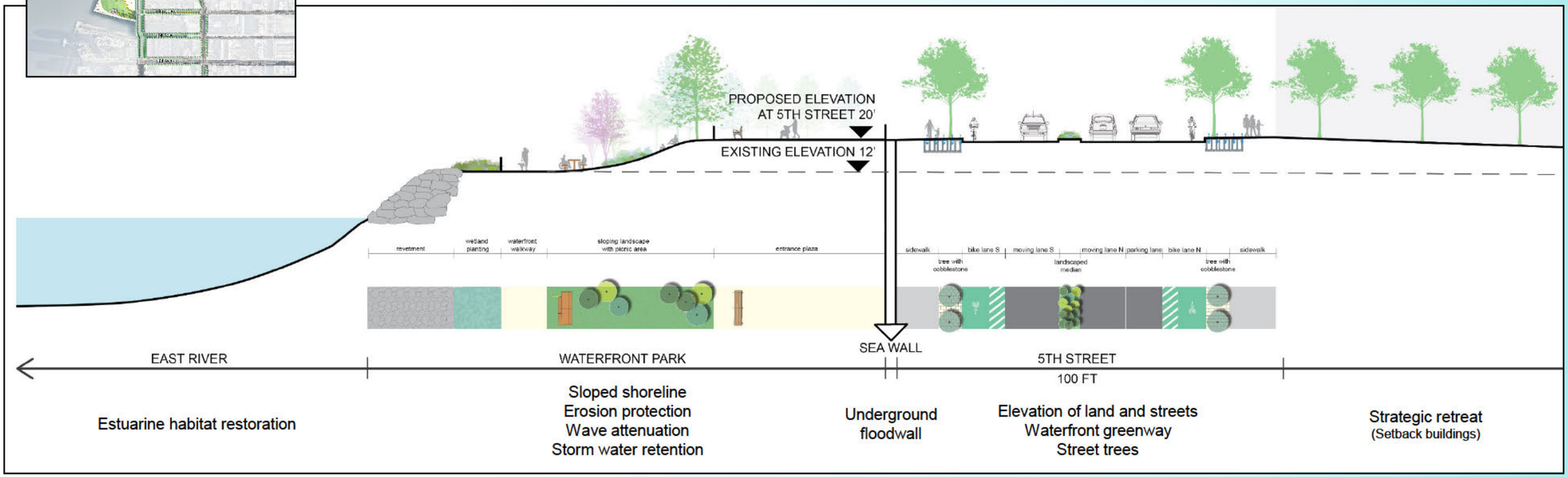
Proposed Hunters Point North Park looking west to Midtown Manhattan from new plaza at 44th Avenue and 5th Street

CLIMATE

Adaptive Strategies Create Multiple Lines of Resilience

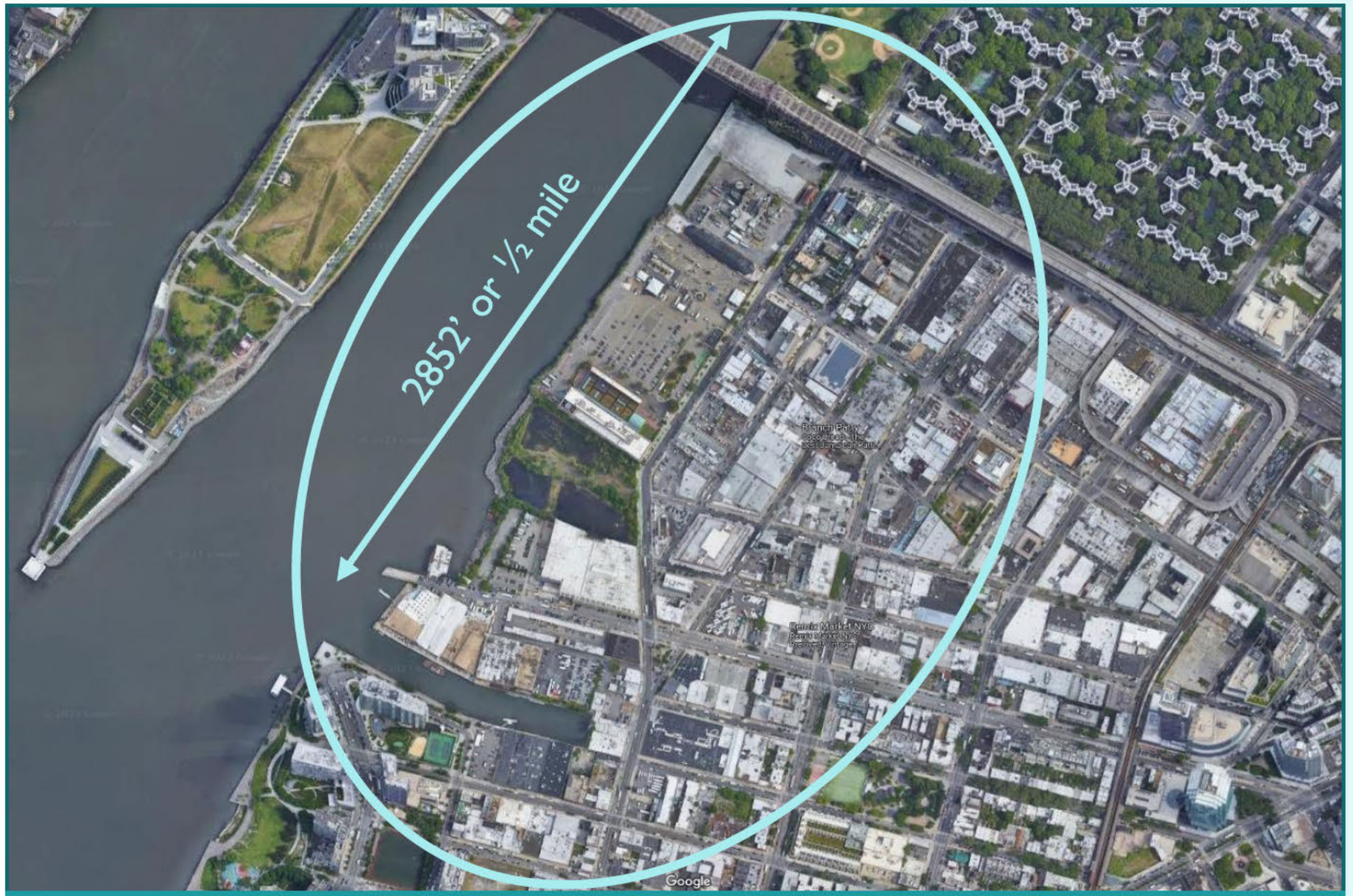


Lines of resilience start at the East River *(left)* where sloping shorelines frame the continuous waterfront park with floodable areas and storm-water retention terraces. An underground floodwall *(middle)* reduces risks for the new tree-lined waterfront boulevard and greenway, while all new development is elevated above the floodplain and set back *(right)*.

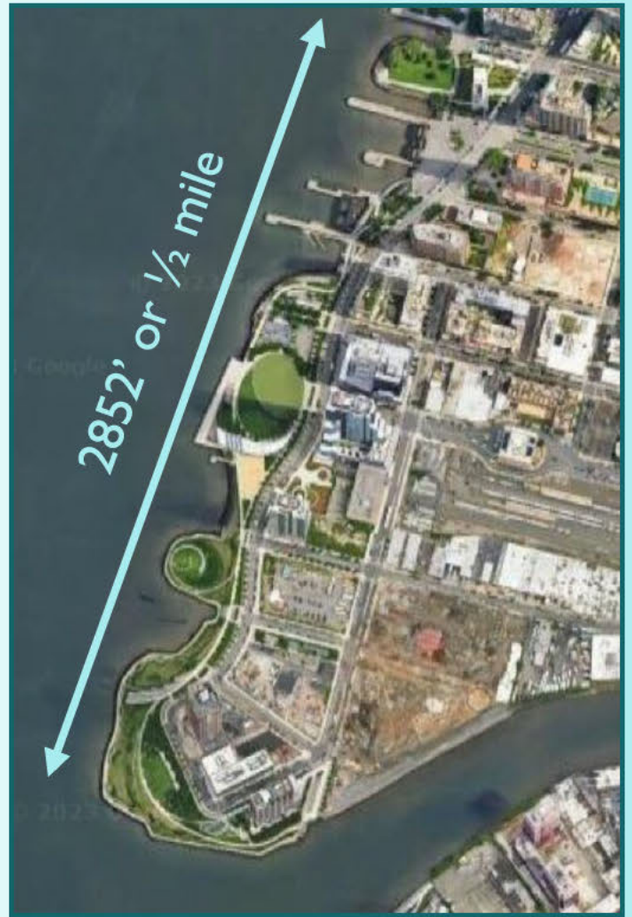


Section through 44th Avenue from the East River to 5th Street

Study Area: Scale Comparison



HUNTERS POINT NORTH STUDY AREA



HUNTERS POINT SOUTH & QUEENS WEST

(Aerial Photos: Google Maps, 2023)

impact, and its mitigation must be site-specific, enforceable, and include local public input and oversight.

5.4. Open Space Crisis Worsens in Already Underserved Area

Even before this rezoning, LIC had less than **1 acre of open space per 1,000 residents**—far below the CEQR goal of 2.5. The DEIS acknowledges this and then proposes a plan that makes it worse. After buildout, total open space drops to just **0.55 acres per 1,000 residents**. This is not planning—it's an environmental justice failure. In CEQR's own terms, a drop of over 2% in underserved areas is "significant." This drop is nearly 19%. The DEIS must either dramatically expand usable public open space or face a formal finding of significant adverse impact.

5.5. Air Quality and Ferry Queues Threaten Gantry Plaza State Park

The DEIS acknowledges that **overcrowding at the ferry terminal** will force commuter lines to spill into Gantry Plaza State Park's public esplanade—compromising one of the few public waterfront parks in the area. While it calls this "negligible," this outcome robs residents of public space to serve regional commuters. CEQR requires preserving the usability of parks for the community. Instead, the plan privatizes public open space for infrastructure overflow. The DEIS must include design changes or queueing strategies that preserve full public access to Gantry Plaza during peak hours.

5.6. False Park Access Claims Based on CEQR Loopholes

The DEIS claims "walk to park" access is sufficient—ignoring that much of the study area includes hard-to-cross highways, superblocks, and non-contiguous street grids. It uses straight-line distance to claim people are within walking range, but real-world access is limited. CEQR encourages considering "connectivity" and physical barriers, not just distance. The DEIS must reevaluate access by factoring in street-level conditions, NYCHA barriers, and pedestrian safety. Failure to do so misrepresents access equity and ignores OneNYC and CEQR's own equity goals.

5.7. Extreme Heat Omitted

The IBZ is already experiencing up to 8 degrees above the average temperatures for NYC – and temperatures are only rising. Over 300 people die in NYC annually from extreme heat. Adding more development to LIC will exacerbate the impact of extreme heat on public open spaces and the public realm. Walking ½ mile to a park during hot summer days is not only unpleasant but could have negative health impacts. The *Vision Plan for Resiliency* creates a network of public open spaces, continuous waterfront parks, and waterfront access along cooling corridors with temperatures lowered by deciduous trees, porous pavement, bike lanes, green roofs, and climate-resilient streetscaping. An assessment of the impacts of extreme heat in the IBZ must be provided in the Final EIS.

6) Historic and Cultural Resources

6.1. Five Eligible Historic Resources Will Be Demolished Without Alternatives

The DEIS admits the rezoning will demolish five buildings deemed eligible for State and National Register listing, including the M. Henry Chernay, Jerome Perlstein, Walter Lippmann, and New York and Queens Electric Light & Power buildings. No design alternatives or preservation incentives are offered. CEQR mandates that significant adverse impacts must be minimized or avoided. Demolishing five eligible structures for speculative development without exploring adaptive reuse or rezoning alternatives violates CEQR's mandate to consider reasonable alternatives and contradicts New York City's preservation goals.

6.2. No Binding Protections for 18 Additional Vulnerable Resources

The DEIS identifies at least 18 additional historic or potentially eligible buildings within 90 feet of proposed construction—but admits they are not protected under TPPN #10/88. These include Silvercup Bakery, the Tom Cat Bakery, and Jerome Perlstein's mid-century industrial works. The DEIS acknowledges they may be "adversely impacted," yet offers no binding construction protection plan. CEQR requires mitigation for construction-related vibration and physical damage to historic resources. Blanket statements about Building Code protections are insufficient and unenforceable. Each resource deserves a site-specific Construction Protection Plan and monitoring strategy.

6.3. New Towers Will Erase Context of Landmark Settings

The DEIS concedes that new towers—many up to 1,175 feet tall—will significantly alter the visual setting of low-scale landmarks like the New York Architectural Terra Cotta Works, Silvercup Bakery, and Queensbridge Houses. Yet it concludes there are no "significant adverse impacts" because the buildings "remain visible." This misinterprets CEQR's guidance, which requires evaluation of whether context, scale, and public view corridors are fundamentally compromised. The DEIS must model view corridors and demonstrate how these historic resources can retain cultural meaning in the shadow of ultra-dense high-rises.

6.4. Fails to Assess Impact on Roosevelt Island Landmarks

New towers along Anable Basin will obstruct or overshadow views of multiple S/NR-listed landmarks on Roosevelt Island—especially the Queensboro Bridge, Strecker Memorial Laboratory, and the Smallpox Hospital. Yet the DEIS fails to assess visual intrusion from the Manhattan side or eastbound Queensbridge views. CEQR requires analysis of viewshed impacts when a historic landscape or structure may be visually dominated. The absence of modeled views from Roosevelt Island or the bridge approach violates CEQR's standards for contextual impact review.

6.5. No Alternatives Considered to Avoid Demolition

Despite identifying multiple historically eligible buildings on projected development sites, the DEIS fails to assess a single rezoning alternative that preserves them. Sites like the Walter Lippmann Building or the Perlstein-designed Tom Cat Bakery could accommodate development through adaptive reuse or altered massing. CEQR requires that the EIS consider alternatives that would avoid or reduce significant adverse impacts. This failure to present even a

preservation-sensitive scenario violates both CEQR law and the spirit of the neighborhood plan's promise to protect LIC's architectural character.

6.6. Minimal Public Disclosure for Community Cultural Heritage

While the DEIS catalogs architectural resources, it offers no discussion of cultural significance to the local community—particularly in areas like Hunters Point and Queensbridge. CEQR encourages the inclusion of intangible cultural heritage and neighborhood identity in the evaluation of historic resources. The DEIS treats historic buildings as isolated artifacts, not as part of a living cultural landscape. It must expand its scope to include community use, cultural memory, and public meaning of these spaces—especially in disadvantaged communities under threat of displacement.

7) Shadows

7.1. Gordon Triangle Suffers Up to 11 Hours of Shadow

The DEIS admits Gordon Triangle, a publicy-owned park, will be in shadow for **nearly 11 hours a day** in spring and summer—yet still claims the impact is acceptable. CEQR considers anything over four hours on planted open space potentially significant. This is a clear violation of CEQR thresholds for sunlight-sensitive park use and vegetation. The DEIS must explain how this meets CEQR standards when the Triangle receives nearly full-day incremental shadow during the growing season, effectively rendering it unusable and potentially killing plant life. If no mitigation is possible, the site plan must be revised to reduce building mass.

7.2. Shadows on Anable Basin Are Underplayed Despite Long Duration

Shadows will fall on **Anable Basin for up to 10 hours** during key growing and spawning seasons. Yet the DEIS claims this will have no impact on aquatic life based on generalized literature and “rapid current” assumptions. There is **no site-specific data on water turbidity, algae productivity, or fish behavior** in the Basin. CEQR requires localized impact analysis when natural habitats are affected. The DEIS must redo this section using real-world observations, light modeling at the water surface, and seasonal ecological sensitivity—especially given this location’s proximity to new ferry and building infrastructure.

7.3. Queens Plaza Greenstreets Experience Over 7 Hours of Shadow

The DEIS confirms that **Greenstreets medians on Queens Plaza South** will receive **6–7.5 hours of new shadow per day** during the growing season, which the report admits will damage trees. That constitutes a **significant adverse impact** under CEQR’s vegetation criteria. Yet the DEIS provides no mitigation beyond vague references to Chapter 22. These medians are part of NYC’s pollinator network and stormwater management infrastructure. The DEIS must present a concrete planting plan showing what vegetation—if any—will survive and how these losses will be offset elsewhere in the neighborhood.

7.4. 44th Drive Pier Loses Sunlight for Nearly 5 Hours Daily

The DEIS acknowledges that the 44th Drive Pier—a rare publicly-owned waterfront open space—would be under **new shadows for up to five hours daily** in spring and summer. This pier is already wind-exposed and lacks vegetation, making sunlight essential for public comfort. CEQR guidelines emphasize usability impacts—not just plant health. Extended morning shadows will make this space cold, uninviting, and underused. This is a significant adverse impact. The DEIS must provide either meaningful mitigation (like pier redesign or offsetting sunny space) or a reduced bulk alternative. It cannot simply write this off as a trade-off.

7.5. Shadow Analysis Treats Winter Impacts as Inconsequential

The DEIS routinely downplays winter shadows, claiming they fall during low-usage times. But in dense urban areas like LIC, **even winter morning sun is essential** for warming up open spaces and creating perceived safety. Parks like Queensbridge, Court Square, and Gantry Plaza that are publicly-owned rely on morning sun for winter usability. CEQR does not allow shadow impacts to be dismissed based on seasonal assumptions alone—especially when they affect disadvantaged communities. The DEIS must include human-centric use data showing real

seasonal park activity and disclose whether cumulative shadowing makes spaces unsafe or uninviting in colder months.

7.6. Selective Use of Shadow "Insignificance" Misleads Readers

The DEIS repeatedly claims that "only three" parks face significant shadow impacts—but dozens of other sites see **2–4 hours of shadow loss**, which CEQR flags as meaningful for vegetation and user comfort. Many of these spaces are small, like triangle plazas or Greenstreets, where partial shade becomes total darkness. By narrowly interpreting CEQR's "significant impact" threshold, the DEIS **minimizes the real-world public experience** of loss. The analysis should acknowledge these as qualitative impacts, especially in areas with limited existing public open space. Ignoring these harms undermines public trust and fails to uphold CEQR's intent.

8) Urban Design and Visual Resources

8.1. Massive Scale Violates CEQR Visual Resource Guidelines

The DEIS admits that towers up to 1,175 feet tall would replace existing low-rise buildings, drastically altering views of the East River and Midtown skyline. This blocks rare view corridors from Vernon Blvd, which CEQR considers significant visual impacts requiring mitigation or alternatives. Yet, the DEIS claims "no significant impact" without modeling the full extent of visual disruption or offering mitigation. This blatant dismissal of CEQR guidance demands detailed visual simulations, alternatives with reduced massing, and an honest assessment of view corridor loss.

8.2. Street Wall and Pedestrian Wind Tunnel Effects Ignored

By proposing buildings “substantially taller” than the neighborhood context, the project introduces canyon-like street walls that CEQR warns can worsen wind conditions and pedestrian safety. The DEIS fails to conduct any pedestrian wind impact analysis—despite acknowledging towers over 1,000 feet set along narrow streets. This violates CEQR guidance, which flags wind safety risks as material adverse impacts requiring modeling, mitigation strategies, and potential redesign.

8.3. Loss of Historic Neighborhood Context Unaddressed

The DEIS dismisses any urban design impact to the character of Western Queens, despite major disruptions to the street wall, lot coverage, and scale of surrounding neighborhoods. According to CEQR, significant design impacts occur when scale or orientation alters historic approaches or street grids. This rezoning severs the visual and spatial continuity that defines Hunters Point. The absence of a mitigation framework and alternatives that preserve neighborhood form is a glaring oversight.

8.4. Unfounded Claims of “Compatibility” with Queens West

The DEIS repeatedly asserts that 80+ story towers would be “compatible” with nearby developments like Queens West and Hunters Point South, but never substantiates this with height comparisons, sun/shadow diagrams, or pedestrian-level renderings. These blanket statements contradict CEQR’s call for graphic evidence and spatial context to evaluate impact significance. Without comparative visuals or urban design metrics, these assertions remain vague and misleading, failing SEQR’s standard for analytical rigor.

8.5. Community Vision Plan’s Core Principles Ignored

The community’s *Vision Plan for Resiliency* clearly calls for development that respects the East River hydrodynamics, improves crosstown connections, preserves historic Western Queens character, and protects rare views. Yet the DEIS proposes bulky towers that erase neighborhood-scale urban design, block visual and physical access, and sever historic alignments. The disconnect between community consensus and the proposed action demands an alternative scenario aligned with the Vision Plan’s values—one that prioritizes resilience, equity, and contextual design.

9) Natural Resources

9.1. No Site-Specific Resiliency Strategy for Floodplain Development

Much of the plan area lies within FEMA's 1% and 0.2% flood zones. The DEIS assumes compliance with NYC Building Code flood elevations on a site-by-site basis as sufficient mitigation for the entire 150+-acre flood plain. In addition, the DEIS provides no analysis of compound flooding, storm surge, wave action, or sea level rise. CEQR requires a "reasonably foreseeable conditions" analysis, especially in flood-prone areas. There is no modeling of future precipitation intensity or backflow and erosion from storm surges. The DEIS must present a lot-by-lot coastal flood risk and adaptation plan. Simply citing individual building code compliance is not enough under CEQR floodplain guidance.

9.2. Shadow Impacts on Aquatic Habitat Dismissed Without Data

The DEIS admits new towers will cast shadows on the East River and Anable Basin but claims "no significant impact" on aquatic biota. No quantitative analysis is provided. Light is critical for phytoplankton, which form the base of the aquatic food chain. Shaded areas reduce photosynthesis, alter fish behavior, and disrupt foraging. CEQR requires analysis when shading could impact habitat function. The DEIS must provide mapped shadow extents, duration models, and light attenuation impacts on fish and plant life. Its current dismissal of these impacts is unsubstantiated and fails CEQR standards.

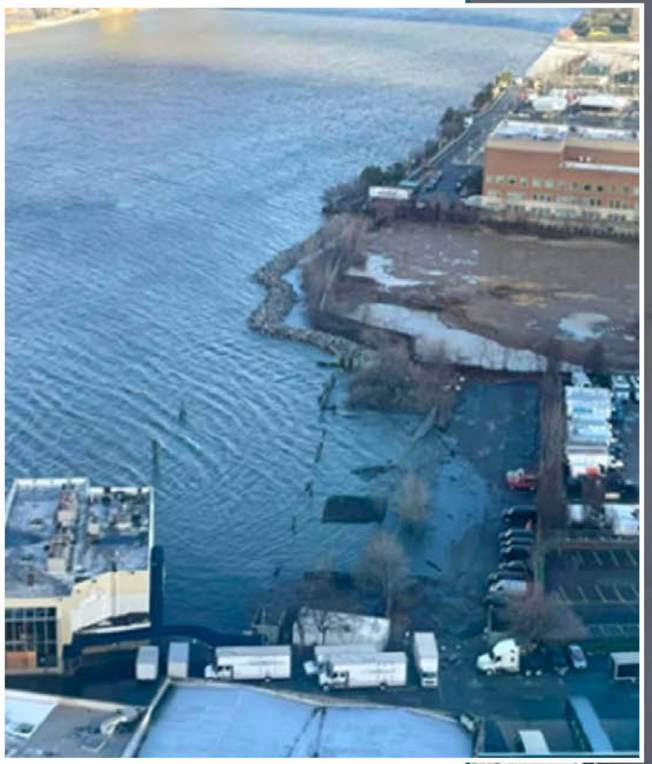
9.3. East River & Anable Basin Water Quality and Sediment Pollution Not Fully Addressed

The DEIS downplays water quality impacts despite acknowledging that the East River remains impaired for PCBs, dissolved oxygen, and heavy metals. It assumes future development will reduce CSOs, but fails to consider sediment resuspension, shoreline contamination from bulkhead reconstruction, or ferry prop wash. It also ignores the impacts in Anable Basin, where water quality has been compromised over time by both the untreated discharges of legacy industries such as Paragon Paint and ongoing overflows from a CSO at 5th Street. This elongated slip has now stagnated and silted up. The massive Anable Basin development as it is now proposed will inevitably stir up existing pollutants in the water and sediments within the Basin, as well as increase storm water runoff and CSO overflows. Among the reasons for concern about this natural resource are pile-driving for construction of buildings, disturbances to the water table in the adjacent landfill and neighboring capped brownfield sites during demolition and cleanup, and added storm runoff both during construction and after the proposed development is completed. CEQR requires evaluating water body impairment in context—not assuming cleaner outcomes from more development. The DEIS must disclose expected sediment disturbance from pile driving or dredging, how contaminated materials will be handled, and whether fish consumption risks or aquatic habitat toxicity will worsen.

9.4. Inadequate Assessment of Wetlands Loss and Cumulative Impacts

The DEIS admits that waterfront construction will result in the permanent loss of DEC-regulated littoral wetlands—but provides no detailed mitigation plan. It minimizes this loss as "small" without mapping exact square footage or quantifying cumulative loss from nearby rezonings. This contradicts CEQR's mandate to identify direct and indirect long-term ecosystem impacts. The DEIS must evaluate cumulative wetland disturbance across all proposed developments, detail shoreline hardening impacts, and disclose how wetland biodiversity and tidal flushing

PUBLIC LAND



Source: LICC/HPCC, 2024



(Aerial Photo: Google Maps, 2023)

Anable Cove: Flooding & Erosion

Flooding in Anable Cove on January 13, 2024 *(far left)* and the area that was underwater after the 6-hour rain event *(left)*.

Exploring habitat restoration here may offer opportunities to reduce risks of flooding and to study mitigation for polluted flood waters from Anable Basin *(one block south)*.

dynamics will be altered. Anything less violates CEQR's ecosystem protection standards. [See – Anable Cove: Flooding & Erosion]

9.5. Transients ≠ No Impact: Threatened Species Downplayed

The DEIS identifies federally endangered species like the Atlantic sturgeon and multiple sea turtles but dismisses risk because they are "only transients." CEQR requires evaluating whether a project might alter migration corridors or aquatic foraging habitat—regardless of frequency. Even occasional disturbance in a migratory chokepoint like the East River can have disproportionate effects, especially in Hunters Point North along the East Channel where Roosevelt Island forces the river into a narrow waterway with powerful currents. In-water construction and shading from overhangs or towers must be evaluated for timing overlap with peak migration. The DEIS's blanket dismissal of impacts on transients violates federal ESA coordination and CEQR impact thresholds.

9.6. Vague Claims About Wildlife Habitat Gains Lack Substance

The DEIS repeatedly asserts the plan will "improve ecological communities" through added plantings and open space—but offers no metrics or site plans to prove this. Wildlife and pollinator habitat improvements must be evaluated against the full ecological baseline. CEQR requires a habitat value comparison between existing and proposed land cover. What vegetation will replace existing lots? Will new open space have native species or maintenance regimes conducive to urban biodiversity? Without a habitat suitability analysis, this claim lacks substance and fails to meet CEQR disclosure requirements.

10) Hazardous Materials

10.1. Widespread Contamination Glossed Over by Blanket (E) Designations

The DEIS admits hazardous materials concerns on every development site—citing oil refineries, solvents, leaking tanks, and 70+ sites with petroleum or chemical spills—yet claims all risks are resolved by applying a generic (E) Designation. This one-size-fits-all approach fails to provide site-specific remediation plans or guarantee long-term enforcement. CEQR requires more than boilerplate assurances. The DEIS must identify the severity of contamination at each site, disclose when Phase II investigations will occur, and explain how NYC Office of Environmental Remediation (OER) will monitor 70+ locations simultaneously. Anything less is a regulatory evasion of the public health protections CEQR was designed to ensure.

10.2. Failure to Analyze Cumulative Health and Environmental Burdens

The DEIS does not assess cumulative exposure risk from clustered contaminated sites or proximity to sensitive populations. CEQR requires evaluating whether multiple adjacent brownfield parcels such as those along the East River waterfront and Anable Basin might create combined exposure risks—especially for vulnerable groups such as children, seniors, and environmental justice communities. With over 20 BCP (Brownfield Cleanup Program) sites and hundreds of recorded spills, the DEIS must model cumulative risks from soil vapor intrusion, construction-phase dust, and groundwater plume migration. Its failure to address these overlapping hazards violates CEQR's environmental justice and public health obligations.

10.3. Absence of Enforcement or Remediation Timeline

The DEIS provides no enforcement mechanism or phasing plan for investigation and remediation. OER review is listed as a pre-permit condition, but there is no clarity on when sites will be remediated, what happens if funding lapses, or how decades of phased buildout will be tracked. This leaves room for development to proceed before clean-up is complete—exposing construction workers, future residents, and surrounding communities to carcinogens like PCBs, PAHs, and heavy metals. CEQR requires a defined process and schedule for remediation. The DEIS must provide one.

10.4. Groundwater Contamination and Migration Risks Overlooked

The DEIS acknowledges shallow groundwater flows west toward the East River—but offers no modeling of contaminant migration into surrounding parcels or the river itself. Groundwater can carry petroleum byproducts and heavy metals off-site, particularly where multiple brownfield or leaking tank sites abut each other. CEQR requires analysis of hydrologic connections and the potential for cross-contamination. The DEIS must include groundwater contaminant plume modeling, evaluate backflow risks from high tides and storm surges, and disclose how legacy pollutants might be mobilized during excavation.

10.5. Vague Use of "Historic Uses" to Downplay Active Risks

The DEIS repeatedly uses "historic industrial uses" as a euphemism to downplay active risks, but many sites are active or recently shuttered. Numerous parcels are listed in state databases for active Brownfield Cleanup, leaking tanks, or manifest violations. The DEIS must clarify which sites have active spills, unresolved enforcement actions, or contamination under active

management. Treating recent and legacy pollution the same way, without disclosing timelines or remediation stage, hides real risks and violates CEQR's transparency standards.

10.6. Inadequate Public Disclosure and Community Health Protections

The DEIS fails to provide a public-facing environmental health plan. There is no mention of how dust, noise, or hazardous vapor will be monitored and mitigated in neighborhoods adjacent to active cleanups. In 2016, for example, New York State Department of Environmental Conservation (DEC) identified "material **contaminated with petroleum**" and "grossly contaminated soil impacted with elevated levels of **arsenic and lead**" according to "Arrested Development | LIC's Adorable Terra Cotta Building Has Thwarted Disruptors for Over a Century" by Sydney Schuster, 2020. CEQR requires health and safety plans for both on-site workers and the surrounding community. Where is the air monitoring plan? Who oversees soil management when trucks move contaminated fill? Without clear community health protections and public access to cleanup data, this DEIS fails the most basic test of environmental justice.

11) Water and Sewer Infrastructure

11.1. Cumulative Sewer System Burden Ignored

The Draft EIS ignores the cumulative burdens on the sewer system. While it projects an increase of 3.64 million gallons per day (mgd) of wastewater—equal to a 3.2% increase for Bowery Bay WRRF [Water Resource Recovery Facility]—the Draft EIS fails to assess **cumulative impacts from nearby rezonings** like Innovation QNS, Silvercup West, and Hallets Point. CEQR requires accounting for **"reasonably foreseeable" development**. This omission underestimates infrastructure strain and violates CEQR guidance on cumulative analysis. The City must analyze whether Bowery Bay WRRF and downstream infrastructure can handle combined increases without additional overflow or treatment failure during peak storm events.

11.2. Stormwater Volume Increases Are Obscured

The DEIS claims CSO volumes will decrease, yet Table 11-9 shows increases in total combined sewer volume across all rainfall scenarios. This contradiction stems from assumptions that are not backed by modeling that includes Unified Stormwater Rule enforcement. CEQR mandates a "reasonable worst-case" analysis—not optimistic projections. The document must recalculate CSO volumes using enforceable drainage commitments and disclose peak hour stormwater impacts, not assume compliance or ignore site-specific constraints, such as those at Anable Basin, that may block stormwater best management practices.

11.3. No Infrastructure Funding Plan or Phased Mitigation

The DEIS acknowledges that full compliance with the Unified Stormwater Rule and sewer upgrades may be required but offers no timeline, enforcement mechanism, or cost analysis. CEQR requires disclosing not just impacts but feasible mitigations. Who will fund on-site retention, off-site connections, and sewer upgrades? How will DEP enforce these commitments across dozens of sites over decades? A vague reference to SCP applications is not sufficient. The DEIS must present a phased infrastructure plan showing triggers for upgrades, responsible parties, and financial responsibility.

11.4. Risk of Flooding and Sewer Backups Not Adequately Analyzed

The project area lies within a low-lying, waterfront, combined sewer catchment—yet the DEIS assumes system performance based on average dry weather flows and dismisses the impact of extreme rainfall events, which CEQR and NYC Flood Hazard Mapper now require planners to consider. Ignoring increased rainfall intensity from climate change and impervious area expansion risks flooding, backups, and public health impacts. The DEIS must model these effects under a climate-adjusted scenario to meet CEQR's public safety review requirements.

11.5. Direct Discharge Sites Lack Environmental Safeguards

The DEIS claims that several waterfront parcels (e.g., Sites 63, 64, 65, 67, 69, 71) will benefit the system by discharging stormwater directly to the East River. Yet it provides no analysis of pollutant loads from runoff, erosion risks, or water quality degradation—especially given increased paved area and traffic. CEQR requires assessing water quality effects on receiving water bodies. This analysis is missing. The DEIS must evaluate pollutant concentration, riverbank stabilization, and potential contamination risks from direct discharge sites.

11.6. Overreliance on Assumed Regulatory Compliance

The DEIS repeatedly cites compliance with the Unified Stormwater Rule and SCP process to argue that no adverse impacts will occur. But CEQR requires analysis of what will happen if compliance is partial, delayed, or technically constrained. Given the scale of the rezoning and complexity of the sites, it is unrealistic to assume 100% rule adherence without examining on-site barriers to BMPs, retention systems, or green infrastructure. A compliance-based assumption without enforceable commitments is not an impact analysis—it's wishful thinking.

12) Solid Waste and Sanitation Services

12.1. Over 800 Tons of New Weekly Waste Is Dismissed as "Negligible"

The DEIS projects an **841-ton per week** increase in solid waste—more than **50 times** the threshold that triggers CEQR review. Yet it calls this a "negligible increase," based on systemwide DSNY and private carting totals. CEQR requires site- and district-level capacity analysis, not citywide dilution. With **56 new DSNY trucks per week** and increased private carter traffic in a Commercial Waste Zone, the risk of local collection failures, sidewalk overflow, and environmental justice impacts is real. The DEIS must provide local hauling route analysis, infrastructure capacity reviews, and sanitation mitigation plans—not vague reassurances.

12.2. No Analysis of Waste Facility Routing or Infrastructure Burden

The DEIS does not identify which transfer stations or material recovery facilities (MRFs) will receive waste from this 54-block upzoning. Without this, there's no analysis of truck routing, traffic impact, or capacity at regional transfer hubs. CEQR requires identifying specific facilities to assess transportation burden, especially under Commercial Waste Zone implementation. The City cannot claim the waste "fits within the system" without analyzing where it goes, how it gets there, and what communities or infrastructure will absorb it.

12.3. Failure to Quantify Impact on Curb Space, Vermin, and Public Realm

While the DEIS mentions that trash will be "compacted and containerized," it offers no analysis of curbside trash congestion, pickup frequency, or enforcement—despite 14,699 new residential units. In dense neighborhoods like LIC, overflowing bins and inadequate collection lead to vermin, odor, and blocked pedestrian routes. CEQR requires that public realm quality be evaluated when large increases in residential density occur. The DEIS must disclose square footage of curbside and storage space planned for waste, show collection schedules, and assess rodent impact risks.

12.4. No Mention of Organics, Circular Systems, or Local Sustainability Goals

Despite claiming consistency with the City's Solid Waste Management Plan (SWMP), the DEIS makes **no mention of food scrap collection**, organics compliance, or circular waste strategies. With nearly 40,000 new residents, LIC could generate major volumes of food waste—but the DEIS ignores how or if these will be separated, collected, or composted. Local Law 85 and the Zero Waste Goals outlined in OneNYC require aggressive organics diversion. Failure to integrate those into site planning and design contradicts both CEQR and City environmental policy.

12.5. Cumulative Commercial Waste Impacts Ignored Despite Major Growth

The DEIS treats its **144-ton/week increase in commercial waste** as isolated and insignificant—yet several adjacent rezonings (Innovation QNS, Hallets North, and Queens Plaza) are proceeding simultaneously. CEQR requires cumulative impact analysis across similar adjacent actions. If each project adds dozens of commercial hauls weekly, the net effect will overwhelm truck routes, transfer stations, and material recovery facilities. The DEIS must be revised to consider this neighborhood-scale load and propose a coordinated sanitation strategy.

13) Energy

13.1. Failure to Address Cumulative Electrical Grid Stress

The Draft EIS fails to address cumulative stress on the electrical grid. Instead, the Draft EIS minimizes the cumulative impact of nearly 15,000 new housing units and 3.4M SF of commercial space by calling its energy impact "negligible." This ignores grid constraints and cumulative demand from nearby developments like Silvercup West, Queens West, and Hunters Point South. The analysis must assess cumulative energy loads on Con Edison's Zone J grid, quantify infrastructure upgrades needed, and clarify whether local substations have capacity. Without this, the analysis violates CEQR's mandate to disclose cumulative and indirect environmental impacts and is technically deficient under Chapter 13 of the CEQR Manual.

13.2. Unclear Electrification Timing and Grid Impact

While the DEIS models a fully electrified scenario, it simultaneously allows gas-fired systems through 2028 without detailing how many buildings will lock in fossil fuel infrastructure before the Local Law 154 deadline in 2028. This hedging creates ambiguity in climate impact and load forecasts. How many sites are expected to beat the 2028 exemption? How will that affect grid electrification planning? Without a phasing schedule showing fossil fuel vs. electric split and a load curve showing peak demand impacts, this chapter evades accountability and fails CEQR's requirement to disclose foreseeable infrastructure burdens.

13.3. Missing Local Substation and Infrastructure Assessment

CEQR requires disclosing whether new development will stress local utility networks. However, Chapter 13 provides no site-specific energy infrastructure assessment. It does not list the local substations serving the rezoning area, their current loads, capacity limits, or whether upgrades will be required to support the projected electric demand. Without a distribution-level analysis and coordination with Con Edison's substation plans, the DEIS ignores neighborhood-level reliability risks, especially for public and emergency facilities. This omission directly contradicts CEQR's technical requirements for energy infrastructure impact evaluation.

13.4. Ambiguity in Modeling Assumptions

The DEIS uses only two conceptual eQUEST models—one 12-story residential and one 10-story office building—to represent over 23M square feet of development. These oversimplified typologies cannot account for height, use mix, and envelope variation across 54 blocks. This leads to unclear projections and could grossly underestimate heating, cooling, and plug loads, especially for high-rise towers or life science labs. The DEIS must include a range of representative building types and disclose how its modeling captures NYC-specific building patterns. Currently, it fails to provide a reliable "reasonable worst-case development scenario."

13.5. No Discussion of Demand Management or Renewable Integration

Despite referencing the Climate Mobilization Act and Local Law 154, the DEIS fails to discuss onsite renewable energy (e.g., solar), battery storage, or load management strategies. A truly climate-responsive plan must evaluate demand-side solutions, especially if 290 GWh will be added to the grid. Will buildings comply with LL97? Are they required to include battery backup or solar-ready roofs? Does the plan coordinate with NYSERDA or Con Edison's Clean Energy

Hubs? Without addressing decarbonization strategies, this DEIS fails to align with NYC's climate adaptation policies or to mitigate its own energy footprint.

13.6. Contradiction Between "Resiliency" Goals and Energy Risk

The DEIS claims the energy impact is "negligible." By contrast, the community's *Vision Plan for Resiliency* prioritizes resiliency, redundancy, and infrastructure equity. Increased electricity dependence—without district-scale solutions, microgrids, or community solar—creates new vulnerabilities during heatwaves or outages. A single-point grid failure could now affect tens of thousands of new residents. The DEIS must explain how this plan aligns with energy resiliency principles from the community plan, or it risks directly contradicting its stated goals and violating CEQR's neighborhood character and public health review criteria.

14) Transportation

14.1. Transit and Safety Impacts Overlook Equity Concerns

The Draft EIS overlooks the equity issues associated with to the application's transit and safety impacts. Many of the most congested intersections, transit chokepoints, and dangerous corridors—21st Street, Vernon Boulevard, and Court Square—serve lower-income communities and immigrant populations. Yet the DEIS includes no environmental justice analysis of how **these impacts will disproportionately burden those who rely on walking and public transit – or other low-carbon solutions.** CEQR requires assessing whether adverse transportation conditions disproportionately affect vulnerable populations. The DEIS must analyze **transit crowding**, **pedestrian danger**, and **street-level air pollution** impacts through a racial and socioeconomic equity lens. Lower carbon solutions and intermodal connections including use of the waterways must also be considered. [See – Intermodal Connections]

14.2. Unacceptable Congestion Across Critical Intersections

The DEIS identifies significant adverse traffic impacts at 44 intersections during peak hours—including 72 lane groups impacted in the weekday PM peak. Many of these are Vision Zero priority corridors and intersections already experiencing frequent crashes. The DEIS proposes limited mitigation, despite forecasting that the project will add over 2,600 new vehicle trips during the PM peak. It fails to explain how safety will be preserved or how congestion will be managed beyond vague signal timing changes. This violates CEQR's requirements to meaningfully mitigate significant adverse impacts and ensure safe operations for all users.

14.3. Overloaded Transit Stations Without Guaranteed Improvements

Court Square–23rd Street, Queensboro Plaza, and 21st Street–Queensbridge stations will be significantly impacted by 10,000+ new peak-hour riders. The DEIS acknowledges 8 stairs, 2 escalators, and fare gates will exceed safe capacity thresholds but offers no committed MTA or developer funding to address these failures. Without guaranteed upgrades, these dangerous chokepoints will worsen commuting conditions for thousands. CEQR mandates mitigation for transit impacts exceeding volume-to-capacity thresholds—yet the DEIS punts responsibility to future coordination. This is insufficient and noncompliant with CEQR.

14.4. Ferry Landing Overcapacity Jeopardizes Public Space

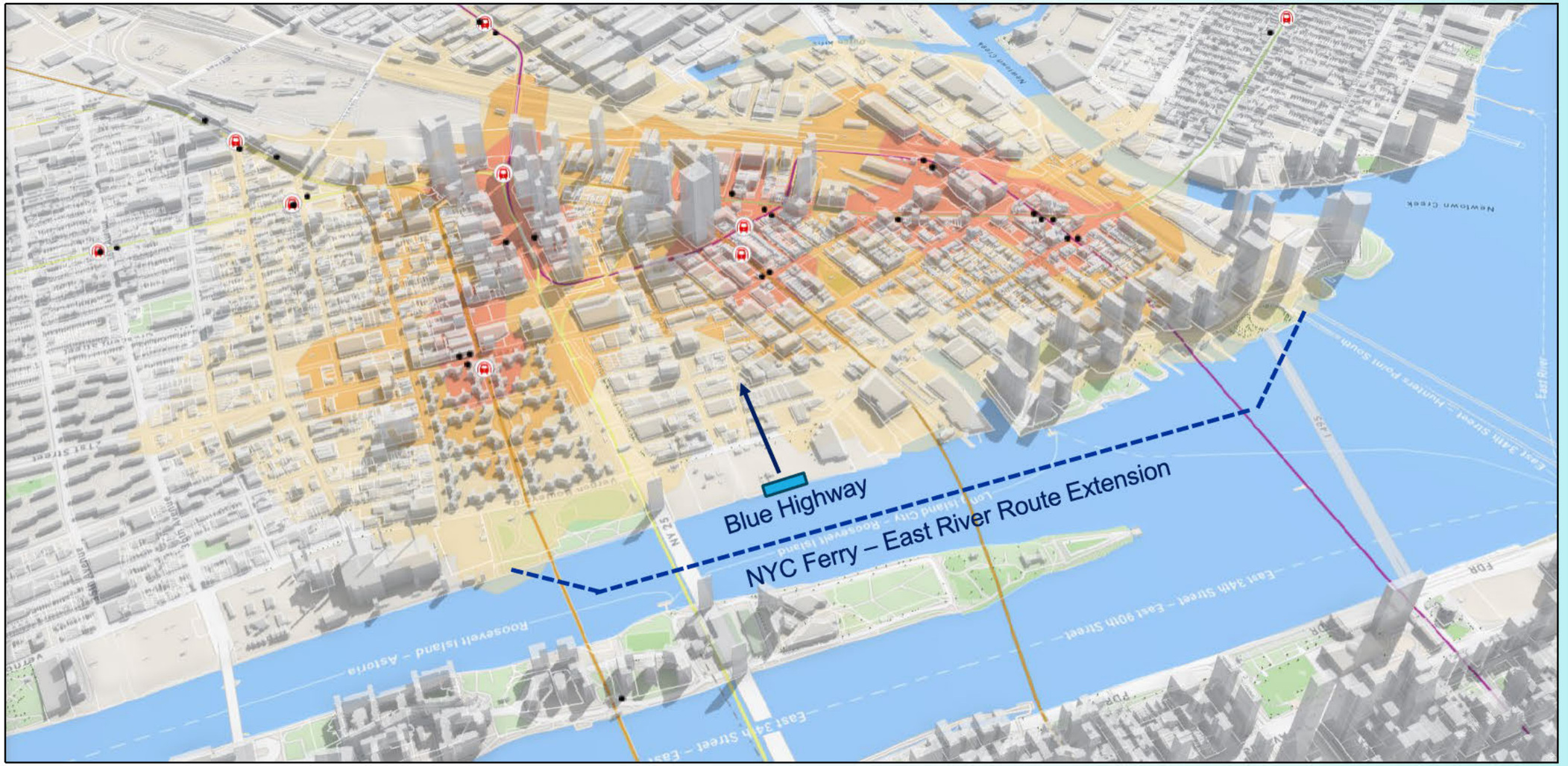
The Long Island City ferry landing will operate at a volume-to-capacity ratio of 1.69 in the morning and 1.22 in the evening—well beyond CEQR's 0.90 threshold. The DEIS admits this will cause queues to spill into Gantry Plaza State Park, displacing pedestrians and park users from vital open space. Yet no physical redesign or ferry service increase is proposed, such as the possibility of a new ferry landing at the renovated wharf in Queensbridge Park. The DEIS must include site-specific ferry infrastructure mitigation, not defer to future planning. Otherwise, the impact is both unmitigated and noncompliant with CEQR standards. [See – Proposed Ferry Landing at Queensbridge Park]

14.5. Pedestrian Network Will Be Critically Overloaded

The DEIS shows 26 sidewalks, 16 crosswalks, and 10 corners exceeding CEQR's congestion thresholds during peak periods. Areas like Vernon Blvd and 44th Drive—already struggling with

CONNECT

Intermodal Connections



The proposed NYC Ferry landing at Queensbridge Park is closest to the subway north of Queensboro Bridge (under 10 mins. walk)

1/10 Mile Walk (Under 5-mins walk)

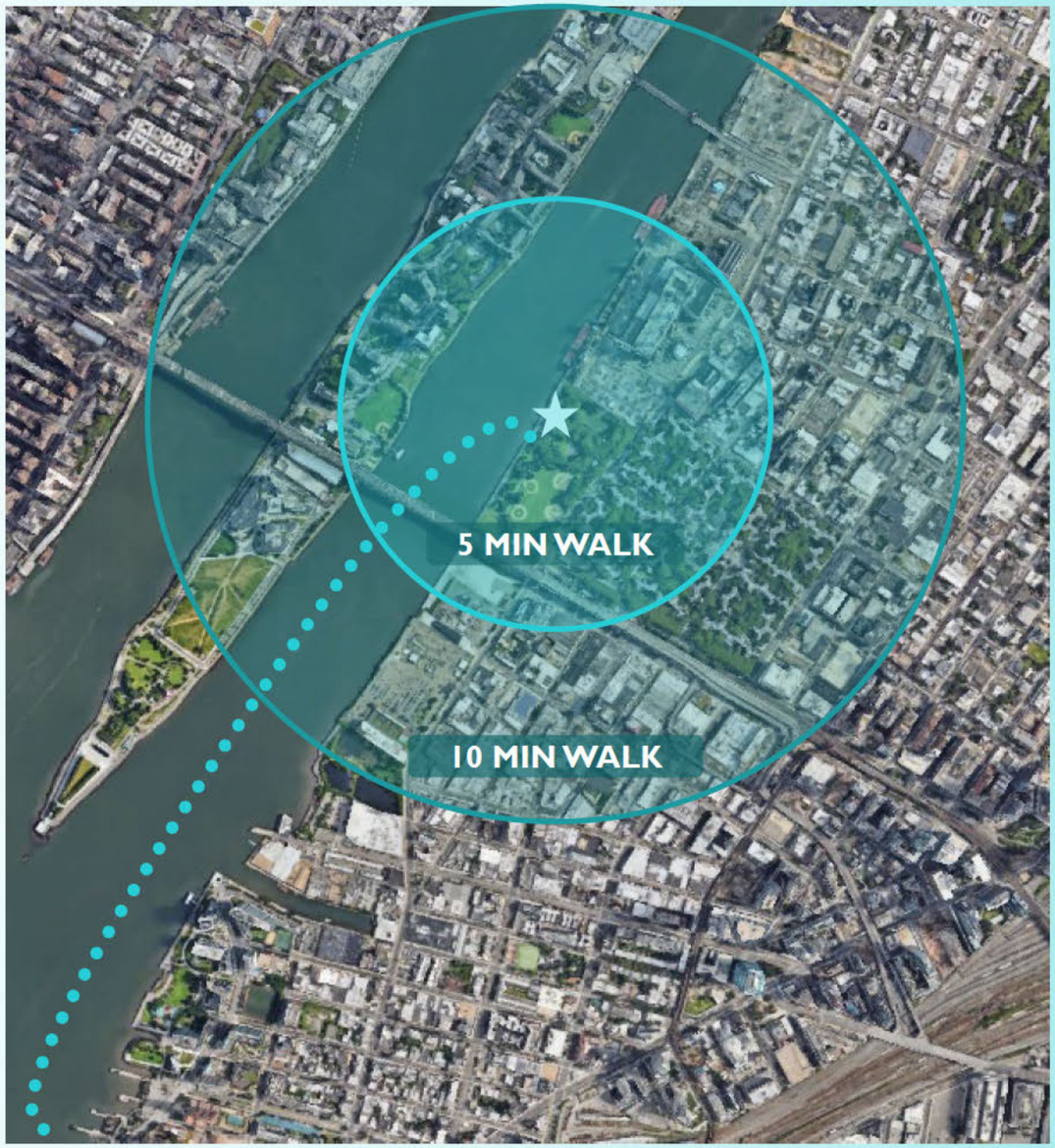
1/4 Mile Walk (5-minute walk)

1/2 Mile Walk (10-minute walk)

CONNECT



NYC Ferry, Route Map, 2024



(Aerial Photo: Google Maps, 2024)

pedestrian crowding—will be dangerously overburdened. Despite this, the DEIS provides no design solutions to widen sidewalks or improve intersections. With nearly 27,000 new person trips projected during the PM peak, the lack of committed pedestrian infrastructure upgrades is a glaring omission. The DEIS must provide detailed plans to mitigate pedestrian congestion in compliance with CEQR standards.

14.6. Parking Spillover Burdening Local Streets

The project generates demand for 6,086 parking spaces, yet only 3,236 are proposed on-site. This 2,850-space deficit will overwhelm on-street parking, increasing traffic, double parking, and neighborhood frustration—particularly in evenings and weekends. The DEIS dismisses this impact by claiming alternative transportation is available, but offers no real analysis of how these drivers will shift modes. This violates CEQR's mandate to account for secondary impacts like traffic spillover and curbside congestion. The DEIS must include realistic mitigation or parking demand management strategies.

15) Air Quality

15.1. Significant PM2.5 and CO Violations Ignored at Key Intersections

The DEIS admits that PM2.5 and carbon monoxide will exceed both NAAQS and CEQR de minimis thresholds at Vernon Blvd & 46th Ave—yet claims future mitigation "may" fix it. This is unacceptable. The project would increase 8-hour CO concentrations 19-fold at this intersection, breaching federal health standards. The DEIS fails to present guaranteed mitigations or alternative scenarios that reduce traffic. Under CEQR, this is a textbook significant adverse impact that must be addressed now—not deferred to a Final EIS that may never deliver binding solutions.

15.2. Failure to Account for PM2.5 Health Impacts in Overburdened Communities

While the DEIS quantifies PM2.5 exceedances, it omits the public health implications for communities already facing high asthma rates. Vernon Boulevard and Queens Plaza are both near NYCHA housing and designated Disadvantaged Communities (DACs). CEQR requires assessing not just emissions but health outcomes—especially for pollutants like PM2.5 with known cardiovascular and respiratory risks. There is no exposure modeling, no assessment of vulnerable populations, and no cumulative risk framing. This violates CEQR's environmental justice guidance and contradicts NYC's commitment to equity under the CLCPA.

15.3. Overreliance on (E) Designations for Air Quality Mitigation

The DEIS proposes (E) Designations for 57 development sites to "avoid" adverse air quality impacts from fossil fuel emissions and nearby industrial uses. But these designations don't guarantee mitigation—they just defer responsibility to future DEP/OER reviews. There's no explanation of enforcement, no timeline for compliance, and no analysis of what happens if DEP capacity lags behind massive buildout. The scale of this rezoning requires enforceable, up-front mitigation—blanket (E) designations across nearly all sites suggest the air quality impacts are too severe to manage through standard procedures.

15.4. Inadequate Cumulative Impact Analysis from Industrial Air Toxics

The DEIS identifies over 40 facilities emitting volatile organic compounds (VOCs), formaldehyde, and phthalates—many near projected housing. While it admits formaldehyde levels exceed health risk thresholds at several sites, it claims cumulative cancer risks are "acceptable" without presenting detailed risk assessments per DEC DAR-1 standards. This dismissive treatment of clustered auto body shops and manufacturing sources near DACs shows a dangerous gap in cumulative risk modeling, violating CEQR's requirement to evaluate and mitigate cumulative health impacts.

15.5. Parking Garage Emissions Downplayed Despite PM2.5 Increments

The DEIS claims PM2.5 emissions from large garages (e.g., Site 63: 801 spaces) fall below de minimis thresholds—but 24-hour PM2.5 increments from these garages still approach 1.32 μg/m³, which is over 15% of the NAAQS. This is a meaningful burden in communities already overexposed to air pollution. The DEIS provides no discussion of air filtration requirements, garage vent placement, or cumulative exposure alongside traffic-related emissions. CEQR

requires these elements in neighborhoods with known vulnerability. The omission must be rectified with a complete exposure risk analysis.

15.6. Air Quality Impacts from Heat Systems Violate Local Law 154 Goals

The DEIS assumes fossil fuel heating systems across the entire rezoning area—even beyond the 2028 gas ban imposed by Local Law 154. This locks in long-term pollution and contradicts the City's own building decarbonization mandates. For 36 sites, the DEIS admits full compliance with CEQR thresholds is impossible unless electric heat or stack retrofits are forced later. The DEIS should model a fully electrified heating scenario consistent with NYC law and disclose public health benefits from reduced NOx and PM2.5. Anything less undermines both CEQR and local climate goals.

16) Greenhouse Gas and Climate Change

Flooding poses an existential threat to Long Island City, which is why **resiliency has been this community's top priority** for many years**. The Final EIS must be proactive about climate change** as illustrated in the community's *Vision Plan for Resiliency*. Superstorm Sandy submerged parts of Hunters Point beneath over 6 feet of water from storm surge, and risks from climate change have only increased. Today, the major hazards are from storm surge, **which the Draft EIS, despite claiming to be a resilient plan, utterly ignores**. [See – Storm Surge Risk] Sea level rise, increased precipitation, heavy downpours, and rising temperatures amplify the threats. The passive, disconnected property-by-property approach proposed by OneLIC has already been discredited in previous upzonings like Greenpoint and will only increase the vulnerabilities of the larger LIC neighborhood to flood risks.

16.1. Contradiction Between New York City Emissions Goals and DEIS Findings

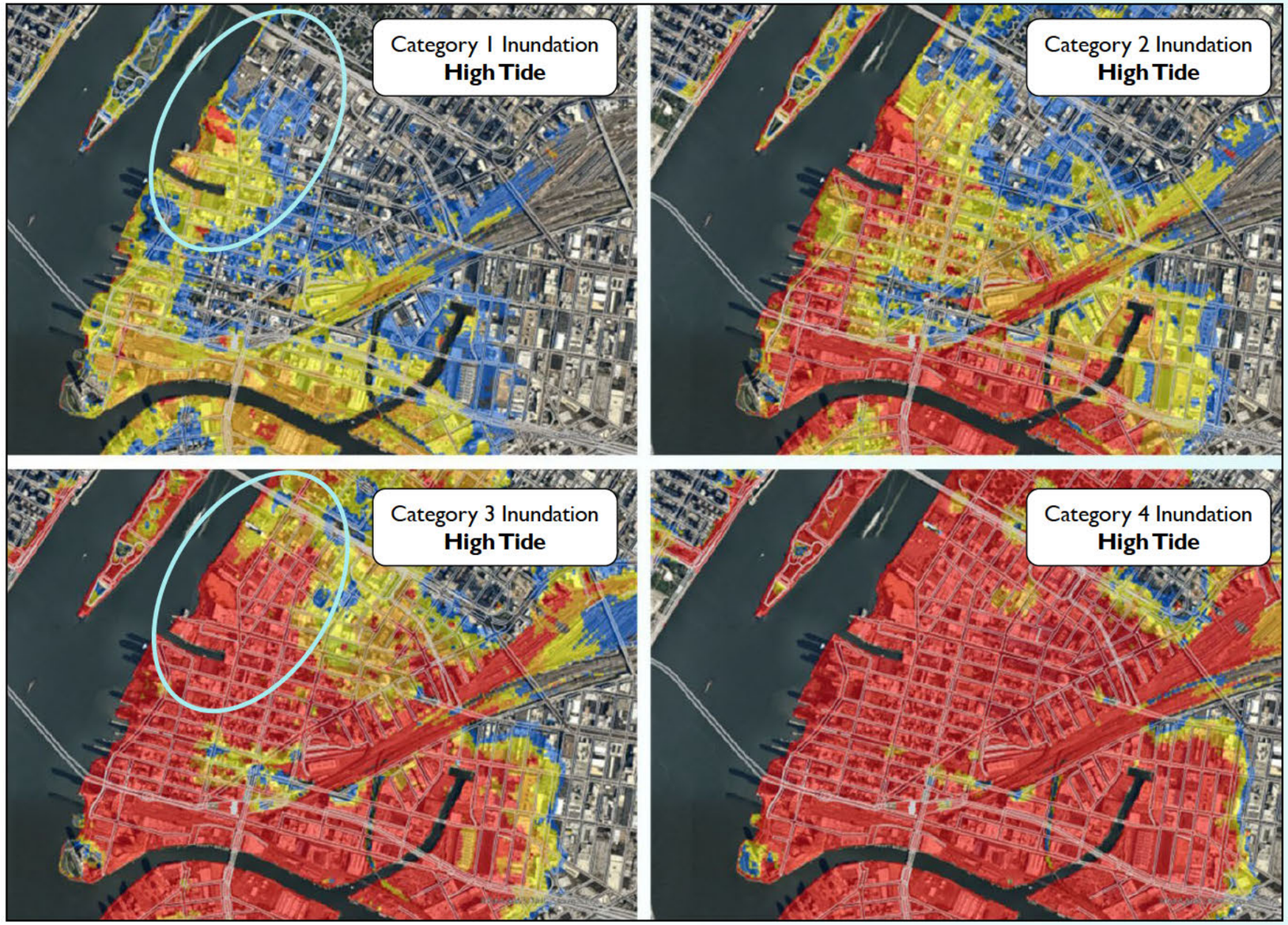
The DEIS claims consistency with NYC's net-zero targets while projecting 148,457 metric tons of CO_2e annually. This is a contradiction. Despite citing LL97 and LL154, the DEIS allows fossil fuel infrastructure in 13 buildings, delaying electrification and locking in emissions. The document should model full compliance with LL154 and LL97 across all sites, disclose which parcels will meet post-2028 standards, and show how total emissions will decline to net-zero by 2050. Anything less fails the CEQR Technical Manual's requirement for demonstrating consistency with PlaNYC, OneNYC, and LL97 emissions trajectories.

16.2. Failure to Quantify Construction Emissions

Construction emissions—including embedded carbon building components in concrete, steel, and aluminum—are omitted, though the DEIS admits they could equal 5–10 years of operational emissions. That's up to 1.5 million metric tons of CO_2e ignored. CEQR encourages accounting for lifecycle emissions, especially for large rezonings. With 54 sites spanning decades of buildout, this omission prevents an accurate assessment of climate impacts. The DEIS must include modeled construction emissions or justify their exclusion under a carbon budget framework consistent with CLCPA and LL97 goals.

16.3. Inadequate Sea Level Rise Assessment

Aside from ignoring storm surge, the Draft EIS admits that by 2100 all sites will fall within projected flood zones and that two-thirds are already in current 1% or 0.2% annual chance flood plains. Yet it offers no enforceable resilience strategy for private development. Stating that "resilience is not practicable" for private parcels **fails CEQR's obligation to assess reasonably foreseeable future conditions**. The Draft EIS must describe enforceable design standards or mitigation measures to ensure buildings withstand the best available 2100 sea level rise projections, which were issued in 2024 by the New York Panel on Climate Change, and must include a phasing plan for flood protection. [See – Design Flood Elevation (DFE): 2100 100-Yr storm]



Data Sources: NYC Dept of City Planning, National Oceanic & Atmosphere Administration (NOAA), Nearmap, 2023

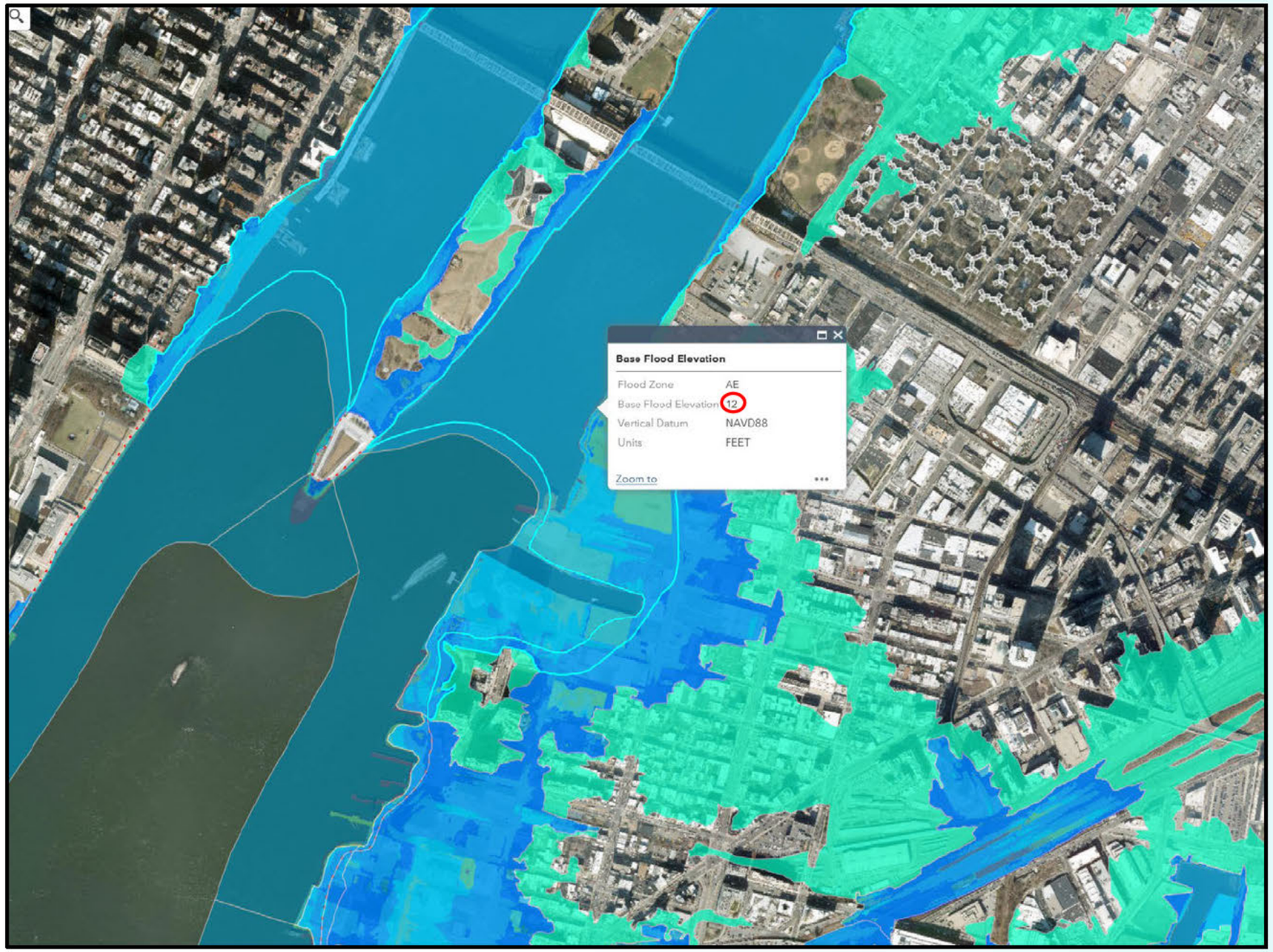
Storm Surge Risk

The SLOSH* maps from NOAA show over 3 feet of flooding is anticipated throughout most of Hunters Point North at high tide in a Category 1 hurricane.

* 'SLOSH' stands for **S**ea, **L**ake, and **O**verland **S**urges from **H**urricanes

Inundation Height

- Less than 3 feet above ground
- Greater than 3 feet above ground
- Greater than 6 feet above ground
- Greater than 9 feet above ground



Source: NYC.gov/site/planning/data-maps/flood-hazard-mapper.page, September 2023

Design Flood Elevations (DFE): 2100 100-Yr storm

HPN Calculation:

Base Flood Elevation	+12.0’
Freeboard	2.0’
2100 Sea Level Rise*	5.5’
	19.5’
Design Flood Elevation	**+20’**

* New York Panel on Climate Change 4th Assessment (NPCC4), May 2024 - Ranges from 25” at 10th percentile to 65” at 90th percentile

16.4. Underestimation of Vehicle GHG Emissions

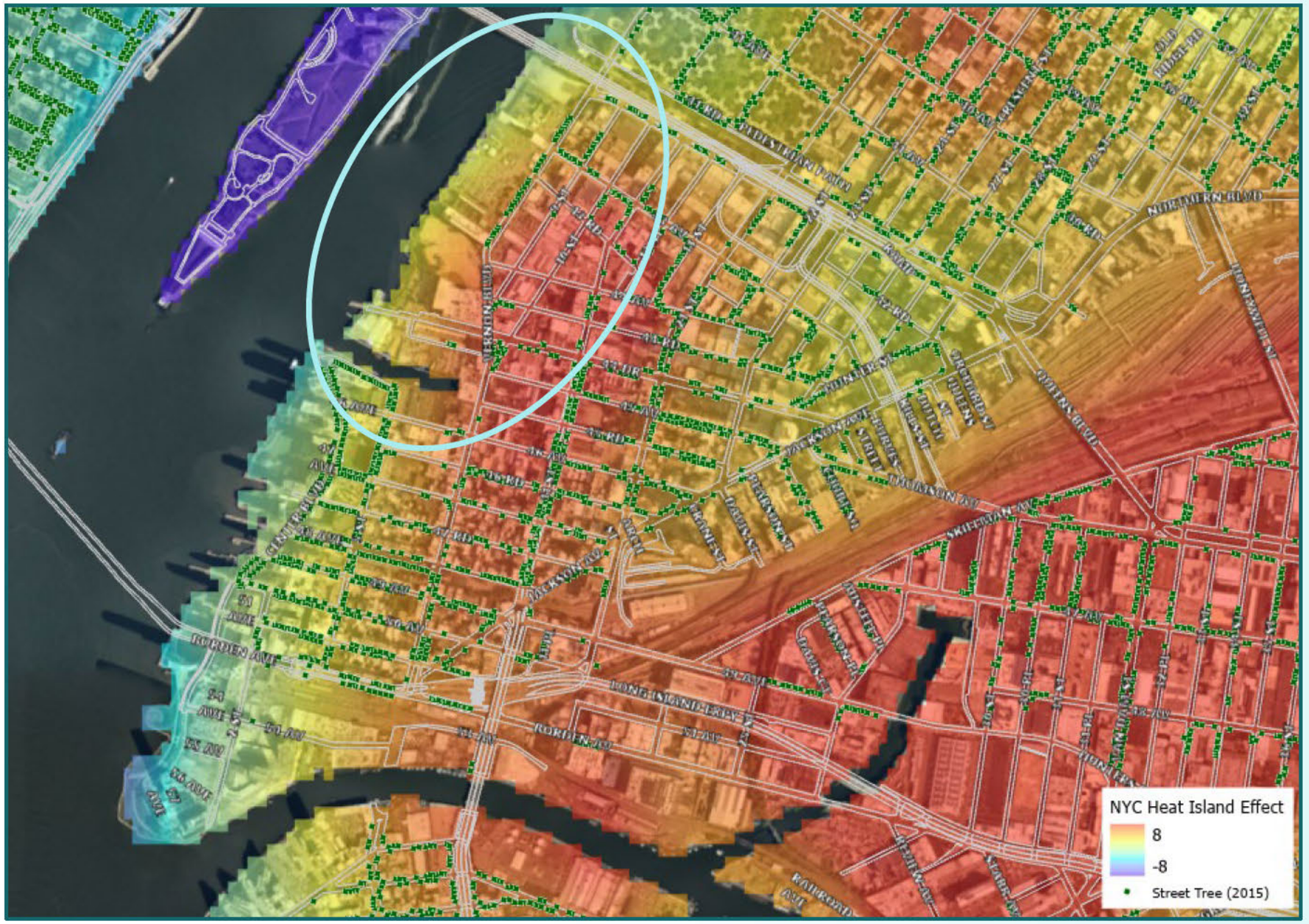
Vehicle-related emissions account for 63% of total projected GHGs (96,218 metric tons), yet the DEIS uses outdated assumptions that ignore electrification trends mandated by state law. It fails to model modal shifts or transit investments and assumes no vehicle electrification—even though NYS bans new internal combustion engine car sales by 2035. The DEIS must incorporate accelerated electrification and congestion pricing effects, or else its mobile source GHG estimates are inflated, misleading, and violate CEQR's requirement to model foreseeable regulatory changes.

16.5. No Emissions Mitigation Plan

While the DEIS references PlaNYC and LL97, it provides no mitigation plan for the 52,239 metric tons of GHGs from building operations or 96,218 metric tons from vehicles. CEQR requires projects exceeding 350,000 SF to show consistency with NYC GHG goals—but simply citing LL97 and Local Law 154 without detailing implementation is not sufficient. The DEIS must identify specific on-site measures: renewable energy procurement, demand response programs, EV charging mandates, building electrification timelines, and materials decarbonization. Otherwise, this chapter lacks enforceable mechanisms and fails to meet CEQR thresholds for consistency.

16.6. Missing Climate Justice Analysis for High Heat and Flood Zones

The Project Area overlaps with neighborhoods identified by NYC DOHMH as having a high Heat Vulnerability Index and known nuisance flooding. Yet there's no climate justice assessment. CEQR requires consideration of disproportionate environmental burdens, and the DEIS admits that over 100 sites will be in flood zones by the 2050s. The DEIS must include an equity-based analysis showing which vulnerable populations are most at risk from extreme heat, flooding, or power outages. Without this, the chapter fails to address PlaNYC's and CEQR's mandates to assess impacts on disadvantaged communities. [See – Extreme Heat: Today & By 2050]



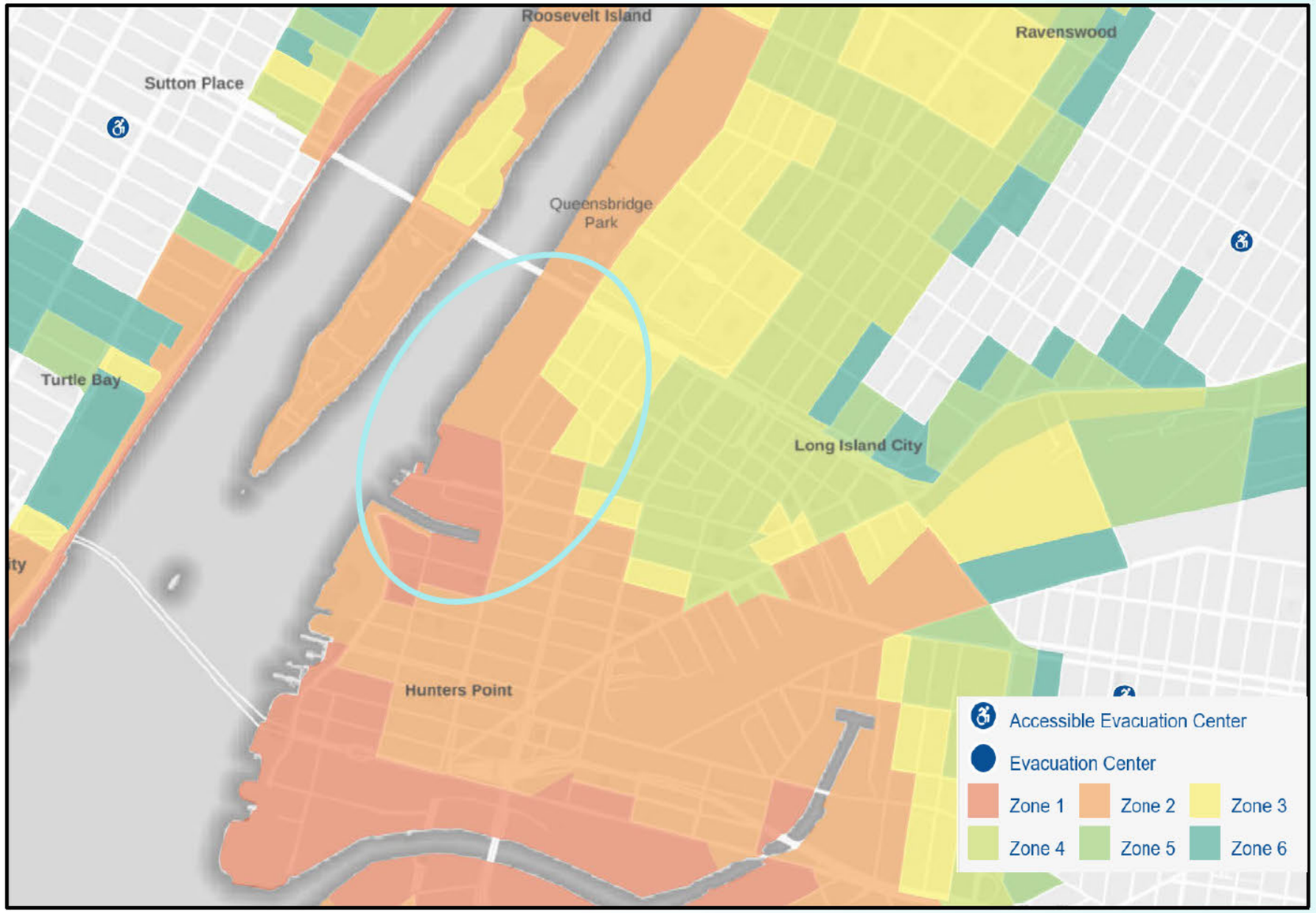
Extreme Heat: Today & By 2050

The IBZ is already experiencing urban heat island effects of up to 8˚F above average for NYC, which will increase over time.

By 2050, research indicates that heat waves will also pose significant risks.

Data Sources: LANDSAT Thermal Data (2009), NYC Department of Parks and Recreation, NYC Department of City Planning, Nearmap, 2024

PUBLIC LAND



Data Source: NYC Evacuation Zone Finder, 2024 (https://maps.nyc.gov/hurricane/#)

Evacuation Zones

Hunters Point North's waterfront is located in the highest evacuation zones (1 & 2). Areas along the East River and around Anable Basin are at greatest risk.

The nearest evacuation center is in Manhattan about a mile away at PS 59 on East 56th Street. In Queens, the nearest centers are about 1.3 miles away through other evacuation zones.

17) Noise

17.1. Significant Unaddressed Noise Impacts at Key Monitoring Locations

The DEIS acknowledges that the Proposed Actions could cause significant adverse noise impacts at Monitoring Locations 5, 8, 13, and 16, where modeled noise increases exceed the 3 dBA CEQR threshold. However, the document defers full analysis to the Final EIS without providing mitigation strategies, impact zones, or health implications for affected residents. This delay undermines CEQR's requirement for a thorough evaluation of environmental impacts **before project approval**. The DEIS must include full impact assessments and proposed mitigation now—not later—to ensure transparency, community protection, and regulatory compliance.

17.2. Overreliance on Proportional Modeling Masks Real-World Impacts

The DEIS relies heavily on "proportional modeling" to estimate future noise levels based on current traffic conditions and projected volume increases. While CEQR allows this method, it oversimplifies complex urban noise interactions, ignores localized conditions, and lacks real-world calibration. Particularly in a neighborhood with overlapping sources like playgrounds, elevated rail, and freight corridors, this approach underestimates cumulative exposure. A more rigorous modeling technique—such as dynamic 3D acoustic simulations or field-calibrated multi-source models—should be employed to reflect true impacts and meet the intent of CEQR's technical standards.

17. 3. Inadequate Mitigation Commitments for Clearly Unacceptable Noise Zones

Noise levels at several receptor locations—such as Locations 17 through 20—already fall within the "Clearly Unacceptable" CEQR category (Ldn > 75 dBA). Despite this, the DEIS proposes only passive attenuation (up to 44 dBA window-wall insulation) and alternate ventilation. This fails to address impacts in open spaces and public right-of-way areas where residents will still be exposed. The plan lacks any source-based noise mitigation (e.g., traffic rerouting, speed calming, barriers). Without addressing outdoor exposure, these measures fall short of CEQR's mandate to prevent or minimize environmental harm.

17.4. Playground Noise Impacts Minimally Addressed Despite High Exposure

Projected Development Site 1 lies just 55 feet from PS312Q's playground. The DEIS calculates cumulative playground and traffic noise levels reaching 68–69 dBA (L10), which exceeds CEQR's acceptable thresholds for noise-sensitive uses. Yet the document offers no operational or design mitigation—like sound-absorbing fencing, staggered play schedules, or vegetative buffers—to reduce exposure. This omission disregards children's heightened sensitivity to noise and violates CEQR's directive to "avoid or minimize" impacts on vulnerable populations. Further, playgrounds are public amenities, and their degradation is a clear adverse community impact.

18) Public Health

18.1. PM2.5 Air Quality Impacts Pose Unmitigated Public Health Risk

The DEIS admits that PM2.5 concentrations will exceed **annual CEQR de minimis thresholds at all four tested intersections**—including a total PM2.5 concentration of **8.44 µg/m³**, dangerously close to the federal health standard of 9 µg/m³. This level of pollution can aggravate asthma, heart disease, and stroke, especially in children and seniors. Yet the DEIS dismisses this risk based on speculative "future modeling." CEQR requires actual mitigation, not wishful projections. If PM2.5 exceedances remain, this is a significant adverse public health impact requiring site-specific action—especially in areas already designated as Disadvantaged Communities.

18.2. Noise Impacts Exceed CEQR Thresholds But Are Dismissed

Four locations are projected to experience **noise increases of up to 3.6 dBA** from new traffic. The DEIS admits this breaches CEQR noise criteria, but waves it off as "not harmful" to public health. This is misleading. CEQR defines these noise thresholds as protective of health and quality of life. Long-term exposure, even to moderate levels, increases the risk of **hypertension, heart disease, and poor child development**. The DEIS must not redefine these impacts out of existence—it must treat exceedances as real risks, especially for seniors, children, and other vulnerable populations.

18.3. Construction Noise Up to 100 dBA Exceeds Health Guidelines

The DEIS confirms that construction at multiple sites will generate **noise up to 100 dBA**—above the threshold for hearing loss and other health risks. While it claims window insulation will reduce indoor exposure, this assumes windows stay shut and ignores impacts on public parks, sidewalks, and schools. CEQR acknowledges that **short-term, high-intensity noise** can cause cardiovascular stress and interfere with learning. The DEIS offers no community health protections, school coordination plans, or interim air and noise shelters. Without those, this is a public health failure—not just a nuisance.

18.4. False Assumption of Zero Health Impact from Displacement

Nowhere in this chapter does the DEIS address how displacement of residents—especially in low-income, rent-stabilized housing—might affect health. Yet CEQR guidance explicitly allows for health considerations stemming from social and economic conditions. Evictions, forced relocation, and overcrowding increase rates of **anxiety, depression, asthma, and chronic illness**. Ignoring these impacts—particularly in Disadvantaged Communities (DACs) already facing health disparities—represents a severe analytical failure and violates the equity mandates of CEQR and the Climate Leadership and Community Protection Act (CLCPA).

18.5. Heavy Reliance on "Future Modeling" to Avoid Accountability

The DEIS uses "anticipated future updates" and "grid modeling refinements" to claim PM2.5 levels will eventually fall below thresholds—but provides **no enforceable mitigation now**. This contradicts CEQR's core principle that impacts must be identified and mitigated based on the best available information at the time of the Draft EIS. The claim that things will fix themselves by the Final EIS is not mitigation—it's deferral. Communities deserve protective action now, not

faith in future assumptions. The DEIS must provide concrete mitigations or acknowledge that public health standards are currently being breached.

18.6. No Vulnerability Assessment Despite High-Risk Communities

The DEIS completely fails to assess **how air and noise pollution will disproportionately affect vulnerable populations**—including NYCHA residents, seniors, and children near Vernon Blvd and 46th Ave, where multiple exceedances occur. CEQR requires identification of receptors with elevated vulnerability, yet this chapter treats all exposures as equal. There is no demographic mapping, asthma rate comparison, or hospital admission data cited. This erases the lived experience of DACs and violates environmental justice principles now embedded in state law. Without a health vulnerability analysis, the DEIS is both incomplete and inequitable.

19) Neighborhood Character

19.1. CEQR Misinterpreted to Downplay Cumulative Impacts

The DEIS repeatedly states that “neighborhood character impacts are rare” and uses this to avoid analyzing cumulative effects. This contradicts CEQR guidance, which explicitly allows for cumulative moderate impacts—especially across shadow, open space, historic resources, and transportation—to trigger significant neighborhood character concerns. In this case, **at least four CEQR categories show significant impacts**, yet the DEIS claims these don’t add up to a meaningful change. This is a misreading of CEQR and a procedural failure that requires a full reassessment of cumulative effects under Section 19-2 of the CEQR Technical Manual.

19.2. Loss of Historic Architecture Undermines Cultural Identity

The DEIS downplays the demolition of five State/National Register-eligible buildings, claiming their loss won’t alter neighborhood character. But these buildings reflect the industrial, working-class legacy of Long Island City—the very identity cited as a defining neighborhood feature. Destroying the New York & Queens Electric Light building and other historic structures without alternatives or adaptive reuse strategies contradicts CEQR’s mandate to assess contextual changes. The character of a neighborhood isn’t just preserved landmarks—it’s also the everyday architectural fabric. These losses amount to an erasure of place.

19.3. Drastic Decline in Open Space Ratio Contradicts Character Preservation Claim

The DEIS claims six new acres of open space enhance neighborhood character—but the resident-to-open-space ratio **plummets by nearly 19%**, particularly for active open space. This contradicts CEQR’s standards, which treat open space as a defining character element when access falls below city guidelines. New park space located in high-traffic, polluted, or shadowed areas does not meaningfully offset the increased demand from 14,699 new residents. This is not neighborhood enhancement—it’s overburdening already stretched infrastructure, degrading livability, and violating CEQR’s character threshold for open space scarcity. [See – Waterfront Open Space at Hunters Point South Park]

19.4. Transportation Crisis Dismissed as Non-Character Impact

The DEIS admits to significant transit, sidewalk, and traffic impacts—44 intersections, 25 sidewalks, multiple subway stations—but dismisses these because “transportation is not a defining feature of neighborhood character.” That’s false. In transit-reliant LIC, **access and circulation are central to daily life, walkability, and identity**. Overcrowded subways, blocked sidewalks, and ferry spillover into Gantry Park directly affect quality of life and spatial experience. CEQR allows for transportation to influence character in high-density, transit-rich neighborhoods. The DEIS cannot erase infrastructure failure by declaring it irrelevant to community life.

19.5. Vague Language Masks Real Urban Design Harms

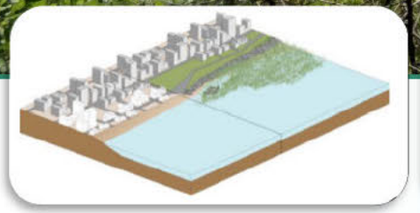
The DEIS praises “architecturally contextual” new towers but provides no visual analysis of how massive towers—up to 1,175 feet—will dwarf historic districts, obscure public view corridors, and overwhelm waterfront identity. CEQR requires visual impact analysis where scale and setting are at risk. LIC’s character is defined by dynamic but human-scaled transitions between

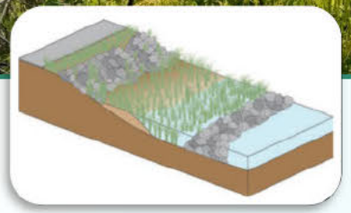
CLIMATE

Waterfront Open Space at Hunters Point South Park
with both natural and engineered shorelines









Graphics: NYC Planning, Urban Waterfront Adaptive Strategies, *June 2013*
Photo (top): NI, July 2020

industrial, cultural, and residential areas. High-rise towers surrounded by shadows, parking podiums, and glass facades represent radical change—not continuity. The DEIS must show streetscape renderings and section drawings that clarify what residents will actually experience.

19.6. Cultural Assets Cited as Strength, Then Undermined

The DEIS praises LIC's arts and culture identity—MoMA PS1, Silvercup Studios, sculpture centers—but proposes rezoning that accelerates displacement of low-rent industrial studios and creative uses. While it claims to "protect" arts space, there are no zoning guarantees, preservation incentives, or binding mechanisms. CEQR requires alignment between project claims and real-world outcomes. Without firm protections, the creative community that defines LIC's identity will be priced out by speculative residential towers and generic commercial space. This contradiction between narrative and land use must be addressed before certification.

20) Construction

20.1. Failure to Address Extended Construction Impacts Across Multiple Sites

The DEIS assumes construction will be staggered across 52 projected development sites but fails to specify phasing at a block or neighborhood scale. Many sites may undergo overlapping excavation, pile-driving, and superstructure work over a ten-year span. This prolonged, cumulative impact on adjacent communities—particularly low-income and rent-stabilized housing near Sites 1, 19, and 63—is not fully assessed. CEQR mandates a detailed analysis of sustained multi-site disruption, especially when it affects sensitive receptors like schools, healthcare facilities, or senior housing. A site-specific phasing map and mitigation strategy must be included now—not deferred to later project stages.

20.2. Construction Noise Impacts are Downplayed with Vague Mitigation

The DEIS admits significant construction noise impacts, citing receptor sites with 15–20 dBA increases classified as “objectionable” or “very objectionable.” However, it offers only general assurances of compliance with the NYC Noise Code and a future Construction Noise Mitigation Plan. This defers actual mitigations like noise curtains, equipment substitution, or community notice protocols. Without defining where and when these plans apply, and how they protect sensitive uses like PS312Q or residential buildings within 50 feet of pile-driving sites, the DEIS fails CEQR’s requirement to identify and minimize adverse environmental impacts during the review process.

20.3. Air Quality Modeling Uses Generic Proxies and May Miss Localized Risk

The DEIS bases its air quality modeling on representative proxy sites (Sites 1, 19, 20, 22), applying results to the entire project area. This approach ignores actual land use variation and microclimate conditions (e.g., canyon effects near high-rises, proximity to schools or nursing homes). For example, Site 19's high emissions are averaged across sites like 67C and 63A, which are near sensitive receptors but may experience more severe localized effects. CEQR requires that site-specific and cumulative impacts be fully disclosed and not masked through generalized assumptions. The current modeling approach risks underestimating PM2.5 and NO_2 exposure for vulnerable populations.

20.4. Construction Worker and Truck Traffic Will Overwhelm Local Infrastructure

The DEIS forecasts 3,276 daily construction workers and 448 daily truck trips at peak (2030 Q3), but downplays congestion by stating traffic would occur “outside normal commuter peaks.” However, peak construction traffic is modeled to occur from **6–7 AM**, overlapping with school and early work commutes. The report also admits potential parking shortfalls and lane closures, yet defers details to future DOT-approved Maintenance and Protection of Traffic (MPT) plans. This violates CEQR’s directive to fully disclose traffic and parking impacts upfront, especially in mixed-use districts already burdened with congestion and limited curb space.

21) Mitigation

21.1. Mitigation Is Largely Deferred, Non-Binding, or Infeasible

The DEIS admits to significant adverse impacts across schools, public parks, transit, air quality, and more—but offers **no enforceable mitigation**. Nearly every section defers action to the FEIS, pending further "coordination," "review," or "exploration." CEQR mandates that mitigation be identified and feasible at the Draft EIS stage, not simply promised later. This document proposes zoning text amendments to "encourage" future schools or parks but includes **no funding, no phasing, and no guarantees**. Without binding commitments, this chapter fails CEQR's basic standards for mitigation planning and must be revised to include enforceable strategies.

21.2. Most Impacts Are Admitted as Unmitigated

The DEIS concedes that **numerous adverse impacts will remain unmitigated**, including:

- 25 intersections with traffic congestion
- 6 subway stairs, 1 fare array, 3 escalators
- 14 sidewalks, 10 crosswalks, 1 corner
- 3 publicly-owned open spaces (Gordon Triangle, 44th Dr Pier, Queens Plaza medians)
- Multiple cultural and historic resources
- Construction noise up to 100 dBA

Under CEQR, these widespread failures trigger a requirement to **explore project alternatives**. Instead, this plan moves forward as-is. The scale of unmitigated harm warrants serious reconsideration of the Proposed Action or a reduced-impact alternative.

21.3. Air Quality Impacts Are Not Fully Mitigated Despite Exceeding Federal Standards

The DEIS admits PM2.5 concentrations at Vernon Blvd & 46th Ave will **exceed NAAQS** and CEQR's de minimis thresholds—posing a documented health risk. Traffic engineering changes may help, but even with mitigation, **annual PM2.5 still exceeds thresholds at all tested sites**. The DEIS punts responsibility to a future "grid analysis" and revised modeling that may or may not show compliance. CEQR requires mitigation based on current best-available data. Relying on hoped-for future emissions declines is speculative and dangerous. Air quality impacts must be mitigated now or flagged as unacceptable.

21.4. Transit Mitigation Assumes MTA Will Absorb Project Costs

The DEIS proposes that **7, E, F, and G subway lines**, as well as **Court Square stairs, escalators, and fare arrays**, can be fixed by adding trains or widening stairs. But these fixes are not funded and depend entirely on MTA agreement. The DEIS admits stair widening is **infeasible at most impacted locations** and no additional fare arrays or escalators can be added. CEQR does not allow agencies to assume another entity will implement mitigation. Without committed interagency agreements, these are not mitigations—they are deferrals.

22) Alternatives

22.1. Alternatives Do Not Adequately Explore Feasible Mitigations

The “No Unmitigated Significant Adverse Impacts” alternative claims that modifying the Proposed Actions to avoid unmitigated impacts would make the project infeasible. This is speculative and lacks supporting alternatives with phased development, offsite mitigation, or other zoning tools. Under CEQR, agencies are required to **analyze and present feasible alternatives** that could mitigate impacts, not dismiss them based on assumed infeasibility. The DEIS avoids a rigorous evaluation of less impactful zoning or design options, undermining the purpose of the Alternatives chapter and failing to demonstrate good faith consideration of community-driven alternatives.

22.2. DOE Site Alternative Overstates Affordable Housing Gains While Ignoring Early Childhood Impacts

The DOE Site Development Alternative highlights increased affordable housing units, but fails to adequately address **worsening early childhood program impacts**—projecting a shortfall of 128 childcare slots versus 67 in the Proposed Action. This impact is downplayed and left to future consideration in the FEIS. This omission violates CEQR’s requirement to fully evaluate foreseeable impacts and mitigation strategies. Moreover, the claim of “greater affordability” masks the fact that the plan shifts burdens onto public services without addressing service expansion, revealing a narrow focus on unit counts rather than comprehensive livability or equity.

22.3. No Action Alternative Avoids Numerous Impacts But Is Mischaracterized as Inferior

The DEIS concedes that the No Action Alternative would **avoid all unmitigated significant adverse impacts**—including those related to noise, traffic, shadows, air quality, schools, and historic resources. Yet it is summarily dismissed for not meeting the "goals and objectives" of the Proposed Actions. This narrative evades a transparent trade-off analysis between density, livability, and environmental harm. By failing to explore refined versions of the No Action Alternative that incrementally add density while mitigating impacts, the DEIS sidesteps meaningful discussion of how **a more balanced or community-aligned approach** could serve city policy goals with fewer trade-offs.

22.4. Failure to Analyze Community-Based Alternatives Violates CEQR Intent

Despite extensive community engagement in the Long Island City planning process, **no alternative grounded in community-led priorities**—such as anti-displacement safeguards, industrial preservation, or environmental justice zones—is analyzed in the DEIS. This is a significant procedural and ethical failure. CEQR explicitly supports the evaluation of reasonable alternatives that reflect public concern. The Alternatives chapter includes only agency- or developer-defined scenarios. The exclusion of community-informed pathways reinforces mistrust and undermines the credibility of the environmental review process. [See – The Opportunity: A Framework for Sustainability]

NEXT STEPS

The Opportunity: A Framework for Sustainability

Ideally, a comprehensive **framework for the sustainability** of Hunters Point North will be developed, supporting the needs of LIC's vibrant neighborhoods and bringing public and private sectors together to collaborate with the community on mutually beneficial plans.



Proposed Open Space Network from the East River to Jackson Avenue



Proposed Hunters Point North Park at 44th Avenue and 5th Street

23) Unavoidable Adverse Impacts

23.1. DEIS Admits Widespread, Unavoidable Harm Across Basic Services

The DEIS acknowledges significant adverse impacts to **elementary schools, libraries, early childhood programs, open space, air quality, and transportation**—and then admits that many of these cannot be mitigated. This violates CEQR's core principle of avoiding or minimizing impacts. If a project causes irreversible harm to public infrastructure, health, and safety, **it should not proceed** without substantial redesign. The scope of "unavoidable" impacts confirms that the Long Island City Neighborhood Plan is not supportable in its current form and must be significantly reduced or restructured to protect the community.

23.2. Open Space Impact Is Admitted But Unresolved

The DEIS admits the project will reduce open space per resident by **18.6% overall**, with a **20.6% drop in active open space**—far exceeding CEQR's significant impact threshold. Even with bonuses for privately-owned public spaces (POPs) and new potential privately-owned open spaces required under Waterfront Zoning, the DEIS confesses it cannot make up for a **16.33-acre deficit**. This leaves Long Island City residents—especially in Queensbridge and Dutch Kills—with even less green space, in a neighborhood already far below city standards. The DEIS offers no timeline, funding, or public guarantee for new space. This is a textbook example of an unmitigated, environmental justice failure.

23.3. Massive School Overcrowding Declared Unavoidable

Elementary school utilization would surge to **143.8%**, with over **1,300 new students** beyond current capacity. The DEIS offers speculative ideas—like repurposing space or "possibly" constructing a school—but admits there is **no confirmed mitigation**. Under CEQR, this level of overcrowding constitutes a significant adverse impact, especially in Disadvantaged Communities where children already face educational barriers. Without funding and a guaranteed new school site, the DEIS must either reduce the project's residential density or face a formal CEQR finding of infeasibility and denial.

23.4. Transit System Overload with No Guaranteed Fix

The DEIS admits significant transit impacts to **eight subway stairs, three escalators, one fare array, and all G/E/F/7 trains**, with no firm mitigation. Most improvements—like extra train service or widened stairs—depend on future MTA action with **no commitment, funding, or feasibility analysis**. Six subway stairs and all escalator/faregate impacts remain unmitigated. This means tens of thousands of new riders will enter an already failing transit system. CEQR does not permit agencies to defer critical mitigations to external actors. Without a **binding MTA partnership plan**, these impacts are unmanageable and should trigger a downscaling of the proposal.

23.5. Construction Noise Up to 100 dBA Left Unresolved

Construction across 54 sites will expose neighborhoods to noise as high as **100 dBA**—a level known to harm cardiovascular health, interfere with learning, and cause stress. The DEIS concedes that mitigation measures like barriers and electric tools **won't eliminate the risk**. NYCHA residents, schools, parks, and seniors in the area will suffer through a multi-decade

buildout without adequate protection. CEQR requires clear thresholds and enforceable mitigation—neither are present. This is an unacceptable public health trade-off and a **violation of environmental justice obligations** under the Climate Leadership Community Protection Act.

23.6. PM2.5 Air Pollution Will Exceed Federal Health Standards

Even after mitigation, the DEIS predicts **annual PM2.5 levels will exceed federal standards** at Vernon Boulevard and other intersections. These are toxic pollution levels linked to asthma, stroke, and cancer. The DEIS suggests future “refined modeling” will show lower numbers—but provides no proof. CEQR mandates disclosure of current health threats and mitigation based on the best available science. Any project that knowingly exposes New Yorkers to illegal pollution levels **cannot move forward under SEQRA without fundamental redesign or denial**.

24) Growth Inducing Aspects of the Proposed Actions

24.1. DEIS Denies Growth-Inducing Impacts Despite 54-Block Rezoning

The DEIS absurdly claims this **54-block rezoning**—adding nearly 15,000 housing units and over 3.4 million square feet of commercial space—will not "induce significant new growth in the surrounding area." This contradicts basic land use economics. Rezonings of this scale reshape investor expectations and speculative activity, especially in adjacent unprotected areas like Dutch Kills, Ravenswood, and Queensbridge. CEQR requires analysis of secondary development pressures and displacement beyond the rezoning boundary. This chapter ignores that responsibility entirely and must be redone to include potential knock-on **effects on adjacent housing markets, industrial zones, and community-serving uses.**

24.2. Industrial Displacement Creates Unanalyzed Regional Ripple Effects

The DEIS admits the project will remove **794,485 square feet of industrial space**—a 25% cut across the project area—but claims this will not spur displacement or regional growth effects. Yet CEQR requires assessment of whether land use changes could shift industrial activity elsewhere or displace industrial businesses to less appropriate or more vulnerable neighborhoods. This oversight ignores the City's own manufacturing retention goals and environmental justice mandates. Growth-inducing impacts must account for **where displaced industries go, what they displace**, and how that affects other overburdened communities.

24.3. DEIS Contradicts Itself on Commercial Growth Pressures

The DEIS admits the plan will "enhance the growth of local commercial corridors" and increase demand for goods, services, and community facilities—but claims this growth is already factored into the RWCDS and won't spill over. Yet earlier chapters forecast **library and school overcrowding, transit congestion, and pedestrian safety issues**—proof that projected growth does trigger broader service needs. CEQR requires a realistic assessment of regional secondary impacts. This plan has clear growth-inducing potential beyond its mapped boundaries and should be analyzed for **service demand inflation, speculative commercial conversions, and displacement of community-serving uses.**

24.4. Growth-Inducing Analysis Ignores Public Infrastructure Implications

The DEIS claims the plan won't induce new growth because it doesn't add infrastructure—but it **leverages** existing infrastructure capacity across sewers, transit, ferries, and schools. CEQR defines growth inducement as both **direct infrastructure expansion and enabling overuse of existing systems** that leads to unplanned growth elsewhere. With 14,699 new units and no concurrent school or transit expansions, this plan stretches systems and signals to future developers that the area can absorb more. That's **growth inducement by policy signal**—not pipe installation. This chapter must reflect that reality and assess regional pressures now set in motion.

25) Irreversible and Irretrievable Commitments of Resources

25.1. Public Resources Will Be Spent Without Guarantee of Community Benefit

The DEIS acknowledges irreversible commitments of municipal labor, infrastructure investment, and public funding (e.g., schools, sewers, transit planning)—but offers **no assurance** that community needs will be met in return. Public dollars and institutional capacity will be spent to support a speculative private development, without legally binding commitments for public schools, public parks, or deeply affordable housing. CEQR requires that the long-term trade-offs of public investment be disclosed. Here, the public bears the cost while the benefits are privatized. That is not a fair or transparent commitment of City resources.

25.2 Land Use Changes Are Irreversible and Eliminate Future Public Use Potential

Once rezoned and developed, the 54-block area will be permanently removed from future planning opportunities that might prioritize industrial jobs, energy resilience, climate adaptation, or open space. The DEIS admits this but offers no consideration of the **public opportunity cost** of locking in land use around speculative luxury development. CEQR requires that irreversible land use commitments be weighed against alternative futures. By failing to model a lower-density or climate-adaptive alternative, the City forfeits flexibility on land most critical to Western Queens' long-term sustainability and public purpose.

25.3. Fossil Fuel Infrastructure Lock-In Contradicts Climate Law

The DEIS acknowledges long-term consumption of "energy resources," including fossil fuels, yet does not model what proportion of proposed buildings will be **gas-powered**, or how many will be subject to retrofits under **Local Law 97**. Buildings constructed today without electrification will lock in fossil fuel use through 2050 or later—directly contradicting the CLCPA's 85% emissions reduction mandate. This is a textbook example of **irretrievable carbon lock-in**, and CEQR requires it be quantified and disclosed. The DEIS instead evades this accountability, treating gas infrastructure as standard and irreversible without alternatives.

25.4. Loss of Historic and Cultural Resources Is Permanent

The DEIS admits that several buildings eligible for State and National Registers—including the Walter Lippmann Building and New York & Queens Electric Light Company—will be demolished. These demolitions are listed as "unavoidable" but are also **irreversible** losses of architectural and cultural heritage. CEQR requires that such losses be clearly justified and weighed against feasible preservation or adaptive reuse alternatives. Here, no preservation scenario was modeled. Once these cultural anchors are gone, they cannot be recovered—and with them goes a layer of LIC's working-class, industrial legacy.

26) Effects on Disadvantaged Communities (DACs)

26.1. Chapter Fails to Comply with New Legal Standard

New York State law (ECL §8-0109[2][k]) now mandates that EIS documents **evaluate whether actions cause or increase disproportionate pollution burdens on Disadvantaged Communities (DACs)**. This chapter fails that test. It cherry-picks technical findings without presenting cumulative impacts, health outcomes, or intersecting vulnerabilities. It also fails to define "disproportionate" or explain why burdened DACs with compounding traffic, polluted stormwater, poor air quality, and construction noise risks are not entitled to additional protections. This violates both the letter and intent of the new statute and must be **completely revised to meet legal standards**.

26.2. Cumulative Pollution Impacts Ignored in High-Burden DACs

While the DEIS acknowledges that **traffic, air pollution, and construction noise all affect DACs**, it evaluates them separately—ignoring how they compound in neighborhoods already overburdened. For example, Census Tracts 33 and 43 will experience open space loss, shadows, library overcrowding, mobile-source air pollution, and construction noise—yet the DEIS never aggregates these risks. CEQR requires consideration of cumulative effects, especially under environmental justice frameworks. The omission of a combined risk or health burden assessment represents a critical failure that violates state equity mandates and **denies DACs a complete environmental review**.

26.3. Backloaded Mitigation Cannot Substitute for Impact Avoidance

The DEIS repeatedly defers action by suggesting that "mitigation measures will be considered" in future stages—offering vague references to possible schools, libraries, or transit coordination. However, CEQR and ECL §8-0109(2)(k) demand that disproportionate burdens on DACs be avoided or minimized upfront. You cannot **place toxic exposure, overcrowded facilities, and intensified air pollution on historically marginalized neighborhoods** and then hope to fix it later. The "**mitigation-by-promissory-note"** approach violates the burden-reduction principle central to climate and environmental justice law.

26.4. Minimizing Impacts Based on "Lower Burden" Status Is Misleading

The DEIS claims that mobile source air pollution and construction noise do not disproportionately burden DACs because affected census tracts have "lower burdens and vulnerabilities." This framing is misleading and dangerous. Any DAC is, by legal definition, **overburdened**—the existence of "higher" or "lower" burden tiers does not mean pollution in "lower burden" DACs is inconsequential. **Using internal DAC gradations to justify additional environmental burdens** defies the intent of the law and CEQR's core principles of equitable impact distribution.

26.5. Failure to Engage or Disclose for Affected DAC Populations

There is no mention of public outreach, language access, or community engagement specific to affected DACs—despite the legal requirement to **center those most vulnerable**. DACs impacted by this plan include multilingual, immigrant, and low-income populations with historic disinvestment. A compliant EIS must include outreach documentation, a health impact

assessment, and summaries of how community input shaped the alternatives and mitigations. This DEIS contains none of that and must be revised to meet basic procedural justice obligations under CEQRA and CLCPA.

26.6. Public Health Risk Assessment Is Missing

The DEIS acknowledges PM2.5 and CO levels that **exceed de minimis thresholds** and admits these may create public health impacts. Yet **no health risk assessment** is included. For DACs already facing asthma, cardiovascular illness, and limited access to care, this is a glaring oversight. CEQR and environmental justice law require disclosure of not just pollution levels, but **how they interact with local health vulnerabilities**. The lack of asthma rates, hospitalization data, or modeled exposure scenarios is a clear violation of both CEQR public health standards and New York State environmental justice law.

27) Conceptual Analysis

27.1. Unlocking Hidden Density Without Environmental Limits

The DEIS proposes zoning mechanisms (e.g., plaza bonuses, school bulk relief) that enable **up to 256 new units and 800-foot towers** without meaningful impact caps. The claim that "site-specific CEQR review will occur later" undermines CEQR and SEQRA's intent to assess all reasonably foreseeable impacts at the time of action. This allows developers to extract density while delaying accountability. CEQR requires the lead agency to **assess cumulative effects of discretionary actions that open the door to new height, bulk, and displacement.** Without limits or thresholds, these conceptual tools become loopholes.

27.2. Future Redevelopment of Silvercup West Could Bring 550,000 SF More, With No Public Process

The DEIS acknowledges that revoking the Restrictive Declaration at Silvercup West could unlock **550,000 zoning square feet** more than previously approved—but defers all analysis. This site includes waterfront parcels, a city landmark, and a power plant. Yet no shadow, hazardous materials, displacement, or infrastructure impact analysis is included. In 2016, New York State Department of Environmental Conservation (DEC) identified "material **contaminated with petroleum**" and "grossly contaminated soil impacted with elevated levels of **arsenic and lead**" according to "Arrested Development | LIC's Adorable Terra Cotta Building Has Thwarted Disruptors for Over a Century" by Sydney Schuster, 2020. CEQR requires meaningful analysis of foreseeable impacts, not just placeholders for future EIS filings. The scale and location of this site demand a **separate scenario analysis and inclusion in the RWCDS**, not a vague conceptual footnote.



Silvercup West's approved proposal for 2.10 million square feet of multi-use development designed by Lord Richard Rogers with towers twice as tall as the Queensboro Bridge.
Photo by Rogers Stirk Harbour, 2006.

27.3. Con Edison Learning Center Rezoning Could Enable 4 million SF With No Build Year or Mitigation Plan

The DEIS quietly proposes that the **Con Edison Learning Center site** could be rezoned after 2035 for **4 million square feet** of mixed-use development. This is larger than most entire rezonings. Yet it is excluded from the core RWCDS and lacks a build year, mitigation strategy, or infrastructure plan. This violates CEQR's requirement to disclose and evaluate reasonably foreseeable development tied to the Proposed Action. Deferring this to future piecemeal review **bypasses the cumulative analysis** that CEQR and SEQRA were designed to enforce.

27.4. Plaza Bonus Authorization Adds Height Without Transit, Infrastructure, or Shadow Review

The proposed public plaza bonus allows **20% additional floor area and 60–85 foot height increases**—yet the DEIS assumes only "minor effects." In LIC, small changes in height can dramatically expand shadows, exceed sewer thresholds, or worsen transit congestion. The assumption that site-specific reviews will catch these issues later conflicts with CEQR's requirement to analyze cumulative impacts of new zoning mechanisms created by the action. The City must provide a **district-wide upper bound** for this tool's usage or risk enabling mass upzonings without disclosure or mitigation.

27.5. "No Maximum Height" Standard Sets a Dangerous Precedent

Under the new authorizations, multiple sites can exceed current RWCDS height assumptions—reaching **665 to 800 feet**—because there is no mapped maximum height in M1-6A/R10. The DEIS admits this will add 256 units, yet refuses to model **cumulative shadow, view, wind, or urban design impacts**. In a city where skyline intrusions have caused measurable neighborhood character impacts, CEQR requires modeling height increases with visual simulations. The City must show **skyline views, shadow maps, and bulk envelopes** that correspond to real-world proposals—not just defer to future review.

27.6. School Bulk Modification Tool May Lead to Demolition of Historic Resources

The proposed school bulk flexibility authorization increases allowable building height by **30 feet**, including at **Conceptual Site 3**, which sits on the **Fanie Schuman Building (Resource G)**—a potential architectural resource. The DEIS admits that demolition is likely but offers no preservation alternatives, adaptive reuse scenarios, or mitigation. It also claims that the bulk increase "would not change the use," yet fails to analyze contextual or skyline impacts. CEQR requires **full analysis of architectural resources and neighborhood character impacts** when demolition is foreseeable. This is a clear CEQR violation.

Samuel Nourieli

From: Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>
Sent: Wednesday, July 30, 2025 8:48 AM
To: HYang@planning.nyc.gov; JMitchell@planning.nyc.gov; queenscomments_dl@planning.nyc.gov
Subject: Comments re: C 250176 ZMQ - Long Island City Neighborhood Plan
Attachments: bca testimony before commission 7-30-2025.pdf

Re. Project: **C 250176 ZMQ - Long Island City Neighborhood Plan**

Submitted by:

Name: **Thomas Mituzas**
Zip: **11101**

I represent: **A local community group or organization**

Details for "I Represent": **Blissville Civic Association**

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:
Since of the onset of NYC Planning's engagement with the community the Blissville Section of Long Island City has called for Equity, Inclusion and Investments. We recognize that Blissville is not part of the Study Area where zoning changes will occur; however Blissville is within the Context Area which means Blissville should benefit from the broader context area investments made by the City as part if the plan. Councilmember Julie Won has stated that she views public rezonings as an opportunity to secure investments from the City to meet capital needs within the district. We are hopeful that a fair & equitable process will be followed for Context Area Investments. Please do not leave Blissville behind! It should be noted that with the release of NYC Planning's DEIS the Blissville section of Long Island City (census tract 199), a New York State defined Disadvantaged community was included as required by State law. Specifically, Blissville was included in Chapter 26 of the plan entitled, "Effects on Disadvantaged Communities". However, the inclusion we seek is not just for NYC Planning to inform us of the harm that may come to us… we seek Investments. Attached please find our testimony where we highlight the

specific and reasonable investments sought. Investments supported by both Community Board 2 of Queens and the Honorable Donovan Richards, Borough President of Queens. Thank you for your consideration, Warren Davis, President Tom Mituzas, Secretary Blissville Civic Association https://dot.cards/blissville_civic_association

Blissville Civic Association
LONG ISLAND CITY

advocating for those living and sheltering in Blissville

July 30, 2025

Testimony submitted to the NYC Planning Commission by the Blissville Civic Association in support of the One Long Island City Neighborhood Plan, a plan inclusive of Investments for Blissville

The Blissville Civic Association calls upon the NYC Planning Commission to vote yes on the One LIC Neighborhood Plan that includes Community Board 2 of Queens' and the Honorable Donovan Richards, Queens Borough President's recommendations to invest in the Blissville section of Long Island City.

NYC Planning's Draft Environmental Impact Study (DEIS), chapter 26, outlines the potential environmental impacts to the NY State defined disadvantaged communities like Blissville (Census Tract 199) within Long Island City and within the Context Area as defined by the 1LIC Neighborhood Plan. The investments we seek will help combat the effects identified in Chapter 26 of the DEIS and include:

Community Board 2 of Queens' Recommendations:

- a comprehensive street tree initiative to help combat pollution, reduce the effects of the urban heat island, remove rain from our sewage system, and enhance the overall well-being of all those who live, work and shelter in Blissville.
- a rain garden initiative targeted specifically for Blissville to help remove storm water from our over-saturated sewer system; and
- the creation of an inland park within the context area, namely the 29th Street Park. A park also identified in feedback received from the Newtown Creek Alliance and the President of Laguardia Community College. Each has called for the expanse of the footprint of parkland in the context area of the 1LIC Plan by the creation of the 29th Street Park at the head of the Dutch Kills Tributary directly behind Laguardia Community College and steps away from neighboring communities of Court Square, Blissville and South Sunnyside.

Donovan Richards Queens Borough President's Recommendations:

- Blissville Green Asphalt Plant resolution - the City and State must ensure that Green Asphalt's smokestack is doubled to reduce air pollution and odor in Blissville.
- Blissville Greenway. Funding for capital upgrades in terms of sidewalk, bike lane barriers, trees and greenery along Review Avenue from Borden Avenue to Laurel Hill Boulevard.
- Greenpoint Bridge Entrance. Capital project to redesign the intersection at Greenpoint Ave and Review Ave to make it safe for pedestrians and cyclists, while continuing to accommodate truck traffic

Our asks and those of Community Board 2 and Borough President Richards are reasonable and achievable, and we have full confidence in our Councilmember Julie Won to negotiate these asks into the plan should it be approved.

We implore you the Commission to pass the One Long Island City Neighborhood Plan, inclusive of Community Board 2 of Queens and Borough President Donovan Richard's recommendations to invest in the Blissville section of Long Island City.

Respectfully submitted on 7/30/2025

Thomas J Mituzas, Secretary
Blissville Civic Association

August 7, 2025

City Planning Commission
Central Office
120 Broadway, 31st Floor
New York, NY, 10271
Phone: 212-720-3300
Fax: 212-720-3488

Dear Dan Garodnick

As a longtime neighborhood partner of MoMA PS1, SculptureCenter is pleased to offer our full support for their proposal through the OneLIC rezoning for the Courtyard and Plaza Access Renovation Project. Just as MoMA PS1 has served as a cultural anchor in Long Island City for nearly 50 years, generating significant economic development and acting as a critical community hub and center of artistic expression, we believe this remarkable institution can continue to serve as the cultural heart of the OneLIC rezoning.

MoMA PS1 has long been committed to providing free admission to all New York City and NY State residents, offering artmaking workshops and community programs, and amplifying artists through their innovative Homeroom program. Their proposal for the OneLIC rezoning will enhance access to their exhibition spaces, provide dedicated spaces for children and families, and improve public access for the surrounding community.

The transformation of MoMA PS1's first floor will open up the institution, including the plaza, and create a dedicated space for learning and creative exploration for children and families. These new or revamped spaces will be essential as Long Island City continues to grow. Furthermore, with city investment, MoMA PS1 will not only expand its physical presence but also its arts education and community engagement programming.

It is essential that the city prioritize cultural investment when considering large-scale rezoning projects. Arts and culture are fundamental to a thriving community. Access to culture promotes mental well-being, provides vital educational opportunities, and strengthens communities by fostering connections and creativity.

We strongly urge you to support MoMA PS1's proposal and prioritize investments in much-needed cultural space in Queens.

Thank you for your consideration.

Sincerely,

Sohrab Mohebbi

Sohrab Mohebbi

Director
SculptureCenter

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Samuel Nourieli

From: Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>
Sent: Tuesday, August 5, 2025 10:40 AM
To: HYang@planning.nyc.gov; JMitchell@planning.nyc.gov; queenscomments_dl@planning.nyc.gov
Subject: Comments re: C 250176 ZMQ - Long Island City Neighborhood Plan

Re. Project: **C 250176 ZMQ - Long Island City Neighborhood Plan**

Submitted by:

Name: **Andrea Mungo**
Zip: **11102**

I represent: **A local community group or organization**

Details for "I Represent": **Western Queens Community Land Trust**

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 live in Astoria and have been very discouraged by the One LIC process. This is another rezoning that will produce more luxury residential high rises and office space that are not needed in northern LIC. I believe it will allow towers almost as tall as the twin towers were! It will change the very fabric of this community that will price out many current residents and future residents. This community needs deeply affordable commercial and residential space. Light manufacturing and creatives have already been priced out of this geographic area. And the environmental impact is of great concern as well. The DEIS did not address our concerns about flooding and upgrading the infrastructure needed to manage flooding that will happen. And finally, I am involved in organizing around the DOE building and responding to the RFI. There is concern that a tall building may be planned to be built on the west side of the DOE building as well as on the north side. If this were to happen, it would essentially make the building not usable due to lack of light and air. We hope that there will be a connected park on the west side that will come up to the DOE building. Thanks for considering these vital concerns that so many of us have, especially the current residents of the One LIC area. I have 2 friends who live in the area and they are very opposed to this

current rezoning plan. I think this plan needs to be dramatically revised.

Samuel Nourieli

From: Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>
Sent: Wednesday, July 30, 2025 7:47 AM
To: HYang@planning.nyc.gov; JMitchell@planning.nyc.gov; queenscomments_dl@planning.nyc.gov
Subject: Comments re: C 250176 ZMQ - Long Island City Neighborhood Plan

Re. Project: **C 250176 ZMQ - Long Island City Neighborhood Plan**

Submitted by:

Name: **Peter Papamichael**
Zip: **11101**

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? **No**

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

Additional Comments:
Dear Members of the City Planning Commission, My name is Peter Papamichael , and I'm writing to express my strong support for the proposed rezoning. I was born and raised in Queens. Over a decade ago, I founded The Vorea Group, a local business based here in LIC, and I remain deeply committed to the future of this community. This rezoning plan thoughtfully addresses critical needs in our neighborhood—from infrastructure improvements to housing and education. I urge you to remain steadfast in your support and move forward with its approval and implementation.

Long Island City Partnership

August 8, 2025

City Planning Commission
General Office
Attn: Dan Garodnick
120 Broadway, 31st Floor
New York, NY, 10271

Dear Mr. Garodnick:

Our longtime partner and neighbor, MoMA PS1 is seeking support through the OneLIC rezoning for their Courtyard and Plaza Access Renovation Project. MoMA PS1 has been a cultural anchor of Long Island City for nearly 50 years. MoMA PS1 generates significant economic development in the neighborhood and serves as a critical community hub and center of artistic expression. We believe this amazing institution can serve as the cultural anchor of the OneLIC rezoning itself.

MoMA PS1 provides free admission to all New York City and State residents, offers artmaking workshops and community programs, and amplifies and celebrates artists through the innovative Homeroom program. MoMA PS1's courtyard renovation proposal for the OneLIC rezoning will increase access to the courtyard and first-floor amenities, provide space for children and families, and provide a new public open space for the surrounding community.

The transformation of MoMA PS1's courtyard will open up the institution and connect to the plaza in front of the museum, and also provide a dedicated space for learning and creative exploration for children and families. These new or revamped spaces will be essential as Long Island City grows. In addition, with city investment, MoMA PS1 can not only expand its physical presence but also its arts education and community engagement programming.

Creation of new public open spaces on City-owned land is one of the cited goals of the One LIC rezoning. MoMA PS1's courtyard and first floor renovation will address critical accessibility needs and open up a new, green space for Long Island City residents.

We ask that you support MoMA PS1's proposal and prioritize investments in much needed cultural and community space in our community.

Thank you.

Sincerely,

Laura Rothrock
President

27-01 Queens Plaza North, Level B
Long Island City, NY 11101
P: 718-786-5300
www.licqns.com

Good evening.

I am Rachel Suna Britchkow, VP of Asset Management for Hackman Capital Partners in Long Island City. Hackman now owns Silvercup Studios which my family started 45 years ago.

I'm writing to you in support of the OneLIC Neighborhood Plan. During the week I am always traversing the neighborhood for lunch, meetings, errands, and even walking my dog. These walks each day remind me of the opportunity that exists to improve this neighborhood for the betterment of residents, the local workforce, and visitors alike.

The OneLIC plan is a necessary step to position LIC for the future, for our generation and all generations to come. The OneLIC plan provides investments in public infrastructure (including sewage system improvements and flood controls) and adds much needed mixed income housing, including lots of affordable housing for families that make $31,000 - $62,000 per year! Thes homes will rent from $775 - $1,550 per month depending on the renters income level. Creating modern truly mixed-income housing will give more families the opportunity to live in LIC. The plan will also see the creation of open spaces, Public Parks, and new schools all of which are critical to creating a vibrant and sustainable future for LIC.

Furthermore, the waterfront pedestrian and bicycle connection from Queensbridge Park south, will be a beautiful addition for all residents and employees in LIC to enjoy. Creating improved walkability in the neighborhood will also lead to safer streets, with more eyes on the street 24/7. These changes will enhance the neighborhood and make it safer for those that already live and work here.

The future of LIC with affordable housing, more schools, open space, and infrastructure improvements are key for those of us who truly value and love LIC. LIC is ripe to become a vibrant live, work, learn and play community. With the thoughtful approach to the OneLIC Neighborhood Plan, we have the opportunity to make this happen. Let's not miss this opportunity!



Rachel Suna Britchkow

VP – Asset Management
42-22 22nd Street
Long Island City, NY 11101
O: 718.906.2042
C: 917.751.2277
rbritchkow@hackmancapital.com

Outlook

Comments re: C 250176 ZMQ - Long Island City Neighborhood Plan

From Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>
Date Mon 8/11/2025 4:33 PM
To Hye-Kyung Yang (DCP) <HYANG@planning.nyc.gov>; Jameson Mitchell (DCP) <JMitchell@planning.nyc.gov>; QueensComments_DL <QueensComments_DL@planning.nyc.gov>

Re. Project: **C 250176 ZMQ - Long Island City Neighborhood Plan**

Submitted by:

Name: **Daniel Taylor**
Zip: **11101**

I represent: **A local community group or organization**

Details for "I Represent": **Member of the Queensbridge Old Timers' Committee, Inc.**

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:
Dear City Planning Commission, My name is Daniel Taylor. I am a lifelong Queensbridge Houses resident. The OneLIC Plan has many positive aspects but presently the Plan could have a negative impact on the amount of open space in Long Island City. However, there is an opportunity to increase open space and to do it using city-owned land. I grew up using Queensbridge Baby Park, which was a 3 acre park for children that was originally launched with the development in 1939. I learned to ride my bike and roller skate in the Baby Park. We once had swings, sandboxes, seesaws, basketball courts, and other amenities for children. In the 1980s, the City's contractors began parking their vehicles in Baby Park while they removed lead paint from the Queensboro Bridge. This led to the park's closure, fences went up, and eventually the Park was completely closed. Over the years, the NYC Park's Department relocated their Natural Resources Group offices from Staten Island to temporary trailers in the Baby Park. The Green Thumb program followed in the early 2000s. Today, the majority of The Baby

Park is used for employee parking, agency parking, storage of materials like lumber, compost, and excess wheelbarrows etc. In no other Park in any part of NYC would this have been permitted. However, the Baby Park is adjacent to the Queensbridge Houses, the Largest public housing development in North America. Indeed, there are no major bridges in NYC with public land beneath it that are allowed for these types of uses. As Council Member Julie Won has stated, the OneLIC Plan must include the full restoration of the entire Queensbridge Baby Park which includes the publicly-owned lots that are being used for city agency operations. By converting the Parks Department and Transportation Department-owned sites to parks and plazas, OneLIC can add as much as 8.5 acres of public space to LIC. This includes a total of 15 city-owned lots. This is a once-in-a-generation opportunity. Let's correct an historical wrong and do right by the residents of Queensbridge and all of LIC. Thank you. Daniel Taylor [redacted]

Outlook

Comments re: C 250176 ZMQ - Long Island City Neighborhood Plan

From Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>
Date Mon 8/4/2025 2:14 PM
To Hye-Kyung Yang (DCP) <HYANG@planning.nyc.gov>; Jameson Mitchell (DCP) <JMitchell@planning.nyc.gov>; QueensComments_DL <QueensComments_DL@planning.nyc.gov>

2 attachments (1 MB)
Vacant Class A office space piles up in Queens _ Crain_s New York Business.pdf; 250617_QPS Building_Neighboring Massing.pdf;

Re. Project: **C 250176 ZMQ - Long Island City Neighborhood Plan**

Submitted by:

Name: **Laura Wolf-Powers**
Zip: **11215**

I represent: **A local community group or organization**

Details for "I Represent": **Western Queens Community Land Trust**

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 comments encompass both the DEIS and the plan itself. During scoping, many requested that the CEQR process evaluate not just the proposed action scenario laid out by DCP but also, as part of an alternative "with-action" scenario or scenarios, two well-known community-informed plans for sites on the Anable Basin waterfront: the Western Queens Community Land Trust's proposal for the DOE building at 44th Drive and Vernon Blvd (attached to my colleague Jenny Dubnau's submission) and the Hunters Point North Vision Plan for Resiliency. People also urged DCP to study the impacts of employing the DCP's new manufacturing district, M-CORE, in the Long Island City IBZ. The DEIS is

unresponsive to these requests and fails to provide a rationale as to why. The DEIS does not speak to the mitigation of commercial displacement effects. There is no demand for more office buildings, yet this is what the plan offers. Queens has a 13% office vacancy rate vs an industrial vacancy rate of just 5%, but the plan will make it harder for industrial businesses to thrive in LIC and will encourage the development of more high-end office properties that will remain vacant or end up having to be publicly subsidized while working artists and low-rent businesses are priced out. Regarding the plan itself, I would like to point out that the OneLIC plan maps a street through the north side of the Vernon building -- a structure that is currently the subject of an EDC RFI aimed at adaptive re-use (see renderings attached). Other buildings permitted by new zoning would also compromise the Vernon building's functionality as a space for arts, culture and economic development. Adaptive re-use of the Vernon Building itself could be mitigative of the industrial displacement effects caused by the rezoning. But not if the city demolishes the structure (as the mapping of the street suggests that it intends to do). Concerns for both commercial and residential displacement, and serious discussions about mitigating them, have been downplayed throughout the engagement process. The city's final plan is almost exactly the same as its draft plan (created prior to the OneLIC process). This suggests that the seeking of community input was more theatrical than genuine.

Long Island City Partnership

City Planning Commission Public Meeting
July 29, 2025
Testimony on One LIC Rezoning

Good afternoon, my name is Charles Yu, and I am the VP of Economic Development at the Long Island City Partnership.

We support the One LIC Plan as a vital step toward a more inclusive, connected, and sustainable future for LIC.

The plan reflects many months of community engagement and addresses urgent needs—from housing and schools to resilient infrastructure and waterfront access.

We specifically support:

- Over 1,300 new school seats
- New accessible open spaces
- Affordable, family-sized housing and homeownership opportunities
- Resilient waterfront access
- A transformed DOE building
- Improvements to sewer and drainage infrastructure

As a neighborhood known for its creative spirit, we also hope the final plan includes a strong commitment to arts and culture by preserving and expanding space for creative uses.

We encourage the Commission to join CB1, CB2, and Borough President Richards and support the One LIC Plan and help ensure future generations can live, work, and thrive here. Thank you.

* * *

The following is our statement in response to Commissioner Osorio's question during the hearing regarding our perspective on mitigating business displacement risk within the One LIC rezoning area:

As one of the Industrial Business Service Providers (IBSP) with the Department of Small Business Services, the Long Island City Partnership (LICP) maintains close, ongoing relationships with many businesses operating within and near the rezoning and IBZ areas. Through our direct outreach, site visits, and technical business assistance, we have developed a detailed understanding of the current conditions and challenges facing the business community.

Many businesses, especially those in the industrial and manufacturing sectors, are already experiencing real, day-to-day operational challenges that put pressure on their ability to do business and grow locally. These include:

- **Chronic flooding and sewage backflow during rainstorms**, which can damage property, halt operations, and create unsafe working conditions.

27-01 Queens Plaza North, Level B
Long Island City, NY 11101
P: 718-786-5300
www.licqns.com

- **New bicycle infrastructure that, while important for sustainable mobility, has in some cases blocked access to loading docks and driveways**, interrupting freight mobility and deliveries critical to business operations.
- **Aging and inadequate building stock**, particularly in the IBZ, that does not meet the needs of modern industrial or manufacturing uses, especially for businesses that rely on specialized equipment, utilities, or floor load capacity.

We appreciate that some of these issues—particularly stormwater management—are addressed in the One LIC Plan, and we strongly support those investments. However, addressing *all* these operational challenges is essential to creating an environment where businesses can continue to grow and stay in place.

In addition, we encourage the City to explore the creation of an incentive program to support property owners and developers who retain local businesses and preserve industrial and manufacturing space. Such a program could help stabilize the industrial footprint of the neighborhood by encouraging long-term leases, reinvestment in outdated facilities, and upgrades to accommodate modern operational needs. Given the unique requirements of industrial businesses, which include heavy equipment, freight access, and specialized utilities, any support program should be appropriately scaled to reflect the high cost of facility improvements and investments.

LICP stands ready to support DCP in working directly with local businesses to better understand their needs, shape effective mitigation strategies, and ensure that One LIC results in an inclusive and thriving economic future for all.

04 General Public

Samuel Nourieli

From: Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>
Sent: Thursday, July 31, 2025 4:41 PM
To: HYang@planning.nyc.gov; JMitchell@planning.nyc.gov; queenscomments_dl@planning.nyc.gov
Subject: Comments re: C 250176 ZMQ - Long Island City Neighborhood Plan

Re. Project: **C 250176 ZMQ - Long Island City Neighborhood Plan**

Submitted by:

Name: **Johann Anesh**
Zip: **11101**

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? **Yes**

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

Additional Comments:
We desperately need more housing. If anything we should be building more then what's currently allocated

Samuel Nourieli

From: Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>
Sent: Wednesday, July 30, 2025 1:32 PM
To: HYang@planning.nyc.gov; JMitchell@planning.nyc.gov; queenscomments_dl@planning.nyc.gov
Subject: Comments re: C 250176 ZMQ - Long Island City Neighborhood Plan

Re. Project: **C 250176 ZMQ - Long Island City Neighborhood Plan**

Submitted by:

Name: **Tyler Baldwin**
Zip: **11103**

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:

Additional Comments:
As a current Astoria resident, I've seen firsthand the increasing pressure on our community due to rising rents and a scarcity of housing. It's a genuine worry that my friends, who have built their lives and businesses here, might eventually be priced out and displaced. This is precisely why supporting the OneLIC project in Long Island City is not just beneficial for that neighborhood, but crucial for the broader health and affordability of Western Queens. The core principle behind OneLIC is to significantly increase the housing supply, and this is the most effective long-term solution to tackle skyrocketing rents. When demand for housing far outstrips supply, as it currently does in NYC (with a citywide vacancy rate of a mere 1.41% in 2023), landlords have little incentive to lower prices. By adding nearly 14,700 new housing units, including a substantial 4,300 permanently income-restricted affordable homes through Mandatory Inclusionary Housing, OneLIC directly addresses this imbalance. This influx of new units, particularly those earmarked as affordable, helps to absorb demand and, in turn, alleviate pressure on the existing housing stock. Critics often fear that new development, even with affordable components, will accelerate gentrification. However, the alternative—stifling growth—only exacerbates the problem.

Without enough housing, competition for existing units intensifies, pushing up rents across the board and making displacement an even greater threat for longtime residents. OneLIC, with its commitment to a range of affordability levels and family-sized units, offers a genuine opportunity to create a more inclusive and sustainable future for Long Island City, and by extension, for nearby neighborhoods like Astoria. It's about building a more livable and equitable Queens for all, ensuring that our vibrant communities can continue to thrive.

Samuel Nourieli

From: Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>
Sent: Wednesday, July 30, 2025 10:14 AM
To: HYang@planning.nyc.gov; JMitchell@planning.nyc.gov; queenscomments_dl@planning.nyc.gov
Subject: Comments re: C 250176 ZMQ - Long Island City Neighborhood Plan
Attachments: Arts and Culture OneLIC Deck 5.27.25.pptx.pdf

Re. Project: **C 250176 ZMQ - Long Island City Neighborhood Plan**

Submitted by:

Name: **Karesia Batan**
Zip: **11377**

I represent: **Myself|The local community board|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? **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 my name is Karesia Batan, speaking as a district resident and Founding Executive Director of Queensboro Dance Festival. I also serve on CB2 on Land Use Committee and Chair of Arts and Culture Committee. Queensboro Dance Festival provides free public dance programming borough-wide, presenting underrepresented Queens-based dance groups and providing artist services for Queens dancers. The DEIS and OneLIC plan failed to address a comprehensive plan for arts and culture and reflects a lack of awareness of the unique, synergistic landscape of how arts and culture operates in LIC. This is not sustainable nor adequate for the thrivability. Arts and culture is the leading reason of LIC tourism; $1 spent on arts generates $7 in economic activity in LIC, and arts have been a historical identity and key amenity of the neighborhood. CB2 mapped 111 arts and culture organizations and artist groups in the zoning area, where many further serve dozens if not hundreds more artists a year. Most are small organization budgets below $750k, yet provide services at double that capacity. There is a pressing need for affordable, longterm, proper work spaces to create and continue to serve our community. Arts and

culture investment must be expanded proportionately to the massive expansion proposed in the ONE LIC plan. I want to highlight two main CB2 recommendations for arts and culture: 1) zoning incentives for developers to create below-market arts and culture spaces, and 2) investment by developers into an LIC arts fund operated by a 3rd party local nonprofit to streamline funding equitably, especially among small budget arts and culture orgs within the zoning area. Our sector has already been in talks with partners to establish this type of operation and eligibility requirements toward accessible, equitable funding, and we need city mechanisms to support this. Funding, both capital and expense funding, should not go to any single arts organization, but instead go through an arts fund equitably spread across arts orgs, and where small budget organizations in the zoning area should be prioritized. We see models for this in other parts of the city. If OneLIC is meant to be a comprehensive plan, it must include arts and culture. This is an opportunity for the public and private sectors to have innovative collaborations for a successful, vibrant future of LIC. Thank you.

Outlook

Comments re: C 250176 ZMQ - Long Island City Neighborhood Plan

From Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>
Date Sat 8/2/2025 10:28 AM
To Hye-Kyung Yang (DCP) <HYANG@planning.nyc.gov>; Jameson Mitchell (DCP) <JMitchell@planning.nyc.gov>; QueensComments_DL <QueensComments_DL@planning.nyc.gov>

Re. Project: **C 250176 ZMQ - Long Island City Neighborhood Plan**

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? **Yes**

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

Additional Comments:
Say no the OneLIC plan. It does not do nearly enough to prioritize housing that is affordable, green space, or climate resilience. And carve out the public sites from the rezoning scope - public land belongs to us,.the public, and should not be upzoned. It should be community and/or public space only, like the WQCLT's vision for the DOE building, which I support.

Samuel Nourieli

From: Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>
Sent: Tuesday, July 29, 2025 3:24 PM
To: HYang@planning.nyc.gov; JMitchell@planning.nyc.gov; queenscomments_dl@planning.nyc.gov
Subject: Comments re: C 250176 ZMQ - Long Island City Neighborhood Plan

Re. Project: **C 250176 ZMQ - Long Island City Neighborhood Plan**

Submitted by:

Name: **Haktan Bor**
Zip: **10013**

I represent: **Myself**

Details for "I Represent": **Hi . I am the owner of [redacted] I am in favor of the new revised zoning from M1-4 to M1-5**

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:
It will be only fair to apply to change to our side of the street. It shouldn't be discrimination against smaller landlords. Thank you

Samuel Nourieli

From: Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>
Sent: Tuesday, July 29, 2025 2:19 PM
To: HYang@planning.nyc.gov; JMitchell@planning.nyc.gov; queenscomments_dl@planning.nyc.gov
Subject: Comments re: C 250176 ZMQ - Long Island City Neighborhood Plan

Re. Project: **C 250176 ZMQ - Long Island City Neighborhood Plan**

Submitted by:

Name: **Payal Bor**
Zip: **11101**

I represent: **A local business**

Details for "I Represent": **I represent Kedia Bor LLC**

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:
I am the owner of [redacted]. I am in favor of the new revised zoning from M1-4 to M1-5

INTRODUCTION -PERSONAL HISTORY IN LIC

My name is Valentin Canuci

I live at [redacted]

Phone [redacted]

[redacted]

48 years in the neighburhood

I hav had 5 strokes from Corona virus .Please forgive me as i am allover the place with my explanation and why i am against ONE LIC project (the comunity South of the Zoning of LIC project Proposal to the Pulaski Bridge.

I own or rather the bank owns my mortgage for my two family delapidated house .

We the entire community has been waiting for Rezoning for 27 years . We were all so happy When Amazon were to develop the entire area but a lady politician from the Bronx decided that It was not going to happen and bussed protestors from Bronx and Jamaica and that project did not happen .Seven years later Amazon is buying office building in manhattan now so Manhattan benefits from Amazon expansion.

I renovated my house IN 2015 for 500K or more ,the property got damaged by Huricane IDA .

Building was not livable in the winter since all the mechanicals were damaged .

As of june 2024 the building building serves as my personal storage

Last June 2024 UNTIL now and even as i am writing to you if there is a flash flood i get the street back up

In my basement 83 TIMES , 57 FIRST floor also and 8 TIMES second floor also . I had to rent a separate appartment .

wiith my family since the mildew ,the excrment ,can not be cleaned up totally and place is non livable .

Additionally just found out termitea have made their home since the humidity is theyr environment

My other naighbours have been spending upwords of 100 k in pumps and holding tanks .

Aproximately 30 EPA Inspectors and workers have said the System cant take so much since they have

been building High Riises and stilll the are building HIGH RISES by the water FACING MANHATAN

ALL THE LARGE DEVELOPERS OF PROPERTIES BY THE WATER PROMISE 1/2 ACRE PARKS AND A FEW

APARTMENTS FOR LOW INCOME FAMILIES BUT FOR THE INFRASTRUCTURE THEY DID ZILCH .

PERSONAL HISTORY WITH (ONE LIC PROJECT)

On June 2024 ONE LIC project was al over the news and all Real Estate Publications . Many LIC residents and home owners were woandering why the rezoning stoped at 45th street and not the PULASKI BRIDGE .WHY WE WERE NOT INCLUDED IN THIS REZONING CHANGE.

At that time i called 3 or 4 times to no avail .No response and no call back .

I SEND THEM 2 EMAILS THAT GOT NO RESPONSE . I found one of the emails



Email to one LIC .pdf
439 KB

I did not hear about ONE LIC until i received a notice in the mail mail 7 days before the first meating with the Commission . For the 2nd meeting with the zoning commission no one was aware .I had to call CB 1 four days in a row to get a straight answer about the meating .

AS I UNDERSTAND ONE LIC PROJECT HAS SKIPED AND DID NOT FOLLOW ALL THE PROTOCOLS THAT INVOLVE PASSING THE PROJECT .BY LAW THEY ARE SUPPOSED TO SENT LETERS 30 DAYS AHEAD OF EVERY MAJOR EVENT . I know the ONE LIC project is backed by up By NYC but they have to follow the same rules as the private sector . Even CB1 and CB2 as i have asked my lawyer to rsserch if they have to follow the same rules .

THE LIC COMUNITY WAS BLIND SIDED BY ONE LIC PROJECT

THEY SNEAKED THE PROJECT UNDER THE RADAR .

THE VOTING IN THE COMUNITY BOARDS WAS DONE BY ELDERLY PEOPLE THAT COME T0 THIS MEATINGS THAT COME THERE AT EVERY MEETING COMPLAINING ABOUT THE CON ED BILLING AND MEGA PROPERTY OWNERS ,THIR WORKERS AND DEVELOPERS ,CONTRACTORS AND THEIR

WORKERS . THERE WAS NOT A HOME OWNER THAT WAS PREZENT AT THE LAST VOTING

AT CB1 VOTING .

THE COMMUNITY NEEDS TIME AND MOST HOME OWNERS AND TENANTS ARE ON VACATION WITH THEIR FAMILIES.

MAYBE I AM SUSPICIUS BUT THE VOTING SEEMS TO BE ACCELERATED IN A PERIOD WHEN THE THE SUMER VACATION STARTS AND WHEN IT ENDS .

NO ONE IS ON BOARD AND NO ONE IS IN AGREEMENT WITH REZONING NOT COVERING THE REST OF THE LONG ISLAND CITY . THEI DID NOT INCLUDE US IN THE ENVIRONMENTAL STUDY.

We the small owners cant aford a environmental study .

WE ASK TO INCREASE OUR FAR FROM 2 FAR TO 4 FAR AND IMPROVE ALL INFRASTRUCTURE BURY ALL ELECTRICAL LINES ,

TO the: Chair Man ,Vice chair and all the Commissioners

JULY 30.Meeting

People that spoke in person and on Zoom

9 ENGLISH SPEAKING WORKERS OF CINEESE ORIGIN THAT WORK FOR CHINEEESE CONTRACTORS AN DEVELOPERS

5 0R 6 WORKERS OF PLAXOLL THE LARGEST REAL ESTATE OWNER IN LIC THAT WILLL BENEFIT THE MOST BY THE REZONING

1 GROUP OF 4 REPRESENTING ONE LIC

3 THAE REPRESENTED GROUPS THAT BOUGHT MY FRIENDS MECHANICK SHOP ON VERNON BOULEVARD THT IS INCLUDED IN REZONING .

2 THAT OWN 4 PROPERTIS NEXT TO EACH OTHER ON 44 DRIVE

1 ME THE SMALL OWNER OF A HOUSE

THE ONLY PERSON IN THERE THAT THE REPRESENTED COMUNITY .WE ARE MANY .

1 FUTURE MOM FROM COURT SQUARE HIGH RISES

2 THAT REPRESENTED THEIR PRIVATE GROUPS

THE PEOPLE THAT SPOKE AT THE MEATING THEY DONT LIVE HERE

PEOPLE THAT COME TO THE PARK ,THEY GO THROUGH THE NEIGHBERHOOD AND THEY

GRAFFITY TRUCKS CARS AND PROPERTIES .

ON FRIDAY AND SATURDAY INTOXICATED PEOPLE WALK OUR STREETS FROM CLUBS

AND TO CLUBS AND NEIGHBERHOOD BARS ON 5TH STREET .

JULiE WON COUNCIL MEMBER HAS BEEN PARADED BY ONE LIC PROJECT PEOPLE .

WE CALLED 3 TIMES LAST WEEK AND ASKED WHY SHE DID NOT INCLUDE THE

REST OF LONG ISLAND CITY IN THE REZONING . HER RESPONSE WAS TO CALL

ONE LIC .

JULIE WON IS A POLITICIAN THAT JUMPED ON THE WAGON ON THIS PROJECT

FINAL CONCLUSION

I AM NOT AGAINST PROGRESS BUT I AM AGAINST INEQUALITY .

I DESPISE OTHER PEOPLE MAKING DECISONS FOR MY NAIGHBERHOOD .

WE HAVE BEEN WAIITING FOR 26 YEARS FOR A CHANGE IN OUR AREA

ONE LIC PROJECT DID NOT ADRESS US AT ALL

TO THE COMISSION -JULY 30 MEETING

AFTER ALL THE SPEAKERS WERE FINISHED I WAS ACOSTED BY ONE OF THE

MEMBERS OF THE ONE LIC Project , I WAS ASKED AND GAVE HER ALL THE

INFORMATION ,I SAID THAT I CALLED THEIR OFFICES AND EMAILED THEM AND

THERE WAS NO RESPONSE ON THEIR PART . SHE MADE A EXCUSE AND LEFT .

PEOPLE FROM THE COMUNITY SOLD AND MOVED SINCE :

PROPERTY TAXES HAVE QUATRUPELED IN 25 YEARS

PROPERTIES HAD TO BE UPDATED IN ORDER TO COMPETE WITH

CORPORATE LEASED HIGH RISE APARTMENTS

HEATING OIL HAS MORE THEN QUATRUPELED

LEAD INSPECTIONS AND REMEDIATION WICH CAN RUN IN 400 K

OR MORE NOT INCLUDING LOSS OF RENT

GAS INSPECTIONS

PROPERTY MAINTINENCE

WATER BACK UPS IN THE BASEMENTS IS INCRISING EXPONANTLY

I VOTE NO UNTILL AMMEND OUR PROPRTIES TO FAR 4 ALSO

PLEASE TO ALL COMISIONERS ,CHAIR AND VICE CHAIR THIS

ONE LIC PROJECT HAS BEEN FAST PASED THE MAJORITY OF THE COMUNITY

WAS AND IS STILL NOT AWARE ABOUT THIS PROJECT AS I WAS SUPRIZED BY

PEOPLE THAT I SPOKE WITH'

PLEASE VOTE NO AND GIVE US THE COMUNITY THE REAL VOTERS TIME TO

BE INFORMED SO WE CAN HAVE INFORMATIVE DECISION FROM ALL

THE VOTERS NOT FROM 1 PERCENTERS

VALENTIN CANUCI

[redacted]

[redacted]

[redacted]

Samuel Nourieli

From: Helmut Carter [redacted]
Sent: Tuesday, July 29, 2025 3:11 PM
To: 25DCP001Q_DL@planning.nyc.gov
Subject: [EXTERNAL] Feedback on LIC rezoning

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

CAUTION! EXTERNAL SENDER. Never click on links or open attachments if sender is unknown, and never provide user ID or password. If **suspicious**, report this email by hitting the **Phish Alert Button**. If the button is unavailable or you are on a mobile device, forward as an attachment to phish@oti.nyc.gov.

Hello,

I think Long Island City is a wonderful place to live, and I think more people should be able to live there. The more housing that can be built there, the better.

Thank you,
Helmut Carter

Outlook

Comments re: C 250176 ZMQ - Long Island City Neighborhood Plan

From Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>
Date Mon 8/11/2025 3:41 PM
To Hye-Kyung Yang (DCP) <HYANG@planning.nyc.gov>; Jameson Mitchell (DCP) <JMitchell@planning.nyc.gov>; QueensComments_DL <QueensComments_DL@planning.nyc.gov>

Re. Project: **C 250176 ZMQ - Long Island City Neighborhood Plan**

Submitted by:

Name: **Anthony Cavaliere**
Zip: **11101**

I represent: **Myself**

Details for "I Represent": **I live i[redacted]mily before there was a DOB in Queens . I live at [redacted]**

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 was following the One Lic project bu[redacted] a quadruple bypass I spoke with my neighbor yesterday and he brought this rezoning up in the discussion. .Normaly when a project of this size has to let people know either by mail 3 times or send people door to door to bring to make every one aware .Why our streets again was not included in the rezoning ?

Outlook

Comments re: C 250176 ZMQ - Long Island City Neighborhood Plan

From Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>
Date Fri 7/25/2025 12:59 PM
To Hye-Kyung Yang (DCP) <HYANG@planning.nyc.gov>; Jameson Mitchell (DCP) <JMitchell@planning.nyc.gov>; QueensComments_DL <QueensComments_DL@planning.nyc.gov>

Re. Project: **C 250176 ZMQ - Long Island City Neighborhood Plan**

Submitted by:

Name: **Fanny Chang**
Zip: **11375**

I represent: **Myself**

Details for "I Represent": **SPP C**[redacted]

My Comments:

Vote: I am **in favor**

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 support the revised zoning plan from City Planning with SPP Cornerstone being rezoned from M1-4 to M1-5A for Block 458 lot 129 and 45[redacted]

Samuel Nourieli

From: Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>
Sent: Tuesday, July 29, 2025 1:08 PM
To: HYang@planning.nyc.gov; JMitchell@planning.nyc.gov; queenscomments_dl@planning.nyc.gov
Subject: Comments re: C 250176 ZMQ - Long Island City Neighborhood Plan

Re. Project: **C 250176 ZMQ - Long Island City Neighborhood Plan**

Submitted by:

Name: **David Cheung**
Zip: **11375**

I represent: **Myself**

Details for "I Represent": **Four decade local resident**

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:
As a father and coming grandfather with residency and choices in the district, I very much in favor of the rezoning of the district, to bring in the needed housing, as well as the public spaces, along with the community areas and schooling seats. This would greatly improve the safety of the neigbhorhood as well, which my family and I consider one of the most important indirect benefit of the plan.

Outlook

Comments re: C 250176 ZMQ - Long Island City Neighborhood Plan

From Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>
Date Fri 8/8/2025 4:54 PM
To Hye-Kyung Yang (DCP) <HYANG@planning.nyc.gov>; Jameson Mitchell (DCP) <JMitchell@planning.nyc.gov>; QueensComments_DL <QueensComments_DL@planning.nyc.gov>

Re. Project: **C 250176 ZMQ - Long Island City Neighborhood Plan**

Submitted by:

Name: **joseph Cosentino**
Zip: **11100**

I represent: **Myself|A local business|Other**

Details for "I Represent": **My co[redacted]ski bridge which was not addressed in this prop[redacted]**

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 proposal I was aware last year but[redacted]racked .The two people that kept me aware about happenings in the neighborhood have moved on. This project has been fast tracked through the system and a lot of people need to speak out and need to benefit not the rich land owners . To the commissioners ,mr vice chairman and mr chairman people are with their kids on their vacation . It seems that the system is fast paced in favor of the city projects in little time

Outlook

Comments re: C 250176 ZMQ - Long Island City Neighborhood Plan

From Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>
Date Fri 8/8/2025 7:07 PM
To Hye-Kyung Yang (DCP) <HYANG@planning.nyc.gov>; Jameson Mitchell (DCP) <JMitchell@planning.nyc.gov>; QueensComments_DL <QueensComments_DL@planning.nyc.gov>

Re. Project: **C 250176 ZMQ - Long Island City Neighborhood Plan**

Submitted by:

Name: **HAROLD CRUZ**
Zip: **11101**

I represent: **Myself|A local business|Other**

Details for "I Represent": **I live a[redacted]nt .**

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 this project since it has been through the system.No meetings advertised or mailings. As I spoke with mr Canuci this project doe[redacted]ur community and the project is not addressing the transportation .issues .Please allow us in community to inform all the home owners and One LIC to include us in the zoning study The rest of Long Island city

Outlook

Comments re: C 250176 ZMQ - Long Island City Neighborhood Plan

From Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>
Date Fri 8/8/2025 7:27 PM
To Hye-Kyung Yang (DCP) <HYANG@planning.nyc.gov>; Jameson Mitchell (DCP) <JMitchell@planning.nyc.gov>; QueensComments_DL <QueensComments_DL@planning.nyc.gov>

Re. Project: **C 250176 ZMQ - Long Island City Neighborhood Plan**

Submitted by:

Name: **Rodrigo Duman**
Zip: **11101**

I represent: **Myself|Other**

Details for "I Represent": **Prope[redacted]workers.**

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 have a problem to get in the morning on the job. This project will bring a lot of people in the area and I was told by Val that 3/4 of the of[redacted]s were not included in the project. I called the owners. today and few responded and they were not aware of this project

Outlook

Comments re: C 250176 ZMQ - Long Island City Neighborhood Plan

From Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>
Date Fri 8/8/2025 7:55 PM
To Hye-Kyung Yang (DCP) <HYANG@planning.nyc.gov>; Jameson Mitchell (DCP) <JMitchell@planning.nyc.gov>; QueensComments_DL <QueensComments_DL@planning.nyc.gov>

Re. Project: **C 250176 ZMQ - Long Island City Neighborhood Plan**

Submitted by:

Name: **Karen Duran Caro**
Zip: **11101**

I represent: **Myself**

Details for "I Represent": **I own** [redacted]

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:
Today spoke with Mr Canuci and he explained project ONE LIC . Please give this community more time so all the community knows [redacted]

Outlook

Comments re: C 250176 ZMQ - Long Island City Neighborhood Plan

From Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>
Date Fri 8/8/2025 12:19 PM
To Hye-Kyung Yang (DCP) <HYANG@planning.nyc.gov>; Jameson Mitchell (DCP) <JMitchell@planning.nyc.gov>; QueensComments_DL <QueensComments_DL@planning.nyc.gov>

Re. Project: **C 250176 ZMQ - Long Island City Neighborhood Plan**

Submitted by:

Name: **Castillo Eder**
Zip: **11101**

I represent: **Myself|A local business|Applicant**

Details for "I Represent": **apartm**[redacted]

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 was not aware until I met a person that was at your last meeting and he informed us.
[redacted]

Outlook

Comments re: C 250176 ZMQ - Long Island City Neighborhood Plan

From Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>
Date Sun 7/27/2025 8:25 AM
To Hye-Kyung Yang (DCP) <HYANG@planning.nyc.gov>; Jameson Mitchell (DCP) <JMitchell@planning.nyc.gov>; QueensComments_DL <QueensComments_DL@planning.nyc.gov>

Re. Project: **C 250176 ZMQ - Long Island City Neighborhood Plan**

Submitted by:

Name: **Andrew Fowler**
Zip: **11101**

I represent: **Myself**

Details for "I Represent": **local r**[redacted]

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:
1) City-owned buildings (e.g. former DOE building), whatever the final use, should be required to meet Passive House Standard, a) as a model[redacted]energy efficiency, comfort, resiliency, and indoor air quality, b) to reduce energy use in order to move towards reducing the need for the Vernon Blvd NYPA natural-gas fired peaker plant. 2) This Plan should also maximize walkability - pedestrian safety and access (can you walk or take public transport to get everything you need?) Parking for delivery vehicles for businesses needs to be carefully considered and is needed, but parking for person vehicles should be actively discouraged. 3) DOT fenced parking areas under 59th St Bridge and 43rd Ave at Vernon Blvd need to be turned over to the City for additional parks and recreation areas for local residents.

Outlook

Comments re: C 250176 ZMQ - Long Island City Neighborhood Plan

From Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>
Date Sun 7/27/2025 7:34 PM
To Hye-Kyung Yang (DCP) <HYANG@planning.nyc.gov>; Jameson Mitchell (DCP) <JMitchell@planning.nyc.gov>; QueensComments_DL <QueensComments_DL@planning.nyc.gov>

Re. Project: **C 250176 ZMQ - Long Island City Neighborhood Plan**

Submitted by:

Name: **Okki Fowler**
Zip: **11101**

I represent: **Myself**

Details for "I Represent": [redacted]

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:

Additional Comments:
New residential buildings should be affordable for all levels of income, not just limited to lower income or high rent for the rich. More [redacted]nth for a studio is ridiculous. No personal cars should be parked on the street free. Those cars should be parked with fees for a limited time per day. Make the bicycle lanes wider on 23rd street by removing parked cars from the street. Currently in most parts of the street, bicycle lanes are shared with driving roads that some bicycle lists use sidewalks. Return public lands underneath the Queensboro Bridge which are occupied by DOT to the public by creating sport parks and dog parks.

Outlook

Comments re: C 250176 ZMQ - Long Island City Neighborhood Plan

From Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>
Date Fri 8/8/2025 8:13 PM
To Hye-Kyung Yang (DCP) <HYANG@planning.nyc.gov>; Jameson Mitchell (DCP) <JMitchell@planning.nyc.gov>; QueensComments_DL <QueensComments_DL@planning.nyc.gov>

Re. Project: **C 250176 ZMQ - Long Island City Neighborhood Plan**

Submitted by:

Name: **Fuentes Andrew**
Zip: **11101**

I represent: **Myself|A local business**

Details for "I Represent": **I am t**[redacted]

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 need know all of the details of the project .How come they did not include my block in the rezoning project .Please members 0f t[redacted]n put a hold on this project since this new to me . Need to reach all of the community not just the fewThank you to all.

Samuel Nourieli

From: Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>
Sent: Wednesday, July 30, 2025 12:04 PM
To: HYang@planning.nyc.gov; JMitchell@planning.nyc.gov; queenscomments_dl@planning.nyc.gov
Subject: Comments re: C 250176 ZMQ - Long Island City Neighborhood Plan

Re. Project: **C 250176 ZMQ - Long Island City Neighborhood Plan**

Submitted by:

Name: **Kenneth Greenberg**
Zip: **11101**

I represent: **Myself|A local business|A local community group or organization**

Details for "I Represent": **Home owner, artist, business owner/tenant, LIC Coalition member**

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: **Yes**

Additional Comments:
I urge the Commission to set conditions that address disruption to our community that the plan, as is, does not fix. I appreciate Commissioner Osorio highlighting displacement of existing businesses. The viability of small manufacturers, makers, and creators are absolutely threatened. There is a promise that by building more this will bring rents down. But that has not historically been the case in the City's fastest growing neighborhood. And were that promise to become reality it would only be in the future at the expense of pressure on our existing businesses. The impact applies to mom and pop delis, dry cleaners, restaurants, artists, musicians, and many more. These businesses help the community to thrive and be the interesting mixed-use destination for which we are known. The proposed plan does not address the impact of climate change on the surrounding community. It does not adequately address crowded schools, parks, and subways. This proposal is setting the stage to profoundly alter the community and its fragile economy. It should not be approved without real protective measures in place. CEQR is supposed to guarantee these safeties but the proposed plan finds ways to bypass CEQR. Our Community Board, Our Council Member, and our Borough President have called for important conditions for approval. The

community as a whole wants present infrastructure deficiencies corrected, open space, resiliency for climate change, and protections for businesses and residents in place before change is upon us. I urge the Commission to not approve unless the conditions that come directly from the community and its representatives are secured. Thank you.

Outlook

Comments re: C 250176 ZMQ - Long Island City Neighborhood Plan

From Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>
Date Fri 8/8/2025 8:35 PM
To Hye-Kyung Yang (DCP) <HYANG@planning.nyc.gov>; Jameson Mitchell (DCP) <JMitchell@planning.nyc.gov>; QueensComments_DL <QueensComments_DL@planning.nyc.gov>

Re. Project: **C 250176 ZMQ - Long Island City Neighborhood Plan**

Submitted by:

Name: **RITA Guevara**
Zip: **11101**

I represent: **A local business**

Details for "I Represent": **I am the owner of LIC DELI. Me my wife and 4 workers operate this small business**

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:
Mr Canuci told me yesterday about this ONE LIC Project This was unknown to us . I have had the place for 15 years . No one has known.Please let the members of our community make a decissinin ample time H

Samuel Nourieli

From: Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>
Sent: Wednesday, July 30, 2025 10:14 AM
To: HYang@planning.nyc.gov; JMitchell@planning.nyc.gov; queenscomments_dl@planning.nyc.gov
Subject: Comments re: C 250176 ZMQ - Long Island City Neighborhood Plan

Re. Project: **C 250176 ZMQ - Long Island City Neighborhood Plan**

Submitted by:

Name: **Leo Guttmann**
Zip: **11101**

I represent: **Myself**

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: **Yes**

Additional Comments:
I'm a renter living in market-rate housing in Court Square, and I'm writing in support of the Long Island City Neighborhood Plan. This plan moves the neighborhood and the city forward in a lot of important ways: - in the midst of crisis-level housing scarcity at all affordability levels, this plan creates over 14,000 new homes, including over 4000 permanently affordable homes - in the face of climate change threatening coastal areas, the plan includes improvements to make our waterfront more resilient. It also lets more people live close to their jobs in places served by excellent public transit, keeping more cars from coming on the road - it expands access to the waterfront, which is one of the amenities that has made LIC so attractive to the many who have already moved here - the plan is contextual, as other parts of Long Island City have already grown a lot in recent decades to become more vibrant, dynamic, and opportunity-rich. This allows parts of the neighborhood that were previously left behind to catch up - the plan comes with additional neighborhood and infrastructure investments beyond the waterfront improvement and public access - school seats, sewer capacity, and more

Outlook

Comments re: C 250176 ZMQ - Long Island City Neighborhood Plan

From Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>
Date Wed 8/6/2025 9:53 PM
To Hye-Kyung Yang (DCP) <HYANG@planning.nyc.gov>; Jameson Mitchell (DCP) <JMitchell@planning.nyc.gov>; QueensComments_DL <QueensComments_DL@planning.nyc.gov>

Re. Project: **C 250176 ZMQ - Long Island City Neighborhood Plan**

Submitted by:

Name: **Christian Hansen**
Zip: **11377**

I represent: **Myself**

Details for "I Represent": [redacted]

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 know it's probably too late, but social housing is the only worthwhile housing to build to break the commodification model. Collaborate w[redacted]velopers sure, but don't let them buy the land. CLT or bust.

Outlook

Comments re: C 250176 ZMQ - Long Island City Neighborhood Plan

From Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>
Date Mon 8/4/2025 3:16 PM
To Hye-Kyung Yang (DCP) <HYANG@planning.nyc.gov>; Jameson Mitchell (DCP) <JMitchell@planning.nyc.gov>; QueensComments_DL <QueensComments_DL@planning.nyc.gov>

Re. Project: **C 250176 ZMQ - Long Island City Neighborhood Plan**

Submitted by:

Name: **Bali Harmath**
Zip: **11101**

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? **Yes**

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

Additional Comments:
Dear Commissioner, I am writing as a resident of 47th Street to express strong support for expanding the zoning proposal for the One LIC project to include the remaining two blocks near our street. At the recent hearing on July 30, I noted that the current plan stops short of our block, which leaves our community excluded from much-needed growth and improvements. Increased zoning in our area would allow for greater development opportunities, improve local amenities, and benefit current residents. It has come to my attention that many individuals expressing opposition to this proposal are not local residents, but rather developers, non-residents, or special interest groups. I urge you to consider the voices and needs of those who actually live in this neighborhood. For these reasons, I respectfully request that you reconsider the boundaries of the zoning proposal and extend it to include our street. I, along with my neighbors, am ready to submit additional forms in support of this request. Thank you for your time and consideration. Please let us know if there is anything further we

can provide to assist in this process. Sincerely, Bali Harmath [redacted]

Outlook

Comments re: C 250176 ZMQ - Long Island City Neighborhood Plan

From Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>
Date Fri 8/8/2025 8:54 PM
To Hye-Kyung Yang (DCP) <HYANG@planning.nyc.gov>; Jameson Mitchell (DCP) <JMitchell@planning.nyc.gov>; QueensComments_DL <QueensComments_DL@planning.nyc.gov>

Re. Project: **C 250176 ZMQ - Long Island City Neighborhood Plan**

Submitted by:

Name: **Balazs Harmath**
Zip: **11101**

I represent: **Myself|A local business**

Details for "I Represent": **I work[redacted]7 th road I also live on 47th ave** [redacted]

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 got ear full yesterday from my cowor[redacted]that this project is man handled by the NYC bureaucracy and not by the community .No one has asked the comunity all has been done in commune boards . Change in lic has to be changed in mom and pop one or two family buildings

Outlook

Comments re: C 250176 ZMQ - Long Island City Neighborhood Plan

From Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>
Date Wed 8/6/2025 10:23 PM
To Hye-Kyung Yang (DCP) <HYANG@planning.nyc.gov>; Jameson Mitchell (DCP) <JMitchell@planning.nyc.gov>; QueensComments_DL <QueensComments_DL@planning.nyc.gov>

Re. Project: **C 250176 ZMQ - Long Island City Neighborhood Plan**

Submitted by:

Name: **Sarah Helden**
Zip: **11377**

I represent: **Myself**

Details for "I Represent": [redacted]

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 OneLIC rezoning plan will actually be harmful to the neighborhood and Western Queens at large by driving out local residents with furt[redacted]es in what is already the most expensive neighborhood in Queens. The last thing that LIC needs is more luxury developments, and this zoning plan would greatly benefit development firms rather than the people that call this neighborhood home. Please listen to the community on this!

Samuel Nourieli

From: Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>
Sent: Wednesday, July 30, 2025 7:51 AM
To: HYang@planning.nyc.gov; JMitchell@planning.nyc.gov; queenscomments_dl@planning.nyc.gov
Subject: Comments re: C 250176 ZMQ - Long Island City Neighborhood Plan

Re. Project: **C 250176 ZMQ - Long Island City Neighborhood Plan**

Submitted by:

Name: **Heidi Holterbosch**
Zip: **11101**

I represent: **A local business**

Details for "I Represent": **Landowner**

My Comments:

Vote: I am **in favor**

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:
Dear CB1 Planning Commision, I am submitting this testimony in strong support of the OneLIC Neighborhood Plan. My family owns properties within the rezoning area. Located on the east side of Vernon Boulevard across from Anable Basin. We are long -standing members of the Long Island City community. My father bought these properties about 60 years ago, when the neighborhood was mainly industrial. For the first 40 years, the properties were home to our family-run beverage distribution company, which we later operated out of another site in Long Island City. For the past 20 years we have leased the properties to other businesses , including the New York Blood Center. Since my father bought this property 60 years ago, we have seen Long Island City on the way to become the City it is meant to be, a vibrant mixed-use community with a flourishing residential population and a unique, local economy. Now is the time to take the next step and incorporate the OneLIC area into that mixed-use paradigm. This Plan is a result of many years of planning work and community engagement, and the tireless leadership of the local Council Member. It is thoughtful, comprehensive plan that will capitalize on the area's proximity to existing residential areas, a prominent waterfront, and existing concentration of businesses,

to create large amounts of housing, including affordable housing, stronger local businesses and more and better open spaces. We urge you and the Commission to approve the application. Sincerely yours, Heidi Holterbosch

DH Vernon LLC
45-01 Vernon Blvd
Long Island City, NY 11101

July 30, 2025

Via Email
Chairperson Daniel Garodnick
City Planning Commission
Calendar Information Office
120 Broadway- 31st Floor, New York, NY 10271

Re: Long Island City Neighborhood Plan - Queens
Calendar No. 25-31 July 30, 2025
ULURP No. C 250176 ZMQ; N 250177; C 250175 HAQ; C 250178 PCQ;
C 250179 PPQ; C 250180 PPQ; C 250224 PPQ; 25DCP00I 1Q
CD 1 and 2 Queens
Position: In Favor

Dear Chairperson Garodnick:

In advance of the City Planning Commission Public Hearing today, I am submitting this testimony in strong support of the OneLIC Neighborhood Plan. My family owns properties within the rezoning area, located on the east side of Vernon Boulevard across from Anable Basin.

We are long-standing members of the Long Island City community. My father bought these properties about 60 years ago, when the neighborhood was mainly industrial. For the first 40 years, the properties were home to our family-run beverage distribution company, which we later operated out of another site in Long Island City. For the past 20 years we have leased the properties to other businesses, including the New York Blood Center.

Since my father bought this property 60 years ago, we have seen Long Island City grow into a vibrant mixed-use community with a flourishing residential population and a unique, local economy. Now it is time to take the next step and incorporate the OneLIC area into that mixed-use paradigm.

This Plan is the result of many years of planning work and community engagement, and the tireless leadership of the local Council Member. It is a thoughtful, comprehensive plan that will capitalize on the area's proximity to existing residential areas, a prominent waterfront, and existing concentration of businesses, to create large amounts of housing, including affordable housing, stronger local businesses and more and better open spaces.

We urge you and the Commission to approve the application.

Sincerely yours,

Heidi Hoffenbosch

Re: C250176ZMQ, Item 6. 7/30/2025 public hearing calendar #25

We like to thank council member Julie Won and City planning team to initiate this plan for revitalization of our communities. We are grateful and 100% support it.

My name is Paoling Hsia, a certified MWBE and city vendor, lived and worked in LIC for more than 40 years. I represent a few of small businesses and property owners along 21st Street between 39th and 40th Avenue, north end of this study. Our Block 392, is now proposed to be M1-5A. We appeal to modify it to Mixed Use allowing housing for the following reasons and realities.

Block 392 faces Queens Bridge Housing to the front, our back is connected to Dutch Kills — both mixed-use with housing. Just visit the area — How can a 45-foot container truck or industrial vehicle be safely and legally operated on a street that includes bus-only lanes, bike lanes, a central pedestrian passage, and unpredictable foot traffic such as children running across?

21st Street serves as a critical north–south collector between Queensboro and Tri-boro Bridge, proximity to as many as 7 subway stops at Queens Plaza, plus 4 bus lines, stops right in front of our block. Industrial operations are neither practical nor safe in a residential neighborhood such as this.

During the pandemic, our block was compromised by a blaze. It was caused by homeless individuals and drug-affected persons who unlawfully occupied our block - a tragic consequence of systemic gaps in public housing and addiction services. Our structure has since been sealed by FDNY and deemed unsafe for occupancy. Yet we remain committed to rebuild and rehabilitate to stay.

However, the proposed M1-5A prevent us from getting necessary funding from investors to rebuild due to financially not feasible. We respectfully ask for your support to modify our block into Mixed Use allowing housing units. It will bring in cleaner, safer streets, vibrant community, better business environments. We are not against 20 years old IBZ. Policy needs to adapt according to the character and needs of each neighborhood. To modify block 392 into Mixed Use including housing would be environmental sustainable and also a problem solving to ease NYC's housing crisis especially for affordable housings.

Thank you for your consideration.

Paoling Hsia,

[redacted]

39-35 21 St LLC (Block 392 lot 1, 5, 43)

Dixon & Associates (Block 392 Lots 38, 39, 40)

& Matsikas, Anastasios (Block 392, Lot 41)

Re: C250176ZMQ, LIC rezoning, item 6

Appeal to Amend IBZ Boundary Designation for Block 392 (Mid-Line), Long Island City

My name is **Paoling Hsia**, a certified MWBE and registered City vendor. I have lived and worked in Long Island City for over 40 years and currently represent several small businesses and property owners along **21st Street between 39th and 40th Avenue**, at the northern edge of the OneLIC rezoning plan. We respectfully appeal to the Commission to **amend the designation of Block 392**, currently proposed as **M1-5A within the Industrial Business Zone (IBZ)**, to a **Mixed-Use zoning that allows residential development**, based on the following facts and community realities:

Residential Character and Surrounding Context

- Block 392 is **surrounded by Queensbridge Housing and Dutch Kills**, both long designated as **residential mixed-use zones**.
- The area has been **residential in character for decades**, and none of the current businesses on Block 392 utilize or plan to utilize industrial or manufacturing credits provided under IBZ policy.

Transit-Oriented, Eco-Friendly Designation

- The block is proximity to and served by **multiple subway lines and bus routes**, with stops directly on 21st Street.
- The street includes **bus-only lanes, bike lanes, and pedestrian passage**, making industrial operations **unsafe and impractical**.
- The area has been designated as **eco-friendly and pedestrian-safe**, further limiting its suitability for industrial use.

Safety and Infrastructure Concerns

- Several buildings on Block 392 were **deemed unsafe and sealed by FDNY** following a fire caused by homeless and drug-affected individuals who unlawfully occupied the block during and after the pandemic.
  As a result, **several properties between 21st and 22nd Streets are now in disrepair**, **structurally corroded**, **and unfit for industrial or commercial use**. **They need to be rebuilt.**

Community Engagement and Prior Appeals

- We have actively participated in **town hall meetings, CB1 and CB2 hearings, the Borough President's hearing, and the City Planning Commission's public hearing**.
- Despite widespread **community sympathy**, our appeals have been denied solely because Block 392 is within the IBZ, which currently **prohibits residential development**.

Legal Basis for Amendment

- According to **IBZ Boundary Commission Rule 22-625/626**, the Commission has the authority to **designate, amend, or repeal IBZ boundaries** if an area no longer reflects the industrial or manufacturing character intended by the policy.

A Call for Adaptive Zoning

We do not oppose the IBZ policy itself. However, we urge the Commission to **adapt its application on a block-by-block basis**, especially where industrial use is no longer viable or appropriate.

Amending Block 392 to allow **Mixed-Use zoning with residential development** would:

- Promote **environmental sustainability**
- Create **cleaner and safer streets**
- Enable the development of **affordable housing** for **multi-racial, hard-working families and individuals**

We thank you for your time and thoughtful consideration of this appeal.

Sincerely,
Paoling Hsia
Certified MWBE & City Vendor
Long Island City Resident and Advocate

represents:

39-35 21 St LLC (Block 392 lot 1, 5, 43)

Dixon & Associates (Block 392 Lots 38, 39, 40)

& Matsikas, Anastasios (Block 392, Lot 41)

Outlook

Comments re: C 250176 ZMQ - Long Island City Neighborhood Plan

From Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>
Date Sat 8/9/2025 2:54 PM
To Hye-Kyung Yang (DCP) <HYANG@planning.nyc.gov>; Jameson Mitchell (DCP) <JMitchell@planning.nyc.gov>; QueensComments_DL <QueensComments_DL@planning.nyc.gov>

Re. Project: **C 250176 ZMQ - Long Island City Neighborhood Plan**

Submitted by:

Name: **Gerry Huang**
Zip: **11101**

I represent: **Myself|A local business**

Details for "I Represent": **I work and live next to Claddagh electronics**

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:
Good Day . I spoke with Val and he gave me the reasons and that rezoning has been fast tracked trough the system. We need more time for the rest of the lic to be rezoned. One LIC has pushed the project under the radar.

Samuel Nourieli

From: Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>
Sent: Wednesday, July 30, 2025 12:46 PM
To: HYang@planning.nyc.gov; JMitchell@planning.nyc.gov; queenscomments_dl@planning.nyc.gov
Subject: Comments re: C 250176 ZMQ - Long Island City Neighborhood Plan

Re. Project: **C 250176 ZMQ - Long Island City Neighborhood Plan**

Submitted by:

Name: **Christine Hunter**
Zip: **11104**

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: **Yes**

Additional Comments:
Good Morning Chair Garodnick and Commissioners. My name is Christine Hunter. I'm a member of Queens Community Board 2 but speak today as an individual. As an architect, now retired, who worked primarily on deeply affordable and special needs housing throughout the five boroughs, I believe that good housing doesn't end at a building's front door. All of us, at all income levels, live in our neighborhoods as well as our apartments. Sustainable neighborhoods that meet residents' needs throughout their lifetimes are critical to the future and the stability of our city. While I support the goal of creating more affordable housing in LIC, I'm very concerned about the lack of new usable public open space in the proposed plan, as well as the lack of a well-planned street and transit network that adequately serves the proposed mix. of residential, commercial and industrial uses. Adjacent to the OneLIC project area, the sections of LIC rezoned starting in 2001 are still experiencing massive ongoing construction and are already sorely lacking in park space, especially near Court Square and other inland blocks. Despite the beautiful waterfront space south of Anable Basin, LIC currently ranks near the bottom of city neighborhoods in public space per resident. The OneLIC DEIS identifies this deficit and

acknowledges that population growth triggered by the proposed rezoning would result in a community with the lowest open space ratio in the city; however no meaningful new park space beyond a public walkway along the waterfront is guaranteed by the plan. Potential privately owned spaces to be built under voluntary bonus provisions will further increase the already very high proposed density of the area and may not happen at all or serve the blocks with the greatest need. While the proposed MIH provisions do guarantee creation of sorely needed income-restricted units, OneLIC's stated goal to "serve diverse types of households and family needs" is not met by the proposed plan. Instead, the area will be one of mostly very expensive transitory housing serving young professionals and those who want a part-time nest in the city, but who will leave after they start families because of the lack of outdoor space for kids, the expense of private amenities, and the lack of family-sized units. For adults, and especially for seniors, there will be little opportunity for active and passive recreation close by, or the public places that promote neighborhood interaction and community. The OneLIC plan covers a large and complex area with multiple challenges and stakeholders. I urge the Commission to give serious attention to the well-considered recommendations of Community Boards 1 and 2, and make meaningful adjustments to the plan. These include new two-acre parks, one within the publicly owned sites on the waterfront and one in Court Square, as well as lower density zoning on the blocks facing Queensbridge Houses. Affordable housing and well-planned neighborhoods are not either-or propositions – they should go hand in hand.

Outlook

Comments re: C 250176 ZMQ - Long Island City Neighborhood Plan

From Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>
Date Sat 8/9/2025 3:18 PM
To Hye-Kyung Yang (DCP) <HYANG@planning.nyc.gov>; Jameson Mitchell (DCP) <JMitchell@planning.nyc.gov>; QueensComments_DL <QueensComments_DL@planning.nyc.gov>

Re. Project: **C 250176 ZMQ - Long Island City Neighborhood Plan**

Submitted by:

Name: **Esther Ibarra**
Zip: **11101**

I represent: **Myself**

Details for "I Represent": **reside**[redacted]

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 spoke with Val Canuci and he explained project ONE LIC . It does not address the community of LIC at all . The project does not address al[redacted]nort .The rezoning stops at 45 st and it should cover all the streets up to Pulaski Bridge . It address commercial and Industrial areas .Please to the commission ,Please give all the LIC to be part of rezoning .ONE LIC Project has to be addressed to the community just like collecting censuses .

Outlook

Comments re: C 250176 ZMQ - Long Island City Neighborhood Plan

From Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>
Date Sat 8/9/2025 3:38 PM
To Hye-Kyung Yang (DCP) <HYANG@planning.nyc.gov>; Jameson Mitchell (DCP) <JMitchell@planning.nyc.gov>; QueensComments_DL <QueensComments_DL@planning.nyc.gov>

Re. Project: **C 250176 ZMQ - Long Island City Neighborhood Plan**

Submitted by:

Name: **Esraa Ibrahim**
Zip: **11101**

I represent: **Myself**

Details for "I Represent": **Owne**[redacted]

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 surprized that I did not know about this Mega project We need every body to be aware .I herd this information from Valentin Canuci [redacted]. Our community is uninformed at this time .

Outlook

Comments re: C 250176 ZMQ - Long Island City Neighborhood Plan

From Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>
Date Sat 8/9/2025 4:05 PM
To Hye-Kyung Yang (DCP) <HYANG@planning.nyc.gov>; Jameson Mitchell (DCP) <JMitchell@planning.nyc.gov>; QueensComments_DL <QueensComments_DL@planning.nyc.gov>

Re. Project: **C 250176 ZMQ - Long Island City Neighborhood Plan**

Submitted by:

Name: **Luis Ingram**
Zip: **11101**

I represent: **Myself|A local business**

Details for "I Represent": **Owner of Bunny Hill Preschool opening this fall this year .It will be serving 110 children with a staff of 22. Fourth Location in the neighborhood.** [redacted]

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:
To the commission as per Mr Canuci explanation to me and my wife project ONE LIC needs more time so it can reach all people in LIC . Thank you

Outlook

Comments re: C 250176 ZMQ - Long Island City Neighborhood Plan

From Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>
Date Sat 8/9/2025 6:46 PM
To Hye-Kyung Yang (DCP) <HYANG@planning.nyc.gov>; Jameson Mitchell (DCP) <JMitchell@planning.nyc.gov>; QueensComments_DL <QueensComments_DL@planning.nyc.gov>

Re. Project: **C 250176 ZMQ - Long Island City Neighborhood Plan**

Submitted by:

Name: **Luis Ingram**
Zip: **11101**

I represent: **Myself|A local business**

Details for "I Represent": **My Business (Slice LIC Pizzeria)** [redacted]

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 business owner for 20 years , I just spoke with Mr Canuci ,he walked into my Pizzeria and he explained about ONE LIC project .From my understanding this zoning project does not include our area .

Samuel Nourieli

From: Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>
Sent: Wednesday, July 30, 2025 6:41 AM
To: HYang@planning.nyc.gov; JMitchell@planning.nyc.gov; queenscomments_dl@planning.nyc.gov
Subject: Comments re: C 250176 ZMQ - Long Island City Neighborhood Plan

Re. Project: **C 250176 ZMQ - Long Island City Neighborhood Plan**

Submitted by:

Name: **adam joly**
Zip: **11101**

I represent: **Myself|A local business**

Details for "I Represent": **I am a local business owner in LIC for over 8 years**

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: **Yes**

Additional Comments:
My company, Igloo, has brought more than 60 retail businesses to the LIC area. These businesses rely on residential density in order to have a sustainable business platform. The proposed rezoning will not only provide much needed affordable housing to the area but will also bring more individuals, couples and families which will support local retail businesses. For that reason, I ask that you vote in favor of the proposed rezoning. Thank you.

Outlook

Comments re: C 250176 ZMQ - Long Island City Neighborhood Plan

From Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>
Date Fri 8/8/2025 12:05 PM
To Hye-Kyung Yang (DCP) <HYANG@planning.nyc.gov>; Jameson Mitchell (DCP) <JMitchell@planning.nyc.gov>; QueensComments_DL <QueensComments_DL@planning.nyc.gov>

Re. Project: **C 250176 ZMQ - Long Island City Neighborhood Plan**

Submitted by:

Name: **Buzas Josef**
Zip: **11101**

I represent: **Myself|A local business|Applicant|A local community group or organization**

Details for "I Represent": **Cladagh electronics and 2 older. home owners unable to**

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 the new project since is to one sided not considering the rest of Long Island city and it has been pushed through the system to fast without our knowledge .

Outlook

Comments re: C 250176 ZMQ - Long Island City Neighborhood Plan

From Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>
Date Mon 8/11/2025 4:57 PM
To Hye-Kyung Yang (DCP) <HYANG@planning.nyc.gov>; Jameson Mitchell (DCP) <JMitchell@planning.nyc.gov>; QueensComments_DL <QueensComments_DL@planning.nyc.gov>

Re. Project: **C 250176 ZMQ - Long Island City Neighborhood Plan**

Submitted by:

Name: **Jenny Lee**
Zip: **11101**

I represent: **Myself|A local business**

Details for "I Represent": **I am t**[redacted]

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 did not know that I can vote on this project . I lease the place but want to expand and by reasoning I can have more space .I am in the zone[redacted]ncluded in the rezoning .Please rezone our neighborhood too

Outlook

Comments re: C 250176 ZMQ - Long Island City Neighborhood Plan

From Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>
Date Sat 8/9/2025 8:05 PM
To Hye-Kyung Yang (DCP) <HYANG@planning.nyc.gov>; Jameson Mitchell (DCP) <JMitchell@planning.nyc.gov>; QueensComments_DL <QueensComments_DL@planning.nyc.gov>

Re. Project: **C 250176 ZMQ - Long Island City Neighborhood Plan**

Submitted by:

Name: **Jian Li**
Zip: **11101**

I represent: **Myself|A local business**

Details for "I Represent": **I own [redacted]me down the street** [redacted]

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 here and I bought in since[redacted] to develop the whole area and improve the systems .Now the rezoning again does not include our business or my house . I have reached to the queens borough president and to Jullie Won they were no help at the end I reached to community board 1 where a secretary takes your name and no one calls . We need our community to be rezoned and benefit from this project .

Samuel Nourieli

From: Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>
Sent: Thursday, July 31, 2025 12:00 PM
To: HYang@planning.nyc.gov; JMitchell@planning.nyc.gov; queenscomments_dl@planning.nyc.gov
Subject: Comments re: C 250176 ZMQ - Long Island City Neighborhood Plan

Re. Project: **C 250176 ZMQ - Long Island City Neighborhood Plan**

Submitted by:

Name: **Alex Maza**
Zip: **11238**

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? **Yes**

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

Additional Comments:
I'm in support of this project. The city is in a housing crisis, and I am heartened to hear about this project. I want to afford to live in this city, and we need more homes to do that. This project is a step in the right direction. I wish every borough had something like this. I walked around the proposed project area to see the neighborhood and potential new construction. I think it is great that there will be an expansion of green space by the water. I think having new housing along transit rich areas will be a huge boon for the neighborhood and city. Please approve this project! Our city needs it.

Outlook

Comments re: C 250176 ZMQ - Long Island City Neighborhood Plan

From Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>
Date Mon 8/11/2025 4:10 PM
To Hye-Kyung Yang (DCP) <HYANG@planning.nyc.gov>; Jameson Mitchell (DCP) <JMitchell@planning.nyc.gov>; QueensComments_DL <QueensComments_DL@planning.nyc.gov>

Re. Project: **C 250176 ZMQ - Long Island City Neighborhood Plan**

Submitted by:

Name: **Thomas Melloy**
Zip: **11101**

I represent: **Myself|A local business**

Details for "I Represent": **I am a retired elevator mechanic and building owner**

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 own and live at [redacted] . I just met my friend on the street and he informed me about the rezoning and that it stoped short of our street by two blocks. I think is unfair. We pay same tax rates .Are we a second class people .Do we not deserve same treatment the same treatment as those people do . If we dont get the same treatment as the large pockets owner developers get .I vote no .

Outlook

Comments re: C 250176 ZMQ - Long Island City Neighborhood Plan

From Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>
Date Mon 8/11/2025 4:28 PM
To Hye-Kyung Yang (DCP) <HYANG@planning.nyc.gov>; Jameson Mitchell (DCP) <JMitchell@planning.nyc.gov>; QueensComments_DL <QueensComments_DL@planning.nyc.gov>

Re. Project: **C 250176 ZMQ - Long Island City Neighborhood Plan**

Submitted by:

Name: **John Meloy**
Zip: **11101**

I represent: **Myself|A local business**

Details for "I Represent": **I own [redacted] I own a small property maintenance company[redacted]**

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 lic since 1971 .I was born here [redacted]e home and she heard from the neighbor about this project that the city is trying to pass in collusion without notices sent .Not including us in the rezoning plan. Are we chopped liver ?

Outlook

Comments re: C 250176 ZMQ - Long Island City Neighborhood Plan

From Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>
Date Fri 8/1/2025 3:40 PM
To Hye-Kyung Yang (DCP) <HYANG@planning.nyc.gov>; Jameson Mitchell (DCP) <JMitchell@planning.nyc.gov>; QueensComments_DL <QueensComments_DL@planning.nyc.gov>

Re. Project: **C 250176 ZMQ - Long Island City Neighborhood Plan**

Submitted by:

Name: **Minakshi Mohanta**
Zip: **11101**

I represent: **A local business**

Details for "I Represent": **I work at Silvercup Studios**

My Comments:

Vote: I am **in favor**

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:
Good evening, My name is Minakshi Mohanta. I am an architect and work in Long Island City. I strongly support the OneLIC rezoning effort to help Western Queens grow and include more housing and affordable housing at that. Currently, it's hard to get from one area to another without having to go through potentially unsafe areas. People with families are at an even higher risk in these areas. Affordability can only be created when we increase mindful supply of housing and support for the increased growth of the neighborhood through jobs, schools etc. We need to build! I disagree with LIC Coalition, not just on the fundamentals of place making but the sheer lack of understanding of what creates livable cities. Growth is needed to fix the current lack of affordable housing, safety and creating more jobs. The current proposal not only builds more housing but also schools, new sewer systems and more. The LIC Coalition is misguided and misrepresents the reality of what will happen from this rezoning. One LIC offers 4 new schools, more open space, more affordable housing and a safer

sustainable waterfront connected from Queensbridge Park to the Annabel Basin. I urge you to approve the proposed One LIC rezoning plan.

Outlook

Comments re: C 250176 ZMQ - Long Island City Neighborhood Plan

From Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>
Date Mon 8/11/2025 2:07 PM
To Hye-Kyung Yang (DCP) <HYANG@planning.nyc.gov>; Jameson Mitchell (DCP) <JMitchell@planning.nyc.gov>; QueensComments_DL <QueensComments_DL@planning.nyc.gov>

Re. Project: **C 250176 ZMQ - Long Island City Neighborhood Plan**

Submitted by:

Name: **ANGELO MOTOLA**
Zip: **11101**

I represent: **Myself|A local business**

Details for "I Represent": **I have [redacted] Long Island city for 51 years we employ 63 people [redacted] poke with Julie Won I gave our information and she did not get back to me**

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: [redacted]
I am against Project one lic because none of the meetings and discussions were made public so I can attend and my workers could attend plus our neighborhood has not been included in the rezoning proposal .It stops one street over . I vote no

Outlook

Comments re: C 250176 ZMQ - Long Island City Neighborhood Plan

From Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>
Date Mon 8/11/2025 2:21 PM
To Hye-Kyung Yang (DCP) <HYANG@planning.nyc.gov>; Jameson Mitchell (DCP) <JMitchell@planning.nyc.gov>; QueensComments_DL <QueensComments_DL@planning.nyc.gov>

Re. Project: **C 250176 ZMQ - Long Island City Neighborhood Plan**

Submitted by:

Name: **Anthony Motola**
Zip: **11101**

I represent: **Myself|A local business**

Details for "I Represent": **Owne[redacted]7th road lic 11101 .**
I have 6 workers . [redacted]

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 owned my shop since 2011 . We[redacted] elevator parts . I spoke with val a contractor on the street and he gave me the link to vote about ONE LIC . I have not received any notices about the project.

Outlook

Comments re: C 250176 ZMQ - Long Island City Neighborhood Plan

From Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>
Date Mon 8/11/2025 2:37 PM
To Hye-Kyung Yang (DCP) <HYANG@planning.nyc.gov>; Jameson Mitchell (DCP) <JMitchell@planning.nyc.gov>; QueensComments_DL <QueensComments_DL@planning.nyc.gov>

Re. Project: **C 250176 ZMQ - Long Island City Neighborhood Plan**

Submitted by:

Name: **Joane Motola**
Zip: **11101**

I represent: **Myself|A local business**

Details for "I Represent": **My name is Joane Motola i own [redacted].i own a building with 17 apartments**

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 the project because we were not included in the zoning and all seams to be very hush hush. Why there have not been any notices about this project .I had to hear from some one on the street .

Outlook

Comments re: C 250176 ZMQ - Long Island City Neighborhood Plan

From Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>
Date Mon 8/11/2025 4:48 PM
To Hye-Kyung Yang (DCP) <HYANG@planning.nyc.gov>; Jameson Mitchell (DCP) <JMitchell@planning.nyc.gov>; QueensComments_DL <QueensComments_DL@planning.nyc.gov>

Re. Project: **C 250176 ZMQ - Long Island City Neighborhood Plan**

Submitted by:

Name: **Rosaria Motola**
Zip: **11101**

I represent: **Myself|A local business**

Details for "I Represent": **I own [redacted] I lease first floor to Centro Pizzeria [redacted]**

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:
Why did our street was not included in [redacted] .and why did they stop there . Ladies and sirs this rezoning is unfair since it does not include the rest of the people . As we have discussed between neighbors we need time so we consult with cb1 and with One Long Island city to add our areas in the project so we are part of the project .

Samuel Nourieli

From: Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>
Sent: Wednesday, July 30, 2025 12:48 PM
To: HYang@planning.nyc.gov; JMitchell@planning.nyc.gov; queenscomments_dl@planning.nyc.gov
Subject: Comments re: C 250176 ZMQ - Long Island City Neighborhood Plan

Re. Project: **C 250176 ZMQ - Long Island City Neighborhood Plan**

Submitted by:

Name: **Thomas Ort**
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:
I am writing to express my opposition to the OneLIC plan in its existing form. My main objections are twofold. First, the amount of new open space included in this plan is minimal for development of this scale. In addition to the new waterfront space, the plan should at least include a new city park comparable to Murray Playground. Second, the M1-4A/R8A corridor on 44th Drive allows for new construction completely out of scale with existing development in this corridor. The corridor should be reduced to M1-3A/R7A proportions and extended to 44th Road. Furthermore, the M1-6A zone should under no circumstances be allowed to abut the more modestly scaled 44th Drive corridor. Sincerely, Thomas Ort

Samuel Nourieli

From: Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>
Sent: Thursday, July 31, 2025 11:11 AM
To: HYang@planning.nyc.gov; JMitchell@planning.nyc.gov; queenscomments_dl@planning.nyc.gov
Subject: Comments re: C 250176 ZMQ - Long Island City Neighborhood Plan

Re. Project: **C 250176 ZMQ - Long Island City Neighborhood Plan**

Submitted by:

Name: **Ivy Pan**
Zip: **11368**

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:
Affordable housing is not just a policy issue—it's a fundamental need that affects the well-being, stability, and future of our community. The rising cost of living in Long Island City has made it increasingly difficult for working families, seniors, and young professionals to find secure housing. I urge the Commission to prioritize housing policies and zoning changes that increase affordable units—especially deeply affordable options—through new developments, adaptive reuse, and incentives for long-term affordability.

Outlook

Comments re: C 250176 ZMQ - Long Island City Neighborhood Plan

From Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>
Date Sat 8/9/2025 7:16 PM
To Hye-Kyung Yang (DCP) <HYANG@planning.nyc.gov>; Jameson Mitchell (DCP) <JMitchell@planning.nyc.gov>; QueensComments_DL <QueensComments_DL@planning.nyc.gov>

Re. Project: **C 250176 ZMQ - Long Island City Neighborhood Plan**

Submitted by:

Name: **Erving Pecollari**
Zip: **11103**

I represent: **Myself|A local business**

Details for "I Represent": **I am t[redacted]for 21 years. and I live in Long Island city also [redacted]**

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 spoke with one of my customers yest[redacted]brought up ONE LIC project . He explained to me the rezoning does not help this community .

Samuel Nourieli

From: Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>
Sent: Tuesday, August 5, 2025 12:09 PM
To: HYang@planning.nyc.gov; JMitchell@planning.nyc.gov; queenscomments_dl@planning.nyc.gov
Subject: Comments re: C 250176 ZMQ - Long Island City Neighborhood Plan

Re. Project: **C 250176 ZMQ - Long Island City Neighborhood Plan**

Submitted by:

Name: **Nina Rappaport**
Zip: **10025**

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:
August 5, 2025 To: City Planning RE: OneLIC Rezoning Plan From: Nina Rappaport I am a professor and author on architecture and urbanism with a focus on urban manufacturing. I am a member of steering committee of the Western Queens Community Land Trust. I was also cochair of CB2s housing committee in 1988-89. I am co-author of the book, Long Island City Connecting the Arts, which was the outcome of a project and study with the Design Trust for Public Space in 2006 and looked at the negative impact of many upzoning scenarios but also ways to connect the arts organizations to the community. My letter today is to urge you to VOTE NO on the OneLIC Rezoning Plan. I am focusing here the manufacturing spaces in the OneLIC study area. Few people are talking about industrial space and jobs. With the zoning proposals, the existing industries will not be able to afford or keep their space if the scenario plays out as proposed. While in principle the proposal that would combine an existing M zone with an R zone to become mixed use with light industrial and residential space, sounds like a beneficial way to encourage industries to move into the area, however one main parameter is neglected: This mix does not guarantee that the property owners will save space for light or any industry at all. These spaces

within the rezoning plan might instead become commercial office spaces or retail rather than industrial. That is what has occurred in previous rezonings. Residential and high end commercial always pushes out industrial space. It actually seems from the text of the DEIS that 800,000 square feet of industrial space could be lost. The EIS states that it is expected that manufacturing districts would continue to comprise of a mix of industrial and commercial uses; however, it is also projected that the share of commercial uses would continue to increase as has been the trend over past decades without an updated land use framework to provide development incentives and flexibility. There is no solid solution for a framework plan or to maintain the manufacturing space in the EIS. The area needs what I call Mandated Inclusionary Manufacturing. Property owners need to be given incentives to maintain the industries that are there, and industrial tenants must have the ability to work in affordable space and stay where they are or what will continue to occur here is what has happened in the Garment District—manufacturing tenants are being pushed out because of the high value of the real estate for other uses. Thus industrial use needs to be mandated with a specific percentage of space per mixed-use building, not only allowing it to occur and it magically appearing because of the kindness of a property owner. I urge you to vote NO to the OneLICPlan. Thank you for your consideration. Nina Rappaport

Samuel Nourieli

From: Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>
Sent: Wednesday, July 30, 2025 9:58 AM
To: HYang@planning.nyc.gov; JMitchell@planning.nyc.gov; queenscomments_dl@planning.nyc.gov
Subject: Comments re: C 250176 ZMQ - Long Island City Neighborhood Plan

Re. Project: **C 250176 ZMQ - Long Island City Neighborhood Plan**

Submitted by:

Name: **Emily Smith**
Zip: **10031**

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:
I strongly support this plan! We need more housing and green space! Please move his forward.

Samuel Nourieli

From: Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>
Sent: Tuesday, July 29, 2025 9:59 AM
To: HYang@planning.nyc.gov; JMitchell@planning.nyc.gov; queenscomments_dl@planning.nyc.gov
Subject: Comments re: C 250176 ZMQ - Long Island City Neighborhood Plan

Re. Project: **C 250176 ZMQ - Long Island City Neighborhood Plan**

Submitted by:

Name: **Grace Sprite**
Zip: **11101**

I represent: **Myself|A local business**

Details for "I Represent": **I work in LIC**

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: **Yes**

Additional Comments:
I believe it will be beneficial to have more school seats, green space, parks, and more affordable housing benefits to the neighborhood

Samuel Nourieli

From: Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>
Sent: Tuesday, July 29, 2025 4:22 PM
To: HYang@planning.nyc.gov; JMitchell@planning.nyc.gov; queenscomments_dl@planning.nyc.gov
Subject: Comments re: C 250176 ZMQ - Long Island City Neighborhood Plan

Re. Project: **C 250176 ZMQ - Long Island City Neighborhood Plan**

Submitted by:

Name: **YC STEG**
Zip: **11101**

I represent: **A local business**

Details for "I Represent": **approximately close to 70 businesses in this area**

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:
This rezoning is incredibly important for our area and community. It will open up more opportunities and is directly connected to numerous existing businesses and potential new businesses that wish to establish themselves here. More opportunities are needed through zoning to allow for growth in the area. Therefore, I strongly recommend approving these changes. Sincerely,

Samuel Nourieli

From: Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>
Sent: Wednesday, July 30, 2025 4:03 PM
To: HYang@planning.nyc.gov; JMitchell@planning.nyc.gov; queenscomments_dl@planning.nyc.gov
Subject: Comments re: C 250176 ZMQ - Long Island City Neighborhood Plan

Re. Project: **C 250176 ZMQ - Long Island City Neighborhood Plan**

Submitted by:

Name: **Jacob Stein**
Zip: **11101**

I represent: **Myself**

Details for "I Represent": **Hello, I am writing in to say I support OneLIC. We need more housing in LIC and I am very excited about this prospect. I also want more restaurants, shops, schools, green spaces. I live in LIC and am excited at these prospects. Please support OneLIC. Best,Jacob**

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:
Hello, I am writing in to say I support OneLIC. We need more housing in LIC and I am very excited about this prospect. I also want more restaurants, shops, schools, green spaces. I live in LIC and am excited at these prospects. Please support OneLIC. Best,Jacob

Outlook

Comments re: C 250176 ZMQ - Long Island City Neighborhood Plan

From Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>
Date Mon 8/11/2025 3:03 PM
To Hye-Kyung Yang (DCP) <HYANG@planning.nyc.gov>; Jameson Mitchell (DCP) <JMitchell@planning.nyc.gov>; QueensComments_DL <QueensComments_DL@planning.nyc.gov>

Re. Project: **C 250176 ZMQ - Long Island City Neighborhood Plan**

Submitted by:

Name: **Paul Stomatolotos (ESQ)**
Zip: **11101**

I represent: **Myself|A local business**

Details for "I Represent": **I am a practicing lawyer at** [redacted]

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 heard about this project from my client mr Canuci , This zoning change and the neighborhood not being aware of it makes no sense . It seams that the project was kept law key . He seems to think that a few laws have been broken in pushing the project through . He said that there was no effort on behalf of One LIC to let the locals know.

Outlook

Comments re: C 250176 ZMQ - Long Island City Neighborhood Plan

From Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>
Date Fri 8/1/2025 1:41 PM
To Hye-Kyung Yang (DCP) <HYANG@planning.nyc.gov>; Jameson Mitchell (DCP) <JMitchell@planning.nyc.gov>; QueensComments_DL <QueensComments_DL@planning.nyc.gov>

Re. Project: **C 250176 ZMQ - Long Island City Neighborhood Plan**

Submitted by:

Name: **Alan Suna**
Zip: **11101**

I represent: **A local business**

Details for "I Represent": **Silvercup Studios**

My Comments:

Vote: I am **in favor**

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:
Hello, I am Alan Suna, Chairman of Silvercup Studios which I started in Long Island City 45 years ago when it was characterized by crime, drugs and prostitution. Today, it's so much better than years ago. This is what change can do, make things better. We don't have a "dog in the fight" here with the OneLIC rezoning effort BUT, We continue to support this effort which will bring much needed improvements to LIC. • Contrary to the untruths being spread by the LIC Coalition and others, we will have: • New and better schools (four of them!) • Mixed income housing where 25-30% of all housing will be affordable • Better flood controls through improved shoreline protections. • The most new open space of any neighborhood in Western Queens including a Waterfront pedestrian and bicycle connection from Queensbridge Park south. None of these changes will force anyone out of their homes in Queensbridge nor will it increase the cost of living in Queensbridge, Streets will see improvements in sewerage and safety. More people = more eyes on the streets. We further look

forward to working with the City and DCP to rethink the LIC IBZ's, both North and South of the bridge, to continue to develop a long-term plan for all western Queens for living, working, learning and playing safely in the decades ahead. Alan Suna

Comments on the OneLIC Neighborhood Plan

& Draft Environmental Impact Statement (DEIS)

Before the City Planning Commission

Of the City of New York

Lou Venech

July 30, 2025

The OneLIC Plan addresses a critical need to create additional housing for New Yorkers. However, the extent of the upzonings proposed in the OneLIC Plan is excessive, as many who live and work in the community noted repeatedly in an extended public engagement process in which Post-Its were the primary medium for participant input. *The City Planning Department's own Draft Environmental Impact Statement (DEIS) documents several significant adverse local impacts for which it identifies limited or no feasible mitigations*.

There *is* room for more housing in Long Island City, but OneLIC enables a level of densification and volume of new housing units in a concentrated area that threaten to overwhelm many vital elements of the neighborhood's public services and infrastructure. The proposed rezonings follow the development of approximately 25,000 new housing units in the area in recent decades, creating acknowledged strains on public services.

The OneLIC Plan also likely will turbocharge the displacement of light manufacturing and "creative" businesses in two ways: *directly*, by energizing residential development on many blocks in the Project Area now occupied by industrial and other firms, and *indirectly*, by adding levels of resident-driven consumer and transportation demands that will impede the accessibility and affordability of remaining buildings nominally available for continued light-industrial businesses in both the Project Area and Context area. There is an irony in so dramatically unbalancing the character of this historically mixed-use district while the City Planning Department conscientiously is preparing a citywide industrial plan.

All that said, the momentum behind the OneLIC Neighborhood Plan is evident, but there is time for the City Planning Commission and the City Council to consider changes and mitigating measures that can reduce its adverse impacts for current and future residents and better balance the effects of the upzonings. Four key points for your consideration before approving the plan:

- Consider favorably the extensive stipulations on which Queens Community Board 1 and Community Board 2 conditioned their approvals of the OneLIC Neighborhood Plan. The Commission should be aware that the City Planning Department did not engage the Boards directly in the early stages of plan development and provided

very limited time after the Boards' summer recess in 2024 to approve comments on the announced rezoning proposals and the DEIS scoping document. Nevertheless, both boards engaged intensively with City Planning and other agencies' staffs this Spring. Both boards incorporated specific and constructive conditions to accompany their approvals within the ULURP timetable, necessarily adding their informed concerns and ideas near the end of the planning process rather than during the plan's formation. They warrant the Commission's consideration.

- Review critically the likely adverse impacts of the OneLIC Plan on the future of Long Island City as a strategically located district for light manufacturing, media, and innovative "maker" businesses, and evaluate options to reduce those impacts. CB 2 recommended modest modifications to the proposed rezoning for specific areas that currently accommodate a viable mix of residential and industrial and commercial uses. Also, there is widespread skepticism that the proposed Industrial Business Zone upzoning for taller structures will produce additional space that will be workable and affordable for industrial and related businesses. The transportation section tellingly lacks any analysis of trucking access and curbside loading and unloading requirements for the project and context areas.

- Recommend that the City Administration commit to developing a comprehensive transportation mobility plan for the Project Area and Context area that recognizes the challenges – conceded in the DEIS – of trying to reconcile the scale and variety of additional transportation demands that the OneLIC plan will impose within and beyond the rezoned blocks. The DEIS identifies dozens of locations that will be over capacity during various peak periods. It concludes that the Proposed Actions could create unmitigated adverse impacts at 25 intersections and about a dozen sidewalks and a dozen crosswalks during one or more of the time periods analyzed. The DEIS concludes that parking demand in the with-action condition will significantly exceed available off- and on-street parking, forcing unlucky residents and local workers to park ¼ to ½ mile away from their destination. The DEIS wrongly dismisses this as an insignificant impact, citing the availability of local transit options. However, the same analysis also identifies subway stairs and escalators that would be over capacity during certain peak periods and then explains why physical improvements to correct those impacts are infeasible. The DEIS itself makes clear that redevelopment on the scale of the OneLIC Plan requires a comprehensive and integrated plan to balance varied demands on streets, pedestrian routes, curbside management, and transit resources.

- Incorporate City actions to create more usable open space, including inland locations. Long Island City currently falls short of the citywide benchmark for an acceptable ratio of open-space acreage per 1,000 residents. The DEIS concludes that the with-action condition will *worsen* that deficit. Among its stipulations, CB 2 has specific recommendations for City actions to create additional open space to ameliorate this problem before build-out of the upzoned blocks brings thousands more new residents to the area.

The OneLIC Neighborhood Plan presents many other concerns, better expressed by others. The City Administration's focus on this area rightly recognizes its strategic location and potential to accommodate some growth. However, the Commission should recognize that the package before you and the corollary impact analysis fall short of providing an adequate plan to achieve its stated objectives. It falls to the Commission to address these shortcomings before voting your approval.

Thank you for the opportunity to share these concerns from the perspective of a long-time western Queens resident, retired transportation policy and planning analyst, and advocate for preservation of industrial and related businesses and the space they need to thrive in New York City.

Lou Venech

Sunnyside, Queens

[redacted]

Samuel Nourieli

From: Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>
Sent: Wednesday, July 30, 2025 9:29 AM
To: HYang@planning.nyc.gov; JMitchell@planning.nyc.gov; queenscomments_dl@planning.nyc.gov
Subject: Comments re: C 250176 ZMQ - Long Island City Neighborhood Plan

Re. Project: **C 250176 ZMQ - Long Island City Neighborhood Plan**

Submitted by:

Name: **Charles Wang**
Zip: **11101**

I represent: **Myself**

Details for "I Represent": **I have lived in Queens for four years.**

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:
Dear members of the City Planning Commission, I am writing in support of OneLIC and to further express that we need even more such developments. I have spent the last four years in Queens and my entire working life in high COL, high-demand metropolitan areas like New York and San Francisco. The one constant on both coasts is that rent has always ratcheted up every year. Rents have only decreased when conditions worsened and demand plummeted, such as during COVID. By contrast, friends of mine in places like Austin or Minneapolis have seen their rents stabilize, or even go down, even as populations continue to grow, in some cases, boom. This is straightforwardly the result of permissive land use and high rates of housing construction. There is no reason supply and demand work in cities outside of New York but not in New York. For a point of comparison, New York City builds about four homes per thousand people a year. Jersey City has us handily beat at seven per thousand. In Tokyo, a dense, modern city with no real affordability crisis to speak of, it's about ten per thousand. We need to promote the politics of growth and abundance. New York City needs to be affordable. It can't be a playground for the wealthy or incumbents who are simply lucky enough to have moved here earlier. Moreover, the

problems in our current nationwide political climate are to a large degree the result of pitting people against each other over scarcity. It's a lot easier to hate migrants and marginalized people of all kinds when there aren't enough homes to go around. OneLIC is just the first step in a badly needed direction. McKinsey predicts a shortfall of over 900,000 units in a decade if New York City does not ramp up its rate of housing construction. OneLIC is not only surely needed but we need more like it.

Samuel Nourieli

From: Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>
Sent: Tuesday, July 29, 2025 9:21 AM
To: HYang@planning.nyc.gov; JMitchell@planning.nyc.gov; queenscomments_dl@planning.nyc.gov
Subject: Comments re: C 250176 ZMQ - Long Island City Neighborhood Plan

Re. Project: **C 250176 ZMQ - Long Island City Neighborhood Plan**

Submitted by:

Name: **Andrew Wax**
Zip: **11101**

I represent: **Myself|A local business**

Details for "I Represent": **Building and business owner in LIC since 1981.**

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: **No**

Additional Comments:
I have been the owner of a business in LIC from 1981-2017 and continue to be an owner of a small warehouse/office property since 1987. I am strongly in favor of the planned rezoning and applaud the progress it represents. While I greatly respect the affordable housing and community needs of the plan, I urge all stakeholders, however, to recognize that this plan still falls short of the commercial capacity that our community will need to thrive in both the near term and decades ahead. This will ensure that LIC's future has the ability to provide a platform for ample growth to the businesses operating within LIC, as well as to the property owners who have invested and want to continue to invest in LIC. My 9,000 sq. ft. building ([redacted] constructed in 1936 is finally expected to rise from a FAR of 2.0 to 5.0. After almost a century, it's a welcome and long-awaited change. Looking back on LIC's extraordinary transformation over the past two decades, it's clear that bold, forward-looking planning pays off. But as you know, rezoning is rare and requires years of effort, input, and investment. We cannot afford to let this be a half-step forward. If we are truly planning for the future, we must ask: will the planned FAR increases for commercial areas be enough to support the neighborhoods growth potential

and the city's broader goals in five, ten years and beyond? The risk is that we are setting the stage for missing perhaps another once-in-a century prolonged period of underutilization. We now have the opportunity to unlock LIC's full inherent potential into a more commercially viable, prosperous and job-generating district, rather than decades, or a century from now. While the proposed 3.5 million square feet of commercial space to be added may sound substantial, it is important to put that figure in context. The rezoning area appears to cover roughly 225 acres (according to Google maps). Even conservatively removing a third for streets and public infrastructure, we are left with a potential of nearly 20 million buildable square feet assuming just a 3.0 FAR, the lowest tier in the plan. In that light, the OneLIC plan to potentially build only 3.5 million square feet of commercial space feels like a missed opportunity. For further perspective: Amazon's proposed headquarters within just the Anable Basin was planned to be 4 million square feet (and 25,000 jobs). exceeding the total commercial allocation of 3.5M square feet that is now proposed for an area that is significantly much larger. LaGuardia Community College President Ken Adams recently made a goal inspiring point: "we all want to see the nearly 30,000 current students of LGA find meaningful internships and careers in LIC upon graduation". That vision, however, depends on our empowering and creating an atmosphere that fosters strong commercial growth. Property owners will only be able to invest in larger, modern buildings and create those opportunities if the FAR is better increased to make such investments viable. Lastly, just 200 feet north of my property on 11th Street, across 43rd Avenue, the FAR is planned for 6.5. It is unclear to me why a dividing line exists when the connectivity and potential of 11th Street- the only street that directly links the Ed Koch Bridge in Queens to the Pulaski Bridge in Brooklyn - warrants a consistent, higher-density approach. Thank you once again for all the time, effort and consideration that has gone into trying to make OneLIC something I know we can all be proud of in the years to come. Sincerely, Andrew Wax

Samuel Nourieli

From: Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>
Sent: Wednesday, July 30, 2025 1:24 PM
To: HYang@planning.nyc.gov; JMitchell@planning.nyc.gov; queenscomments_dl@planning.nyc.gov
Subject: Comments re: C 250176 ZMQ - Long Island City Neighborhood Plan

Re. Project: **C 250176 ZMQ - Long Island City Neighborhood Plan**

Submitted by:

Name: **Jasper Wu**
Zip: **11021**

I represent: **Myself**

Details for "I Represent":

My Comments:

Vote: I am **in favor**

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:
My name is Jaspe Wu and I am a 6 year resident of LIC. I live and work in the neighborhood, raising a daughter here. I walk around the area where the re-zoning is proposed almost every day. There are many blocks in the LIC where there is room for growth. On one side of the street is a thriving neighborhood filled with retail, families, and vibrant economic activity. And on the other, there is nothing but warehouses where you don't feel comfortable pushing a stroller around. Many areas, there is this odd contrast of trucks driving around next to daycares. The time is long overdue to change the area and bring robust infrastructure, housing, jobs, and investment into the area. I am in full support of the re-zoning and encourage the Commission to vote YES to a better Long Island City. Thank you

Samuel Nourieli

From: Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>
Sent: Tuesday, July 29, 2025 1:58 PM
To: HYang@planning.nyc.gov; JMitchell@planning.nyc.gov; queenscomments_dl@planning.nyc.gov
Subject: Comments re: C 250176 ZMQ - Long Island City Neighborhood Plan

Re. Project: **C 250176 ZMQ - Long Island City Neighborhood Plan**

Submitted by:

Name: **Joanne Zhou**
Zip: **11364**

I represent: **Myself**

Details for “I Represent”:

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:
Need more affordable housing and school for the neighborhood

Samuel Nourieli

From: Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>
Sent: Tuesday, July 29, 2025 11:19 AM
To: HYang@planning.nyc.gov; JMitchell@planning.nyc.gov; queenscomments_dl@planning.nyc.gov
Subject: Comments re: C 250176 ZMQ - Long Island City Neighborhood Plan

Re. Project: **C 250176 ZMQ - Long Island City Neighborhood Plan**

Submitted by:

Name: **Crystal Xu**
Zip: **11101**

I represent: **Myself|A local business**

Details for "I Represent": **Origin Cafe LLC, local cafe wine bar opening up in Court Square area**

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: **Yes**

Additional Comments:
As a local small business owner and expecting mom living in the Court Square area, I am really hoping to see more public school seats and green spaces come online for my growing family and our children. I also think we need more affordable housing in this neighborhood to support families who want to stay and move into the LIC area.

Samuel Nourieli

From: Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>
Sent: Monday, July 28, 2025 9:29 PM
To: HYang@planning.nyc.gov; JMitchell@planning.nyc.gov; queenscomments_dl@planning.nyc.gov
Subject: Comments re: C 250176 ZMQ - Long Island City Neighborhood Plan

Re. Project: **C 250176 ZMQ - Long Island City Neighborhood Plan**

Submitted by:

Name: **Michael Zoorob**
Zip: **11104**

I represent: **Myself**

Details for "I Represent": **Community board member but speaking in my individual capacity**

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:
Dear Planning Commissioners, I am a member of Queens Community Board 2 writing to you in my individual capacity. I am writing to encourage you to support the OneLIC rezoning in order to unlock additional housing (especially permanently affordable housing) and jobs in our community, as well as an expanded and more cohesive waterfront. I am particularly excited by the economic integration at scale that Mandatory Inclusionary Housing will create in the context of this substantial rezoning. Thank you for your consideration. Future friends, neighbors, and community board members will live in the buildings made possible in part by your vote.

05 Transcript

WEBVTT

1
00:03:47.270 --> 00:03:49.189
120 Broadway Hearing Room: Good morning, everyone.

2
00:03:49.470 --> 00:04:13.590
120 Broadway Hearing Room: I'm Dan Grodnik, chair of the City Planning Commission and director of the Department of City Planning welcome to today's public meeting of July 30, th 2025. We're going to start with a couple of votes before moving on to a few notable public hearings in Brooklyn and Queens. First, st the Commission will vote on the proposed expansion of the Broadway Junction Station complex in East New York, Brooklyn.

3
00:04:14.200 --> 00:04:38.510
120 Broadway Hearing Room: This city Map amendment by the metropolitan transportation authority would eliminate a portion of Callahan Kelly Playground used for a transit police building and remap a portion of Sackman Street as Parkland. These changes would facilitate the transit agency's 400 million dollars investment to make all Broadway Junction platforms and train lines. Ada accessible.

4
00:04:38.560 --> 00:04:53.370
120 Broadway Hearing Room: 5 trains run through this transit Hub. And this renovation, which is a follow-up action to the East New York Neighborhood Plan, would significantly improve life for commuters with disabilities, riders with children and strollers, visitors with luggage and many others.

5
00:04:53.430 --> 00:05:17.820
120 Broadway Hearing Room: We will next vote on an application to demap portions of Byron Street, 153rd Way, and 145th road in Springfield Gardens. Queens to facilitate the development of a two-story warehouse near Jfk. Airport. All 3 of these streets, proposed for elimination are part of a parking lot and not actively used as roadways.

6
00:05:17.850 --> 00:05:32.360
120 Broadway Hearing Room: The last vote for today is for the Hillside Swimming Club on Staten Island. This proposal would allow for the construction of a new pool, new outdoor recreation courts, and more. At 1 51 signs road in Bullshead.

7
00:05:32.400 --> 00:05:56.750
120 Broadway Hearing Room: moving to the public hearings. We're going to begin with Domino Site B in Williamsburg, Brooklyn. This new mixed use building would include over 1,200 new homes, 315 of them. Income restricted, initially approved as part of the domino sugar, large scale, general development. This project has undergone several design changes that require additional land use actions

8
00:05:57.550 --> 00:06:07.329
120 Broadway Hearing Room: as the final piece of the domino sugar revitalization. The building would be near Domino Park and the B. 32 and Q. 59 buses

9
00:06:07.540 --> 00:06:17.720
120 Broadway Hearing Room: heading to Astoria. We'll next open the floor to testimony on the 100% income

restricted, affordable Icos senior living development at 3,107 31st street

10
00:06:17.940 --> 00:06:37.220
120 Broadway Hearing Room: replacing a municipal parking lot. The proposal calls for 2 buildings, one with nearly 170 senior apartments under Hpd's heirs program, and the other with a community facility that includes social services through Hanok, Lbgtq. Plus services.

11
00:06:37.330 --> 00:06:55.530
120 Broadway Hearing Room: fresh food access through the grow Nyc partnership workforce development and technology classes through Queens College. The site is located right next to the N. And W. Trains at the Broadway station, which is in the process of adding elevators for Ada compliance. Finally.

12
00:06:55.530 --> 00:07:07.370
120 Broadway Hearing Room: the public is invited to testify in the one Lic Neighborhood plan an ambitious proposal to bring new homes, jobs, and infrastructure investments to an underutilized stretch of Long Island City queens.

13
00:07:07.370 --> 00:07:34.159
120 Broadway Hearing Room: Long Island City has long been one of New York City's most dynamic communities, with parts of it experiencing remarkable residential growth over the past 20 years, but others remain frozen in time by outdated zoning that restricts new housing and restricts business growth. Even where housing is allowed, there are no requirements for affordability limiting who is able to enjoy this neighborhood and all it has to offer.

14
00:07:34.420 --> 00:07:58.659
120 Broadway Hearing Room: The status quo is not working with its central location access to multiple subway and bus lines, strong local economy and great amenities. Long Island City is exactly the kind of place where the city should be adding more housing for New Yorkers of all income levels. And that's what this holistic plan allows us to do. The plan would set the stage for around 14,700 new homes, including 4,000

15
00:07:58.870 --> 00:08:27.899
120 Broadway Hearing Room: permanently income restricted affordable homes through mandatory inclusionary housing across a 54 block area. In addition, the department of Housing preservation development has committed to building another 320 income restricted homes on a city owned site. In total, this would be the most amount of housing generated by neighborhood specific, rezoning in at least 25 years, and likely the most since the creation of the modern zoning resolution in 1961

16
00:08:27.950 --> 00:08:44.329
120 Broadway Hearing Room: truly a momentous milestone in our ongoing work to tackle New York's housing crisis and to create a more equitable city. Housing is only one part of the equation here, though Long Island City has long been an economic hub, and one lic will help it stay that way.

17
00:08:44.330 --> 00:08:59.940
120 Broadway Hearing Room: This plan will significantly boost commercial and manufacturing capacity in the industrial sub area where many of the neighborhood's jobs are already located. By adding over 3.5 million square feet of new commercial and industrial uses, we will facilitate around

18

00:08:59.940 --> 00:09:07.890
120 Broadway Hearing Room: 14,000 more jobs resulting in a true live-work community where New Yorkers can find opportunity close to home

19
00:09:07.910 --> 00:09:24.190
120 Broadway Hearing Room: to further support Long Island City residents and workers. The New York City Economic Development Corporation is pursuing a request for information for 4,436 Vernon Boulevard to inform future activation of this city-owned site for uses that serve the community.

20
00:09:24.190 --> 00:09:42.440
120 Broadway Hearing Room: This could include a variety of commercial, cultural, industrial, retail and community oriented purposes. Infrastructure and amenities are just as essential in making a series of blocks feel like a neighborhood. We've heard the community's call for open space loud and clear. That's why the plan will deliver a continuous, resilient public waterfront

21
00:09:42.800 --> 00:10:07.349
120 Broadway Hearing Room: along the East River that will connect Gantry Plaza State Park with Queensbridge Park and part of this new major green stretch will be a transformed Annabelle Basin that provides a considerable amount of public space, improved flood, resiliency, and easy access to the water. The plan also includes incentives for buildings that create plazas, squares, or other open public space amenities.

22
00:10:07.400 --> 00:10:22.660
120 Broadway Hearing Room: One lic incorporates the priorities of residents and stakeholders that worked with the department of city planning and councilmember Julie WAN throughout an 18 month engagement process that include that included 21 public meetings and around 1,800 participants.

23
00:10:22.810 --> 00:10:34.040
120 Broadway Hearing Room: Our diligence is reflected by the support one Lic. Has received to date, including positive recommendations by community Boards one and 2, and borough President Donovan Richards. I thank them for their support.

24
00:10:34.040 --> 00:10:58.350
120 Broadway Hearing Room: With the one Lic Neighborhood plan more New Yorkers of all income levels will be able to enjoy a morning coffee next to the East River at a waterfront green space, walk a few blocks to their job and retire to their permanently income. Restricted apartment in the evening. This is the vision we have for Lic a more active, equitable, vibrant, and welcoming community that people from all walks of life can call home. So with that, by way of

25
00:10:58.350 --> 00:11:05.650
120 Broadway Hearing Room: preview for our public hearings and votes, I will turn it over to you, madam Secretary, let us get this meeting started.

26
00:11:06.170 --> 00:11:14.429
120 Broadway Hearing Room: Good morning. This is the City Planning Commission public meeting, held remotely through the Nyc. Engage portal and in person in the Cpc. Hearing room 120 Broadway lower concourse

27

00:11:14.600 --> 00:11:19.459
120 Broadway Hearing Room: today is Wednesday, July 30, th 2025. I will now call the role Chegarodnik.

28
00:11:20.030 --> 00:11:30.000
120 Broadway Hearing Room: Here, vice chair knuckles. Here. Commissioner Benjamin, present Commissioner Thrullo. Here, Commissioner Kraus, Commissioner Dwick, you're

29
00:11:30.100 --> 00:11:33.479
120 Broadway Hearing Room: Commissioner. Gold is absent. Commissioner Goodrich.

30
00:11:33.950 --> 00:11:36.659
120 Broadway Hearing Room: Sure Commissioner Carmani is absent.

31
00:11:36.780 --> 00:11:43.050
120 Broadway Hearing Room: Commissioner Mann is absent Commissioner Marin here Commissioner Osorio here Commissioner Rompershad. Here

32
00:11:43.160 --> 00:11:59.340
120 Broadway Hearing Room: a quorum is present. The 1st item is the approval of the minutes of the public meeting of Wednesday, July 16, th 2025, great on the minutes I make a motion to approve the minutes of July 16.th Thank you, Commissioner Rampershad, for the second, all those in favor, please say aye, aye.

33
00:11:59.560 --> 00:12:02.839
120 Broadway Hearing Room: opposed or abstentions. Okay. Minutes are approved. Thank you.

34
00:12:03.460 --> 00:12:14.539
120 Broadway Hearing Room: Scheduling calendar numbers one through 15, scheduling Wednesday, August 13, th 2025 for a public hearing to be held in person in Cpc. Green Room 120 Broadway, and remotely through the Nyc. Engage portal.

35
00:12:15.080 --> 00:12:23.180
120 Broadway Hearing Room: I make a motion to approve the resolution seconded by Commissioners Marine and Benjamin. All those in favor, please say, aye, aye.

36
00:12:23.330 --> 00:12:26.760
120 Broadway Hearing Room: opposed. Nay, okay, the resolution is adopted.

37
00:12:27.800 --> 00:12:51.760
120 Broadway Hearing Room: The next part of the calendar is the report. Section on page 7, Burr, Brooklyn Calendar, number 16, Broadway Junction station, City Map Amendment, CD. 16, c. 2, 3, 0 3, 7, 5 mmk. And the matter of an application for a City Map amendment concerning Broadway Junction Station City Map Amendment for a favorable report on Calendar number 16, chair garotnik, aye, vice chair knuckles.

38

00:12:52.110 --> 00:12:57.720
120 Broadway Hearing Room: Yes, Commissioner Benjamin. Aye, Commissioner Cirullo is recused. Recused.

39
00:12:58.310 --> 00:13:03.020
120 Broadway Hearing Room: Commissioner Dewick. Yes, Fisher Goodridge. Oh, yeah.

40
00:13:04.150 --> 00:13:12.890
120 Broadway Hearing Room: Commissioner Martin. Yes, Commissioner Osorio yes, Commissioner. Rampersad yes, a favorable report has been adopted on calendar number 16,

41
00:13:13.870 --> 00:13:29.220
120 Broadway Hearing Room: borough of Queens calendar, number 17, Jfk. Conduit, logistics Center, Dmapping, CD. 13, c. 2, 4, 0 1 5, 1 Mmq. And the matter of an application for a City Map amendment concerning Jfk. Conduit logistics Center demapping

42
00:13:29.340 --> 00:13:40.980
120 Broadway Hearing Room: for a favorable report on calendar number 17 chair. Grodnick. Aye, vice chair knuckles. Yes, Commissioner Benjamin. Aye, Mr. Cerulo. Yes, Commissioner Doak. Yes, Commissioner Goodrich. Yes.

43
00:13:41.560 --> 00:13:51.109
120 Broadway Hearing Room: Commissioner Martin yes, Michelle Osorio yes, Commissioner Ramparshat yes, a favorable report has been adopted on calendar number 17,

44
00:13:51.220 --> 00:13:56.019
120 Broadway Hearing Room: borough of Staten Island, calendar number 18, the Hillside Swimming Club, Inc.

45
00:13:56.130 --> 00:14:20.319
120 Broadway Hearing Room: Bd. 2 b. 2, 5, 0 0 6 1 zsr. And the matter of an application for a special permit concerning the Hillside Swimming Club, Inc. For a favorable report on calendar number 18 chair garotnik. Aye, vice chair knuckles. Yes, Commissioner Benjamin. Aye, Commissioner Cirullo. Well, given the fact that we are hitting almost 100 degrees today, I can't think of a more appropriate vote for the Hillside Swimming Club. So yes, happily. Vote yes.

46
00:14:21.100 --> 00:14:28.439
120 Broadway Hearing Room: Commissioner Dwick, I vote yes, and agree. We should have done a site. Visit Commissioner Goodrich.

47
00:14:29.350 --> 00:14:39.930
120 Broadway Hearing Room: Commissioner. Yes, Commissioner. Yes, Commissioner Ron Prashad. A favorable report has been adopted on Calendar Number 18. The next part of the calendar is the public hearing. Section on page 9.

48
00:14:40.150 --> 00:15:04.300
120 Broadway Hearing Room: Great. I'm going to just ask those who are here to testify today members of the public just to keep your comments to 3Â min. I will politely ask you to wrap up if you if you hit the mark, and then, of course, your microphone will be muted after that. But we're glad you're here. We're looking forward to hearing from you, and

let us move into the public hearing portion of today's agenda

49
00:15:04.770 --> 00:15:11.719
120 Broadway Hearing Room: Borough, Brooklyn calendar numbers 1920 and 21 domino site B, CD, one, calendar number 19,

50
00:15:11.900 --> 00:15:41.290
120 Broadway Hearing Room: c. 2, 5, 0, 2, 7, 6 Zsk calendar, number 20, c. 2, 5, 0 2, 7, 8 zsk calendar, number 21, n. 2, 5, 0, 2, 7, 5, zrk. Public hearing, and the matter of applications for special permits and zoning text amendments concerning Domino Site B. Great, and on behalf of the applicant team we have Rachel Scal, Lisa Nfiore, Joshua Ramos Bonnie Campbell and Jed Willentis. Welcome to all of you whenever you're ready. The floor is yours

51
00:15:43.220 --> 00:15:44.040
120 Broadway Hearing Room: fair enough.

52
00:15:44.810 --> 00:16:10.129
120 Broadway Hearing Room: My technological skills are very limited. Hi, Gail. 1st of all, I want to thank you all for your service. I think you've had just an outstanding tenure here. Your accomplishments for the city from city of yes, and beyond, I think will prove to be wildly impactful. So as somebody that's been working in this field for a long time, I just want to express my appreciation and thanks

53
00:16:10.260 --> 00:16:30.569
120 Broadway Hearing Room: here to talk about the last piece of domino. Super. Proud moment. I think we bought the site 15 years ago, and I think we 1st came to you all to rezone. The master plan 12 or 13 years ago, now shows in my balding and gray hairs, and we're now here for the last piece

54
00:16:31.480 --> 00:16:52.270
120 Broadway Hearing Room: couple things to point out. We got the original master plan approved. As I said, I think 2014, something like that. We took an existing Site plan, and really changed it in 3 very fundamental ways. We added a ton to the open space. We extended the street grid through the site, put River street in that separated the public space from the built environment.

55
00:16:52.570 --> 00:16:58.080
120 Broadway Hearing Room: and also added a lot of commercial space to the plan to create a residential and commercial mix

56
00:16:59.100 --> 00:17:20.520
120 Broadway Hearing Room: one of the things that comes from doing. A master plan of this size way in advance of building 5 separate building projects in a 6 acre Park is, you don't have all the things resolved. And sure enough, we've had to come back to this commission literally, not only for every building, but also for all the open space components as well to optimize them and make them better.

57
00:17:20.520 --> 00:17:32.480
120 Broadway Hearing Room: It's maybe been a little bit of a hardship on us, but I think has made for a better overall plan, input from the public input from all of you, input from your staff as we've gone.

58
00:17:33.240 --> 00:18:02.000
120 Broadway Hearing Room: So this is the new finalized master plan. All the buildings are built except the large building, which is the second building from the left, the one negative aspect. If I could just go back to that slide of the master plan that we did was when we decanted the space to make room for Domino Park and made some of the other moves. All of the buildings got much bigger in volume, not necessarily a little bit in height, but in volume and and overall scale

59
00:18:02.301 --> 00:18:04.409
120 Broadway Hearing Room: than they were in the original plan.

60
00:18:04.860 --> 00:18:29.280
120 Broadway Hearing Room: And it's caused some development concerns and some complications. I think that's the one negative drawback of the original master plan that we created as 2 trees. Our vision for the site was always to create great great great architecture and have it not feel like a master plan. So we've used a different architect for each building from shop's master plan and shop, and Vaishan did the 1st building.

61
00:18:29.670 --> 00:18:39.119
120 Broadway Hearing Room: Kirk Fox did an amazing job with the building the furthest to the left. Vichon came back as Pow to do the refinery. Annabel Seldorf did the building on the right.

62
00:18:39.120 --> 00:19:03.830
120 Broadway Hearing Room: and now I'm going to introduce Josh and his firm. Hallie's here his partner, the people at Rex have been incredible to work with, and they're doing the last site. And again, our vision is if people come back to this place in 2030, 40 years that they don't know. It was a master plan that they don't know that we've developed all the buildings at once. We want each building to stand on its own and to integrate into the community. So thank you all for your time, I'll turn it over to Josh and his team.

63
00:19:03.830 --> 00:19:17.399
120 Broadway Hearing Room: Oh, Bonnie will just flip through some of the slides to show some of the changes and and manifestations, and how it's worked out, I think, incredibly well for the public we're obviously incredibly proud of the neighborhood, and

64
00:19:17.820 --> 00:19:20.290
120 Broadway Hearing Room: how it's transpired. So thank you all very much.

65
00:19:22.870 --> 00:19:27.769
120 Broadway Hearing Room: chairman Commissioners. I believe this is the 1st time I've stood before you, and I'm very honored to be here.

66
00:19:28.110 --> 00:19:43.090
120 Broadway Hearing Room: Our proposal design proposal is really predicated on 2 main ideas. The 1st focused on the Eulerp geometry to be direct. We challenged the notion of continuing what effectively I'll call a big O.

67

00:19:43.090 --> 00:20:09.760
120 Broadway Hearing Room: And challenged the bridge, and we did so for several reasons. The 1st is just the scale of the building effectively reduced the scale of the building. The second is that they had already built domino site A and domino Site D, both of which had that geometry so just to have more diversity, volumetric diversity in the area. But probably, most importantly is, we were concerned just about light and air to the units that were underneath it.

68
00:20:11.690 --> 00:20:21.499
120 Broadway Hearing Room: As a secondary idea. The plinth of the building. Its height was actually predicated on the notion that there would be a public school in the base.

69
00:20:21.500 --> 00:20:44.639
120 Broadway Hearing Room: and the Sca declines that option, and so that enabled us to reduce the plinth to make it more of a pedestrian scale. As you know that that portion of Brooklyn actually comes down to the waters quite steep, and so, in fact, doing so enabled us to effectively provide a 3rd view corridor from the upland areas down to the water.

70
00:20:45.340 --> 00:21:07.219
120 Broadway Hearing Room: And then the second major idea is that in order to provide a kind of typological diversity of units within the campus is that we propose to wrap all of the pair of buildings with balconies, and this is, I think, an important point to do it across all of the levels of affordability. So all unit sizes and levels of affordability.

71
00:21:07.220 --> 00:21:20.330
120 Broadway Hearing Room: That was in part, I would say, our recognition of what New Yorkers wanted, particularly after seeing how all of us survived the covid-nineteen pandemic. The idea of having private exterior space was quite important.

72
00:21:20.330 --> 00:21:36.350
120 Broadway Hearing Room: I will say, though, that we had to overcome 2 challenges. One that is always the case with balconies, which is that you can see into your neighbor's unit. And the second is that just because of the volumetrics that were dictated by the U. Urp. The view to Manhattan.

73
00:21:36.480 --> 00:22:01.460
120 Broadway Hearing Room: If you had solved the problem, as you normally do, which is with a privacy screen, those privacy screens would actually block a lot of the view to Manhattan. And so the proposal was to take the balconies and put apertures that are of an oval dimension, and the purpose for that is that as you move closer and closer to your neighbor's unit, the sign Curve of the balcony front, the balustrade would pull you to the window wall, so you couldn't see in.

74
00:22:01.460 --> 00:22:15.589
120 Broadway Hearing Room: but it had a secondary and pretty important aspect to it, which is that it allowed people at the pedestrian levels to look up through the building, it would break down the mass of the building and have sort of visual features.

75
00:22:16.313 --> 00:22:21.040
120 Broadway Hearing Room: So here's the building, looking from the park buildings, looking from the park.

76

00:22:21.400 --> 00:22:46.199
120 Broadway Hearing Room: This, I think, is probably the best image, just to show that these apertures also create a pretty remarkable play of light and shadows of phenomena on the building that would change over the course of the day. But the spacing of the apertures has a secondary benefit that people on the balconies always have a double height space above them, and they would have daylight to the balconies.

77
00:22:46.610 --> 00:22:55.120
120 Broadway Hearing Room: And here you see that oblique view, and the importance of not putting up privacy screens, and what generated this entire sort of architectural proposal.

78
00:22:55.540 --> 00:23:03.749
120 Broadway Hearing Room: and lastly, the the sign curve of the glass of the balcony fronts creates subtle reflections that would just generally hide

79
00:23:03.880 --> 00:23:08.230
120 Broadway Hearing Room: the detritus of life that people tend to put onto balconies.

80
00:23:08.790 --> 00:23:16.350
120 Broadway Hearing Room: So here you see the original U. Lerp and the master plan, and Jed had already shown this. This is the evolution of the design.

81
00:23:17.150 --> 00:23:23.140
120 Broadway Hearing Room: Again, the volumetrics of the Master Plan, and then the evolution of the design.

82
00:23:23.730 --> 00:23:35.480
120 Broadway Hearing Room: One of the things we also changed was that we reduced the bulkheads. You can see how the bulkheads at the top of the building are actually reduced just to to lower the effective view or scale of the building.

83
00:23:36.240 --> 00:23:49.880
120 Broadway Hearing Room: And so now, if you see that sort of covering that large mass with the balconies going down to the pedestrian levels of the building. The plinth we've continued the sign Curve of the balcony fronts actually in the glass at the base.

84
00:23:50.140 --> 00:24:15.520
120 Broadway Hearing Room: So here you see, with the Eulerp having this kind of massive shear wall of glass that could have been built that sine curve plus the balconies, creates a lot of variation at the pedestrian scale, and you see that those oblique views up through the balconies and the apertures, the sine curve also allows the public to sit on benches within those indentations and be covered both from the sun and from the elements.

85
00:24:15.970 --> 00:24:18.419
120 Broadway Hearing Room: There you can see another view

86
00:24:18.460 --> 00:24:26.429
120 Broadway Hearing Room: of the sheer wall of glass and the geometric diversity that happens. I'll turn it now over to

Bonnie.

87
00:24:26.430 --> 00:24:48.730
120 Broadway Hearing Room: I'll go through this very quickly, you know, as Josh mentioned, it was really important to us to think about the public realm, and how the architecture interacted with the street level, and luckily the scale and undulating nature of this facade creates a way more residential nature rather than the sheer facade. It enabled us to kind of look at what's been successful at domino in terms of sidewalks and sidewalk amenities.

88
00:24:48.730 --> 00:24:57.339
120 Broadway Hearing Room: and kind of reapply them, redeploy them here in a wider sidewalk condition, but a much more highly amenitized and usable sidewalk.

89
00:24:57.340 --> 00:25:24.500
120 Broadway Hearing Room: We've had success kind of integrating the neighborhood scale retail with the sidewalk seating, and we're going to continue that here again, on a wider sidewalk scale. We've also removed a loading berth. There had originally been 2 with the neighborhood small scale retail. It's not needed. So we got rid of a curb cut which is ideal for the pedestrian experience, and then again just added a lot more lighting and wayfinding, consistent with the rest of Domino Park

90
00:25:24.500 --> 00:25:28.410
120 Broadway Hearing Room: to create a much better condition from the original approval.

91
00:25:29.020 --> 00:25:52.680
120 Broadway Hearing Room: I'm going to kind of speed through this and take questions, as we have about 28 seconds left. But just want to kind of bring it home with the summary of the whole U. Lerp. No new environmental impacts, I think we're proud to say, with this being our final building, I know when we're here. In 2014 we talked about delivering 700 affordable housing units. We are on track for 860 with this, with this U Urp in place.

92
00:25:52.680 --> 00:26:12.600
120 Broadway Hearing Room: and with that we're happy to take questions. Wonderful. Thank you very much. We appreciate your being here, and we I know there'll be questions from some of my colleagues. Let me just start with a couple mine relate to the setback and the balconies specifically as a design question.

93
00:26:13.492 --> 00:26:24.180
120 Broadway Hearing Room: So Kent Avenue, that's a that's a 60 foot street, and in narrow streets we would usually have setbacks

94
00:26:24.961 --> 00:26:28.878
120 Broadway Hearing Room: for to maximize light and air and things like that.

95
00:26:30.100 --> 00:26:36.710
120 Broadway Hearing Room: My understanding is that the prior setback waivers that were granted were intended to facilitate a school in the base

96

00:26:36.820 --> 00:26:48.769
120 Broadway Hearing Room: which is no longer present. So this is an all residential program. Could you just explain why, from a design perspective, the elimination of the setback is

97
00:26:49.030 --> 00:26:50.829
120 Broadway Hearing Room: absolutely necessary here.

98
00:26:53.620 --> 00:27:12.630
120 Broadway Hearing Room: So it's for several reasons. The 1st is just simply to provide. The masses of the 2 towers are largely facing each other, and so being able to create greater separation between them is important just to increase the views obliquely, and then

99
00:27:12.700 --> 00:27:29.659
120 Broadway Hearing Room: actually, as a pedestrian scale, a 60 foot street is actually quite wide. And so, by having the balconies come to that edge and having their visual features as well as their ability to protect areas beneath them. We thought that was, in fact, an amenity along those view corridors.

100
00:27:29.670 --> 00:27:50.119
120 Broadway Hearing Room: and I'll also add that we widened the sidewalk on Kent Avenue from the original approval, approval. It had been 15 feet sorry this revised proposal has a wider sidewalk on Kent Avenue. It had been 15 feet in the original proposal, and now we're at 17 feet to give it a little more breathing room. There's also that bike lane and kind of

101
00:27:50.180 --> 00:28:05.749
120 Broadway Hearing Room: there's a gap between the pedestrian and then the street traffic on Kent, in spite of it being technically a narrow street. So let's talk about that for a second. So the street is widened from 15 to 17 feet under the new proposal. I'm sorry. The sidewalk.

102
00:28:05.860 --> 00:28:32.400
120 Broadway Hearing Room: the balconies, which do have a very interesting design to them. They project over that sidewalk by about 7 feet, as I understand it. Is that correct? Sure. So the 7 feet of the widened sidewalk that are within the property line. That's where the balconies project got it. So they are. But they are over the portion of the 17 foot sidewalk. Right? Okay.

103
00:28:33.000 --> 00:29:00.020
120 Broadway Hearing Room: And the question that I have is whether that reads as an extension of the building itself as opposed to a projection out as a balcony. So for the design team, can you allay that concern. Have you considered alternatives that might lessen the impact? If you can address address that in any way, we would appreciate it? Sure. So I'll just speak quickly from a land use perspective, and then I'll let Josh speak to

104
00:29:00.020 --> 00:29:24.810
120 Broadway Hearing Room: design. We really don't think that anyone walking on the sidewalk is going to feel that the sidewalk is taken away from them by these balconies. Part of that is the apertures and the way that light is going to play. We think it'll actually be very interesting from a pedestrian scale to see kind of that angled light, and how it changes throughout the day. The balconies also don't start until I want to say about 57 feet up. So it is a very large gap before they start. They're not starting

105
00:29:24.810 --> 00:29:37.789
120 Broadway Hearing Room: to people's heads or anything like that. But let me let Josh speak to design considerations. That's correct. It starts actually at the top of the 4th floor. There'd be 4 floors before the 1st balcony, and it's at 57 feet.

106
00:29:37.910 --> 00:29:48.260
120 Broadway Hearing Room: Okay? And one more question for you, Josh, you said something in your presentation. I just want to make sure that I understood it. It had to do with the detritus of life or something along those lines. Can you just

107
00:29:48.260 --> 00:30:12.809
120 Broadway Hearing Room: explain how that is addressed on these balconies, because I think it was an important point. But I also think I missed it. Yeah, the Travis of light people put well, they're not supposed to put barbecues, but they often do, but they'll put bicycles. They'll put deck chairs and so forth out there, and so, having the curved glasses first, st we selected glass very intentionally. The glass just has

108
00:30:12.810 --> 00:30:14.350
120 Broadway Hearing Room: subtle reflections on it

109
00:30:14.490 --> 00:30:25.099
120 Broadway Hearing Room: because of the curvature. If it was black glass it would still have reflections. But you'd basically see through it. But when you have the curvature, it creates a kind of play of light on them, and that helps to hide the things behind it.

110
00:30:26.550 --> 00:30:31.587
120 Broadway Hearing Room: Thank you. Vice chair knuckles with the

111
00:30:32.340 --> 00:30:39.020
120 Broadway Hearing Room: withdrawal or not going forward of the sca. What is the vision for the base? Now? Jay.

112
00:30:40.620 --> 00:30:44.629
120 Broadway Hearing Room: 2 components to the to the answer.

113
00:30:45.660 --> 00:30:52.426
120 Broadway Hearing Room: The building, as was presented is is all residential. There'll be ground floor retail.

114
00:30:54.410 --> 00:31:13.200
120 Broadway Hearing Room: 2 lobbies given the scale of the building, one on Kent, one on River Street, one loading dock, a garage entry. There's a full below grade garage, with even with the new Regs. We need a little more parking in the neighborhood. Only 2 of the 5 buildings have any parking at all. So, but beyond the

115
00:31:13.460 --> 00:31:38.389
120 Broadway Hearing Room: required services the ground floor is all retail, a small scale neighborhood retail,

consistent with what we've already developed at domino and at Dumbo, for that matter, given the water table and flooding concerns. We've moved all the mechanical infrastructure up to the second floor. So most of the second floor is taken up with mechanical infrastructure, and as we move.

116
00:31:38.700 --> 00:31:56.819
120 Broadway Hearing Room: We're not fully at an all electric building here, but we've taken a number of steps since our last project. It's incrementalism. But the gas consumption of the building will be very low. More air-to-air heat pumps, things like that. So the spatial requirements for air-to-air mechanical equipment and other

117
00:31:57.190 --> 00:32:01.669
120 Broadway Hearing Room: mechanical needs on the second floor are enormous. Most of the second floor is

118
00:32:01.930 --> 00:32:08.289
120 Broadway Hearing Room: mechanical and garbage, and the remainder of the podium is amenity. The amenity will be mixed between.

119
00:32:08.450 --> 00:32:21.079
120 Broadway Hearing Room: not just the condo component and the rental, but obviously all the affordable as well. So it's 1 enormous amenity package available to everybody in the project. That's the entirety of the podium, and there's also clear.

120
00:32:21.420 --> 00:32:24.774
120 Broadway Hearing Room: I think, part of the design as we evolved it.

121
00:32:26.970 --> 00:32:36.890
120 Broadway Hearing Room: there's the design differential between the podium and the Towers, and there's a very clear articulation where the balconies start is where the residential starts, which I think is a nice aspect to the building.

122
00:32:37.130 --> 00:32:49.390
120 Broadway Hearing Room: Getting back to the school. We were disappointed, as many of you know, and remember we were successful in building an Sca school in in Dumbo as part of a project.

123
00:32:50.570 --> 00:33:09.660
120 Broadway Hearing Room: It was part of our commitment to the community to do one here, and I think, Post Covid. Both City Hall and the folks at the Sca were very clear that there was so much capacity in the adjacent neighborhood schools, many of whom were supportive, of that they saw no need to

124
00:33:09.880 --> 00:33:25.620
120 Broadway Hearing Room: spend the resources to build a new school in this facility, even though we would be subsidizing it to a large degree. Both the community, our local council person. Other folks have asked us if we would

125
00:33:25.620 --> 00:33:48.289
120 Broadway Hearing Room: re-engage with whatever City Hall is in the future, and the Sca is in the future on our next river ring project. When we finish this, we own an adjacent site that we've also taken through your commission to

get rezoned, and we plan to develop after this, and we would not just be open to, but be welcome to accommodating the school on that site which is 2 or 3 blocks north of here.

126
00:33:48.750 --> 00:33:49.620
120 Broadway Hearing Room: Thank you.

127
00:33:49.930 --> 00:33:52.379
120 Broadway Hearing Room: Thank you, Mr. Vice chairman, Commissioner Benjamin.

128
00:33:52.650 --> 00:34:12.700
120 Broadway Hearing Room: Hi thanks a lot for being here, and for what I think is a great project. I used your park quite heavily during the pandemic, and I'm proud to have been associated with approving it in the old days. But my question is, my recollection was that you were going to do the like on Water Street. You were going to do the corn shell

129
00:34:12.909 --> 00:34:14.589
120 Broadway Hearing Room: of the school.

130
00:34:16.330 --> 00:34:27.019
120 Broadway Hearing Room: We were going to build the core and shell of the school for the Sca. Yes, and since you're not going to be doing that now, is that money going to go to some other

131
00:34:27.239 --> 00:34:55.230
120 Broadway Hearing Room: activity that benefits the community or sca. Sorry. I just briefed myself on the agreement. So we were building the school, the core and shell of the school. But the Sca was reimbursing us for the cost of the core and shell. There's no land cost to the Sca. So that was kind of the form of the subsidy from the restrictive declaration from 2014. So that's that. So? There was a reimbursement agreement as part of the original approval.

132
00:34:55.230 --> 00:35:01.059
120 Broadway Hearing Room: Okay, so that was different than Water Street. It was different than Water Street. Yes, yeah, okay, yes, thank you.

133
00:35:04.000 --> 00:35:05.400
120 Broadway Hearing Room: Thank you, Commissioner.

134
00:35:05.750 --> 00:35:19.420
120 Broadway Hearing Room: Thank you. Chair. Thank you so much for the presentation. I had a couple quick questions, the 1st question building on the initial question that the chair made. I just wondering I was wondering if you can help us understand a little bit.

135
00:35:19.420 --> 00:35:38.679
120 Broadway Hearing Room: You know. What do you think are going to be? The wind impacts for pedestrians on Kent with the setback changes? I mean one of the things that I think that there's an opportunity actually to mitigate some of that. But I'm wondering if you can help us understand. How are you modeling that? Or how are you measuring that

136
00:35:38.680 --> 00:36:06.059
120 Broadway Hearing Room: right now? When you walk on Kent, you actually feel it, you know, blocks away from the site. And so this could potentially be exacerbated by eliminating the setback. And so I'm wondering, how are you thinking about it? And if you can explain a little bit how the design is reflecting that yeah. So actually, pedestrian wind comfort was one of the major issues with this building in 2014 because of its very sheer and very tall nature and the 2 towers we did a very

137
00:36:06.060 --> 00:36:23.180
120 Broadway Hearing Room: lengthy pedestrian wind comfort, study back then, and one of the recommendations was actually to create fin like structures throughout, it completely breaks down. What happens with these winds is the prevailing winds as they hit the facade and then shoot down to the pedestrian level. So the introduction of these balconies

138
00:36:23.350 --> 00:36:42.379
120 Broadway Hearing Room: has tremendous pedestrian comfort effects for for wind, as it relates to wind, so it's actually quite quite an improvement for pedestrians, both on the side streets as well as on Kent Avenue. Thank you. That sounds very interesting and useful. Can you provide some of that for our review.

139
00:36:42.790 --> 00:37:08.369
120 Broadway Hearing Room: Sure. Yeah, thank you. Appreciate that. The second question has to do with the change regarding the school. And so I'm wondering, have you considered other type of community facilities or type of uses that perhaps reflect some of the needs in this regard. Can you tell us a little bit about that sure and Jed can jump into. So we have a number of kind of community uses on site. We have the 1 billion oyster we have Brooklyn boat works. We're doing a large Y.M.C.A. As part of the

140
00:37:08.370 --> 00:37:37.979
120 Broadway Hearing Room: River Street project. In this case, you know, I think it was our priority to really backfill with as much housing as we could possibly put in this building. So I think we're able to get another all all in from the original approval. Another 200 and some odd units of housing with without, you know, using this massing. So we were able to extend the massing a little bit. We reduced the podium, but overall within the same floor area. Getting more housing units.

141
00:37:38.150 --> 00:38:01.809
120 Broadway Hearing Room: Okay, yeah, that makes sense. I would also add, Commissioner, you know, every neighborhood kind of has a different focus. You know our work in Dumbo is really centered around the arts here with both Domino Park, which we pre-built before the neighborhood, and now with Domino Square, which has been in existence for over a year. You know our focus from a

142
00:38:03.020 --> 00:38:21.450
120 Broadway Hearing Room: our focus. It doesn't mean it has to be exclusive to this. But our focus has been in activating the park and spending as much money and and resources as possible to bring as many and as diverse a group of people as possible, so some of the images showed it, but obviously the ice skating that we hosted in Domino Square. We hosted a free

143
00:38:21.450 --> 00:38:33.710
120 Broadway Hearing Room: Performing Arts Series this spring called Sugar Sugar, which attracted thousands of

people for free. So the focus from a community engagement strategy has been to really activate and animate the open spaces.

144
00:38:34.440 --> 00:38:53.520
120 Broadway Hearing Room: I think that thank you for saying that. And I think that that's clear. I feel that just to underline something that you said earlier, too. The public benefit of the master plan is clear, and is very important. I think that you know, to underscore something that Commissioner Benjamin said on the review session, you know, while we're here looking at

145
00:38:53.520 --> 00:39:08.790
120 Broadway Hearing Room: Type B, and our review is focused on it in and of itself. The relationship to the master plan is really useful. And so along those lines I raised the question on Monday on whether you can help us provide a little bit of where is what's the general status

146
00:39:08.790 --> 00:39:25.279
120 Broadway Hearing Room: of? You know where you are? In terms of addressing all the different agreements that have been made with the community in in terms of the larger plan. And so, if any information you can provide in that regard would be useful just in terms of kind of where you are given that this is the last piece in that puzzle. I'm happy to provide that.

147
00:39:26.100 --> 00:39:45.440
120 Broadway Hearing Room: You know. I'm obviously a biased actor here, but I think that we have not just met, but exceeded every commitment we made to the community. We'll go back to our files and show you what the correspondence was. There's no formal Cba here, but there were a lot of commitments that we made both informally, and then through restrictive decks.

148
00:39:45.993 --> 00:39:47.909
120 Broadway Hearing Room: And I'd also I'm

149
00:39:48.440 --> 00:39:56.029
120 Broadway Hearing Room: in addition to providing you a sort of checklist which I think will be compelling. I also want to make the point that

150
00:39:56.180 --> 00:40:01.819
120 Broadway Hearing Room: we're here every day. We own these buildings. We manage these buildings. We run Domino Park, we clean up the trash.

151
00:40:01.870 --> 00:40:27.220
120 Broadway Hearing Room: We have an ongoing relationship with hundreds, if not thousands, of people that were part of the process 15 years ago, who still live in this community. I walk down the street, I see them. Mike Lamparello, who runs the park, walks down the street and engages with them and takes feedback from them. We have a community advisory board that helps us program the park and give us ideas or provide pushback when they don't like something we do. So it's not purely a relationship of.

152
00:40:27.280 --> 00:40:50.840

120 Broadway Hearing Room: We made these promises 15 years ago, and we're going to check the boxes and go into a box. I mean, we are actively engaging with this community all day every day, and I think the results really show, and we're very proud of that continued work. Thank you. I appreciate that and appreciate any information you can provide. I have one last question, if I may. So also back to you. Thank you so much for the comments that you made in terms of the

153
00:40:50.850 --> 00:41:12.349
120 Broadway Hearing Room: level of electrification that you're considering. I was wondering if you can expand a little bit, and maybe you know now, or if you can provide additional information just in terms of the actual energy matrix of the building, like, what is the standard of energy efficiency that you're seeking one, but also in terms of actually producing renewables on site.

154
00:41:12.702 --> 00:41:28.910
120 Broadway Hearing Room: What is, what do you think is feasible? This is this is again given everything that you've said, such a precedent in terms of what can be possible in the city. And I'm wondering to what extent you know you think that this can actually achieve.

155
00:41:28.960 --> 00:41:31.480
120 Broadway Hearing Room: if not net 0 as close to that.

156
00:41:31.940 --> 00:41:39.903
120 Broadway Hearing Room: Yeah, I mean, this can be a longer conversation. 1st of all, happy to share with you all of our energy analysis and our work.

157
00:41:42.650 --> 00:41:43.800
120 Broadway Hearing Room: From

158
00:41:44.020 --> 00:41:52.179
120 Broadway Hearing Room: our experience as a developer and not just a developer, but somebody who runs all their own construction is very involved in the engineering, etc, etc.

159
00:41:52.930 --> 00:41:56.079
120 Broadway Hearing Room: you know. I think the truth is that the

160
00:42:00.140 --> 00:42:13.469
120 Broadway Hearing Room: the grid and the electrical infrastructure component is not where it needs to be, you know, to go to all electric in today's world. The reality in New York City at this moment in time is that

161
00:42:14.030 --> 00:42:39.440
120 Broadway Hearing Room: from a pure carbon standpoint, that's not necessarily the most productive thing to do right on the margins. Us burning gas on site to accomplish certain things is more carbon neutral than than given the status of the grid. Today the grid is not caught up to where it needs to be. Now, you might say that's not my prerogative, but that's the truth. We looked at

162

00:42:39.620 --> 00:42:43.373
120 Broadway Hearing Room: at geothermal components in our piles here.

163
00:42:46.100 --> 00:42:49.219
120 Broadway Hearing Room: it's never really been done at this scale.

164
00:42:49.960 --> 00:42:59.450
120 Broadway Hearing Room: And we ended up choosing to not do it. The the benefit and the risk far outweighed the perceived cost and and

165
00:42:59.590 --> 00:43:15.910
120 Broadway Hearing Room: engineering complexity and uncertainty in terms of providing comfort to our tenants, which is ultimately our maximum responsibility. So we're constantly pushing the the envelope on this. Happy to connect with you all kinda offline on in more detail on what our process was.

166
00:43:16.390 --> 00:43:23.680
120 Broadway Hearing Room: we took a couple of steps much further than the last project, which was only 2 or 3 years ago, but but started off with, oh, we should.

167
00:43:23.850 --> 00:43:43.470
120 Broadway Hearing Room: we should go all electric on this building and given the fees that are coming. And Da da, and we really went through the work with our engineers. It didn't make sense either for us or, to be honest, from a macro urban standpoint. What I will say just to finish up and and along the lines of us.

168
00:43:44.470 --> 00:43:55.299
120 Broadway Hearing Room: looking for ways to make the city healthier as a whole and to mitigate our impacts. We are starting construction soon. We've talked about this with this group a little bit before, but starting construction the next year

169
00:43:55.360 --> 00:44:14.809
120 Broadway Hearing Room: on a wastewater treatment plant for the entire neighborhood. So it doesn't affect electrification. But to mitigate our impact on the city's water and sewer systems, we're building an enormous it'll be, I think, the largest private one built in the city. There's 1 Battery Park City that's very effective. That's something that we figured out we can do.

170
00:44:15.030 --> 00:44:32.689
120 Broadway Hearing Room: It doesn't have a lot of the negative impacts associated with some of the electrification work where the public infrastructure part's not caught up. So that should be online the next year and a half or so, it'll be an amazing project and hopefully a prototype for other large scale developments to follow. As well.

171
00:44:32.840 --> 00:44:40.719
120 Broadway Hearing Room: Thank you for your candidness and your thorough response. I appreciate that I think that now, more than ever, New York City, New York State need to

172

00:44:40.720 --> 00:45:05.210
120 Broadway Hearing Room: activate a committed investments from the private sector, and you are an example of that. I think that thinking about this contextually and neighborhood wide is what we need to do to the extent possible. I would encourage you to explore offside clean energy generation as well, and maybe build on some of the precedents in Brooklyn that have achieved net 0 and high rises

173
00:45:05.210 --> 00:45:18.210
120 Broadway Hearing Room: that way. I appreciate what you've shared in terms of exploring on-site generation and the constraints that you have. If you can share that information that would be extremely useful for us. And then the other final comment that I wanted to make on in terms of energy is that.

174
00:45:18.210 --> 00:45:41.269
120 Broadway Hearing Room: given the fact that this is a part of a system in in the master plan. It would be interesting to explore and or tell me if you have already for opportunities for resilient energy, perhaps on microgrid? Or how can the energy storage between the buildings support each other and perhaps provide some services to the neighbors?

175
00:45:42.580 --> 00:45:58.549
120 Broadway Hearing Room: Yeah, we haven't built any of that infrastructure between the buildings. It's not terribly germane to this project, but it is proximate. There is a Nypa Peaker plant adjacent 2 blocks away, adjacent to the domino campus writ large.

176
00:45:58.880 --> 00:46:01.240
120 Broadway Hearing Room: It's a natural gas

177
00:46:01.620 --> 00:46:20.610
120 Broadway Hearing Room: 20 year old, p. 25 year old, maybe. Now, Peaker plant owned by the New York Power authority, and we've been actively working with the Governor's office and a bunch of the elected officials and community groups to get them to convert that facility to a battery facility and to build a park on top of it. So

178
00:46:22.530 --> 00:46:35.779
120 Broadway Hearing Room: whether it was our ignorance or lack of foresight, or it just didn't work, I'm not sure which we never looked at. Sharing electricity in that way. Between the projects within projects we do right. We have generators and and things where

179
00:46:36.020 --> 00:46:37.770
120 Broadway Hearing Room: that optimize.

180
00:46:38.040 --> 00:46:58.889
120 Broadway Hearing Room: you know the demand curve of electricity in certain ways, and and build on that between the projects we haven't. But we are working and have volunteered to do the public infrastructure on top, at our cost, to help the Governor's office convert that peaker plant to batteries. I think. Ultimately.

181
00:46:59.420 --> 00:47:11.659
120 Broadway Hearing Room: I think there are 20 or 30 peakers around the city, I think ultimately, in the next 10 years those will all get converted to batteries. I think that technology exists, and it's been proven relatively safe, and so

182
00:47:12.060 --> 00:47:23.960
120 Broadway Hearing Room: we are engaged in neighborhood wide scale. But the specific answer to your question is no fair enough. Thank you for acknowledging the the work of the P coalition, and I commend you and your support to them. Thank you, sir. Thank you, Commissioner Benjamin.

183
00:47:24.280 --> 00:47:49.930
120 Broadway Hearing Room: Last question. I'm curious about this waste treatment plant that you're building on site. I mean the ones that I'm aware of now. Most of them tend to be in Staten Island with Fred, and dep excuse me, and Dep has been actively trying for the last number of years to bring them in house, because they find that over time private interests do not

184
00:47:51.080 --> 00:47:56.670
120 Broadway Hearing Room: maintain private waste treatment plants as well as they might.

185
00:47:57.461 --> 00:48:01.009
120 Broadway Hearing Room: How have your discussions with Dep

186
00:48:01.170 --> 00:48:05.830
120 Broadway Hearing Room: gone? And how will you be ensuring that

187
00:48:06.020 --> 00:48:27.749
120 Broadway Hearing Room: this waste treatment plan. I'm assuming that it's not going to have its own outfall. It's going to go into. Actually, it is so. Believe it or not. This was a dep inspired initiative. So we went to Dep with a limited reuse plan just to treat the amount of water that we would naturally reuse in flush toilets, in cooling tower makeup and in gray water for the park.

188
00:48:27.770 --> 00:48:40.809
120 Broadway Hearing Room: and that would be based on 1st flush that would be based on 1st flush. Then Dep came to us and said, Hey, you guys are in a kind of unique position you have below Domino Park kind of a large footprint A.

189
00:48:40.880 --> 00:49:04.429
120 Broadway Hearing Room: B. You have 2 new private outfalls that were built in conjunction with Domino Park. So if we were to and and see our treatment plant north of here in Greenpoint is like fully at capacity, and they have Major Cso issues. As you know, that's the Newtown Creek facility. That's correct. So they said, Hey, if we were to kick in a grant to expand your facility. So it's not just.

190
00:49:04.430 --> 00:49:16.889
120 Broadway Hearing Room: I think it was 100,000 gallons per day to a 400,000 gallon per day facility. So we're treating not just the water that we can naturally reuse, but all of the wastewater for the whole campus

191
00:49:17.010 --> 00:49:36.990
120 Broadway Hearing Room: it gets treated. So these are very different than the Staten Island private scale. This is like, it's essentially a municipal treatment plant that's regulated by Dec. Dep. Like everyone, and you know, we kind of

said yes, we'd be a guinea pig. It's not, you know, for us. It's not

192
00:49:36.990 --> 00:49:49.339
120 Broadway Hearing Room: the payback is. It's not amazing. But as long term owners. And and you know, we have the ability to do this here, we thought we'd give it a try. So now, yeah, and this is just sanitary flow, not stormwater.

193
00:49:49.340 --> 00:50:02.420
120 Broadway Hearing Room: not stormwater, stormwater, stormwater already goes out into the river for this site, except for the the inland site that's on the other side of Kent Avenue, the 1st site that we built that one comes into this facility. Yeah.

194
00:50:06.170 --> 00:50:16.059
120 Broadway Hearing Room: So we got a like a revocable consent from.to bring it under the street to go into the facility. And this is going to be a deep water facility like

195
00:50:16.170 --> 00:50:32.780
120 Broadway Hearing Room: North River. How deep is it going to be under the park for the retaining? It's not that it's already. It's the the box is already built. It's essentially one level below the park. It's not tremendously deep. When we built Domino Square we built a giant.

196
00:50:33.100 --> 00:50:47.300
120 Broadway Hearing Room: so when we built Domino Park. Originally we had all these soft sites to use as maintenance and storage and compost, and all the things to run the park. And now we've run out of Ops area for the park. So when we built the square, there's an entire.

197
00:50:47.680 --> 00:50:55.779
120 Broadway Hearing Room: you know, 12 foot high basement under the entire square and the adjacent streets that has the joint uses. It's about half

198
00:50:55.940 --> 00:51:00.980
120 Broadway Hearing Room: operations used to run for us to run the entire park, and for Mike, for all his

199
00:51:01.300 --> 00:51:25.089
120 Broadway Hearing Room: ice skating and all the detritus that will move off the balconies, and the other half is this underground treatment plant, and it's full secondary. It will be a full secondary facility. Secondary. I don't know what that means. Secondary treatment is not just the original biological treatment, but additional, which is correct. Yes.

200
00:51:25.130 --> 00:51:34.829
120 Broadway Hearing Room: okay, we're happy to send you all the okay. That'd be great. Yeah, we have all the engineering done, and we're buying it out. I'd love it. It's it's fascinating. Super nerd.

201
00:51:37.490 --> 00:51:56.179
120 Broadway Hearing Room: Are we done with 1st flush and secondary. That's an important concept. I know I know any other questions for the team. What? Any other questions? I think you're done. Thank you. Thank you all very much

appreciate you. Thank you.

202
00:51:56.790 --> 00:52:05.020
120 Broadway Hearing Room: Are there any other speakers on this item, madam? Secretary? No vice chair? All right. So the hearing is closed. Thank you.

203
00:52:06.320 --> 00:52:10.140
120 Broadway Hearing Room: I need a view in terms of the speakers. Okay.

204
00:52:16.900 --> 00:52:17.850
120 Broadway Hearing Room: Hip.

205
00:52:17.900 --> 00:52:47.829
120 Broadway Hearing Room: Borough of Queens Calendar, numbers 2223, and 24. Iko senior living CD. One, calendar, number 22 c. 2, 5, 0, 2 0 8 Zmq. Calendar, number 23, n. 2, 5, 0 2 0 9 Zrq. Calendar number 24, c. 2, 5, 0 2 0 7 haq. Public hearing, and the matter of applications for zoning map and zoning. Text amendments, Udap designation, project, approval, disposition of city on property concerning Iko, senior living.

206
00:52:49.840 --> 00:52:53.719
120 Broadway Hearing Room: Okay? And I'll I can announce the team. Yes.

207
00:52:54.080 --> 00:53:06.549
120 Broadway Hearing Room: we are joined by an applicant team for 10Â min. We have Samuel Burtnick, Richard Ross, Frank St. Jacque, Jogan Chung, Annabelle Munner, Emmanuel.

208
00:53:07.280 --> 00:53:19.433
120 Broadway Hearing Room: Sorry, Kevin Parrish from Hpd. And then Alexa Mendell okay, thank you 10Â min.

209
00:53:21.683 --> 00:53:25.707
120 Broadway Hearing Room: Can we pull up the presentation? Okay, thanks.

210
00:53:30.390 --> 00:53:48.460
120 Broadway Hearing Room: Okay, thank you. Good morning. Chair. Grodnik, vice chair knuckles and commissioners. Thank you for the opportunity to present this project to you today. This project certified into Ulurp on April 7, th and we presented at the Queens Community Board one's public hearing on May 20, th

211
00:53:48.460 --> 00:54:10.919
120 Broadway Hearing Room: and the borough President's public hearing on June 12.th My name is Annabelle Meignet. I'm a senior planner with Hpd's Queens and Staten Island planning team, and I'm joined today by my counterparts on the development team, who will be presenting with me as well as others from the team who are on and available to answer questions. And I'll allow my fellow presenters to introduce themselves.

212
00:54:12.310 --> 00:54:18.650

120 Broadway Hearing Room: Hi! I'm Joanne Chong. I'm an associate partner at associate architects. I'm the project architect.

213
00:54:20.920 --> 00:54:26.909
120 Broadway Hearing Room: Good morning. My name is Richard Ross. I'm director of housing at Hanok. Nice to meet you all

214
00:54:28.550 --> 00:54:33.569
120 Broadway Hearing Room: morning. I'm Alexa Mendel. I'm with Mega. We're co-developer and contractor on the project.

215
00:54:35.530 --> 00:54:38.792
120 Broadway Hearing Room: Okay, thank you.

216
00:54:40.050 --> 00:54:44.570
120 Broadway Hearing Room: So today, we'll review the purpose and background of the project

217
00:54:44.950 --> 00:54:53.610
120 Broadway Hearing Room: and the development team and the proposed land use actions and the development team will review the proposed development before we turn it to you for questions.

218
00:54:56.000 --> 00:55:07.670
120 Broadway Hearing Room: Hpd. Issued the Rfp. For this site in 2019, under the Seniors 1st Initiative, which addressed the need to provide 100% affordable housing for 30,000 senior households. By 2026

219
00:55:07.850 --> 00:55:18.509
120 Broadway Hearing Room: the city identified underutilized, city-owned public sites, including dot municipal parking lots as part of housing, 2.0 under the De Blasio administration.

220
00:55:18.850 --> 00:55:28.799
120 Broadway Hearing Room: and after a thorough review process of applications, panic and Mega development, Llc. Were designated for the Rfp. In January 2021,

221
00:55:30.360 --> 00:55:51.650
120 Broadway Hearing Room: a bit more about the development team, as you can see here. Mega was founded in 1990 has built over 10,000 residential units throughout New York City. Mega has throughout its time worked with community-based and non-for-profit organizations to develop and construct quality residential projects that meet the needs of residents.

222
00:55:51.890 --> 00:56:14.300
120 Broadway Hearing Room: Hanok was founded in 1972, and has served the Queens community for 50 years. Hanok owns and manages over 650 units of affordable housing in queens, and serves multiple populations for social services and specializes in developing affordable housing for low income seniors

223
00:56:14.790 --> 00:56:17.640
120 Broadway Hearing Room: and slce or slice architects.

224
00:56:17.760 --> 00:56:40.309
120 Broadway Hearing Room: was founded in New York City in 1941, and has a proud heritage of creating architecture in the world's most complex urban environments and slice has designated or designed. Sorry, a total of 63 senior housing and assisted living buildings, container containing over 5,500 units.

225
00:56:44.080 --> 00:57:02.270
120 Broadway Hearing Room: The the proposed land use actions as certified into Ulurp on April 7th are as noted on this slide number one, a zoning Map amendment to rezone the project area from R. 5 and R. 5, with C. 12. Overlay to C. 4, 5 and C. 4, 2, a

226
00:57:02.750 --> 00:57:22.799
120 Broadway Hearing Room: number 2, a zoning text amendment to establish the project area as a mandatory inclusionary housing area which requires that permanently affordable housing be provided within new residential developments, enlargements, and conversions from non-residential to residential use within the mapped Mihas

227
00:57:22.920 --> 00:57:33.249
120 Broadway Hearing Room: and Number 3, designation of an urban development action area and approval of an urban development action area Project and disposition of city owned property

228
00:57:33.590 --> 00:57:41.489
120 Broadway Hearing Room: for the development site, which is located at 31 0 7, 31st street or Block 611, Lot 25,

229
00:57:41.870 --> 00:57:45.440
120 Broadway Hearing Room: and will be conveyed to the developer.

230
00:57:45.970 --> 00:57:56.029
120 Broadway Hearing Room: So I'll now pass it off to the development team, beginning with Jung, an Choi from slice architects who will continue the presentation.

231
00:58:00.160 --> 00:58:24.200
120 Broadway Hearing Room: Thank you, Annabelle. The proposed development is a 13 story mixed use, residential building, the 13 story portion of the building with affordable senior housing faces, 31st street, and includes 94,000 square feet of residential floor area containing 167 affordable independent residences for seniors, plus one superintendent's unit and senior program spaces.

232
00:58:24.920 --> 00:58:30.180
120 Broadway Hearing Room: There are also 6,500 square feet of commercial spaces

233
00:58:30.310 --> 00:58:39.780
120 Broadway Hearing Room: on the ground floor. Along 31st Street there will be 4,900 square feet of landscaped open

space in the rear yard for the residential tenants

234
00:58:40.030 --> 00:58:41.949
120 Broadway Hearing Room: as well as the roof terraces.

235
00:58:42.480 --> 00:58:53.450
120 Broadway Hearing Room: The 3 story community facility portion of the building faces 30 Second Street, and includes 6,570 square feet of community facility uses.

236
00:58:53.550 --> 00:59:00.529
120 Broadway Hearing Room: There is a 1 story connection between the 13 story, residential, commercial, and then the 3 story community facility.

237
00:59:05.500 --> 00:59:26.070
120 Broadway Hearing Room: Ecos will incorporate the following sustainability features, the enterprise, green community certification, solar panels on rooftops, the building of the old electric heating and cooling, domestic hot water equipment, all electric ranges, cooktop ovens and clothes dryers.

238
00:59:26.840 --> 00:59:30.910
120 Broadway Hearing Room: I will now hand over the presentation to Dr. Ross at Hannah.

239
00:59:35.000 --> 00:59:37.070
120 Broadway Hearing Room: Thank you. Good morning again.

240
00:59:38.750 --> 00:59:49.780
120 Broadway Hearing Room: So in our development, all of the units will be available to seniors, 100% available to seniors at 50% of the area Median income or below

241
00:59:50.010 --> 00:59:54.449
120 Broadway Hearing Room: a 3rd of the units will be available for formerly homeless seniors.

242
00:59:55.340 --> 01:00:03.820
120 Broadway Hearing Room: 5% of the units will be available for the mobility impaired. 2% will be set aside for the visually and hearing impaired.

243
01:00:03.960 --> 01:00:08.340
120 Broadway Hearing Room: and all of the households will benefit from section 8 vouchers.

244
01:00:08.540 --> 01:00:14.349
120 Broadway Hearing Room: meaning that residents will only pay up to 30% of their income towards rent.

245
01:00:15.240 --> 01:00:24.389

120 Broadway Hearing Room: We have a hundred 32 studios and 35, one bedroom apartments and 1 2 bedroom superintendent unit.

246
01:00:27.830 --> 01:00:28.670
120 Broadway Hearing Room: It's okay.

247
01:00:29.910 --> 01:00:51.289
120 Broadway Hearing Room: So in regards to community preference, some of this I mentioned already up to 20% of the units will be available for community residents, which is really nice and 5% for civil servants. The units will be available through housing connect 2.0, so that anyone who has a desire to apply for the apartments can apply.

248
01:00:51.410 --> 01:00:53.690
120 Broadway Hearing Room: Of course, given the preferences

249
01:00:54.010 --> 01:01:06.599
120 Broadway Hearing Room: in this Queens community District one, we've estimated that almost 2 thirds of the senior citizens are rent, burdened, meaning they spend more than 30% of their income on housing costs.

250
01:01:07.150 --> 01:01:17.550
120 Broadway Hearing Room: Cb. One also estimates that the vacancy rate in this area of queens is below 1%, which means there's a dire need for housing at all levels.

251
01:01:19.650 --> 01:01:33.970
120 Broadway Hearing Room: again, the the Cv. Community statement specified that senior housing is in a dire state and deeply needed, given the low vacancy rate and the lack of affordability in this community.

252
01:01:38.830 --> 01:01:50.419
120 Broadway Hearing Room: So let's look at some of the amenities. We think we have a pretty nice building we've designed here. The amenities will include for the seniors a gym, a computer room and a game room.

253
01:01:50.460 --> 01:02:13.120
120 Broadway Hearing Room: We'll also have services available for the residents, including workforce development for older adults. Many older adults are still working into their seventies. We'll have health and wellness programming, and we'll also have transportation services for the seniors, for their appointments, such as health appointments. We'll also have arts and educational workshops.

254
01:02:13.300 --> 01:02:23.090
120 Broadway Hearing Room: In addition, there will be specialized social services available to those folks that are formerly homeless seniors through the Hra Sara program.

255
01:02:24.960 --> 01:02:29.559
120 Broadway Hearing Room: I'll now give the floor over to Alexa Mendel with Mega. Thank you.

256

01:02:33.360 --> 01:03:00.210
120 Broadway Hearing Room: So a great feature of this project is that it will create 250 construction jobs and several long-term permanent property management jobs, and all of those will be subject to prevailing wages. Mega and Hanik are both Astoria based, so local hiring is very important to us, and we'll partner with local organizations and go through Highernyc in order to achieve those goals. And finally, we're committed to Mwbe hiring, and we have long track records of exceeding our goals. As it pertains to Mwbes.

257
01:03:01.290 --> 01:03:06.610
120 Broadway Hearing Room: I I'll pass it up to Annabelle in case there's yeah any questions.

258
01:03:07.260 --> 01:03:21.760
120 Broadway Hearing Room: Sorry. That was just to review the timeline. But I think you're familiar. So that concludes our presentation. Thank you, Alexa, and everyone else, and we'll turn it over to you for questions. Okay, thank you very much questions.

259
01:03:22.170 --> 01:03:24.010
120 Broadway Hearing Room: Commissioner Goodrich.

260
01:03:26.760 --> 01:03:39.960
120 Broadway Hearing Room: Hi, good morning. Thank you so much for your presentation. Mayor Adams released a new plan this week under the Sarah program about having more 2 bedrooms in senior housing. Just you know, there's

261
01:03:40.170 --> 01:04:01.939
120 Broadway Hearing Room: this belief that most seniors are single and only need a studio. But that's studies show that that's not actually true. And I'm wondering for this particular development, since it falls under the same program that the mayor has this new program, under which is a Sarah program. How does that impact? I see that there's only 1, 2 bedroom

262
01:04:02.260 --> 01:04:31.909
120 Broadway Hearing Room: will. This is this part of that plan, or it's somehow exempt. Or thank you, Commissioner Gun, for the question. I'll just start by saying this project was designed well, prior to the change in the term sheet, which previously, I think you know, as you mentioned, is the assumption that senior units would need to be smaller. So I think that

263
01:04:32.510 --> 01:04:57.619
120 Broadway Hearing Room: this project, as designed, still complies with the the new term sheet, and the 2 bedroom, provided the only one provided would actually be for the superintendent. So if we were to consider 2 bedrooms that would require a change in underwriting, and obviously the design of the building. And I

264
01:04:58.110 --> 01:05:04.769
120 Broadway Hearing Room: I'm not sure if the building would be able to provide as many units. So we need to look into that

265
01:05:07.670 --> 01:05:08.389
120 Broadway Hearing Room: under the plan.

266
01:05:11.620 --> 01:05:15.639
120 Broadway Hearing Room: So this does not project does not fall on.

267
01:05:19.030 --> 01:05:32.299
120 Broadway Hearing Room: Yeah, I think we can look into it and and get back to you. I don't know if it will need to comply with the with the new underwriting, but I'm sure all team our teams will be looking closely at that.

268
01:05:33.710 --> 01:05:40.860
120 Broadway Hearing Room: So and so just to triple, clarify. And then the existing 2 bedroom would not actually be, for

269
01:05:42.180 --> 01:05:45.160
120 Broadway Hearing Room: we're applying. It would be for the superintendent. Correct?

270
01:05:49.440 --> 01:05:53.060
120 Broadway Hearing Room: Why, I'm so I'm curious. Why is it listed on the

271
01:05:55.760 --> 01:05:59.599
120 Broadway Hearing Room: Why is it listed on the sheet with.

272
01:05:59.740 --> 01:06:01.870
120 Broadway Hearing Room: it's not actually for the tenants. Right?

273
01:06:06.990 --> 01:06:09.889
120 Broadway Hearing Room: it's listed as the supers unit.

274
01:06:10.490 --> 01:06:11.490
120 Broadway Hearing Room: Yeah, thank you.

275
01:06:12.190 --> 01:06:13.150
120 Broadway Hearing Room: No problem.

276
01:06:14.720 --> 01:06:29.289
120 Broadway Hearing Room: Commissioner Osorio, thank you vice chair. Thanks so much for the presentation. I had a quick question, and I also just 1st wanted to acknowledge that slide where you talked about the sustainability measures. That's extremely useful, very important for me.

277
01:06:29.420 --> 01:06:40.570
120 Broadway Hearing Room: I I understand that, you know now is really the norm, and I commend Hpd. For this in terms of committing to enterprise energy standards.

278
01:06:41.090 --> 01:06:46.890
120 Broadway Hearing Room: while that's necessary and very important in terms of energy efficiency.

279
01:06:47.040 --> 01:07:10.709
120 Broadway Hearing Room: That's not bringing us closer to net 0. And so I'm wondering you mentioned that there's some solar, and I'm excited about that. So I'm wondering if here, or maybe in writing, you can provide a little bit more information in terms of how much energy are you expecting will be clean energy produced on site, whether there's going to be, and whether there's going to be any storage planned. Given the fact that these are senior housing units.

280
01:07:10.710 --> 01:07:24.579
120 Broadway Hearing Room: it would be useful, I think, to understand what are the potential emergency provisions to that could be feasible. So, anyway, anyway, if you can, if you have, if you can respond to any of that now or or in later in writing. I would appreciate that.

281
01:07:25.050 --> 01:07:36.369
120 Broadway Hearing Room: Thank you, Commissioner Osorio. I will just say we'd be happy to respond in writing, but I will allow the project team experts to weigh in if they can.

282
01:07:38.700 --> 01:07:47.279
120 Broadway Hearing Room: Good morning, Commissioners Emmanuel Kokonakis with Mega. So we have done geothermal feasibility for the site. So that is our plan to do geothermal here

283
01:07:47.490 --> 01:08:10.389
120 Broadway Hearing Room: for heating, cooling, and domestic hot water. That sounds great if you can provide any information on that. That wasn't in our documentation, and it's great news. And so in terms of. But you're also doing solar right? Yes, if you can maybe help us understand what the energy matrix looks like. That would be fantastic, absolutely. Thank you. I have another question for Hpd, if I may

284
01:08:10.500 --> 01:08:34.359
120 Broadway Hearing Room: thank you. This is just kind of like an overall question. I'm very interested in understanding again, kudos, and, I think, given what we just heard, this is important. You know, the creation of this amount of affordable housing with geothermal and solar is really really important. I'm wondering if you can help us understand what is the criteria that the agency uses to decide where

285
01:08:34.359 --> 01:08:59.079
120 Broadway Hearing Room: you are producing a renewable energy versus the places where you're only investing in electrification passive house toward the Enterprise standard. Not now, certainly, but I would love to understand specifically how much resources do you have for that? How are you using that? What's the criteria? And how can we be useful in helping understand? You know? How can we get you more?

286
01:08:59.583 --> 01:09:04.679
120 Broadway Hearing Room: It sounds like some. Every other project, you know, includes renewables.

287
01:09:04.850 --> 01:09:08.849

120 Broadway Hearing Room: The majority of them stay at the energy efficiency sort of like

288
01:09:08.970 --> 01:09:16.419
120 Broadway Hearing Room: front, which again is necessary and very important. I'm just wondering if you can help me understand the bigger picture in terms of how the agency is planning for this.

289
01:09:17.569 --> 01:09:32.969
120 Broadway Hearing Room: Thank you, Commissioner. A very good question, and we will need to get back to you in writing. We'll circle up with our sustainability and underwriting teams and try and get back to you on that question. I appreciate that. Thank you so much. Thank you.

290
01:09:33.170 --> 01:09:34.449
120 Broadway Hearing Room: Other questions.

291
01:09:37.850 --> 01:09:40.860
120 Broadway Hearing Room: Think we're done. Thank you. Thank you all.

292
01:09:43.479 --> 01:09:50.029
120 Broadway Hearing Room: Are there any other speakers on this item, madam? Secretary? No vice chair, no other speakers. All right, then we'll close the hearing.

293
01:09:52.000 --> 01:09:52.859
120 Broadway Hearing Room: Okay.

294
01:09:53.649 --> 01:10:17.059
120 Broadway Hearing Room: Borough of Queens Calendar numbers 25, through 31 Long Island City Neighborhood Plan, Cds. One and 2 calendar, number 25, c. 2, 5, 0, 1 7 6 Zmq. Calendar, number 26, N. 2, 5, 0 1, 7 7 Zrq. Calendar, number 27, c. 2, 5, 0 1 7, 5, Haq. Calendar, number 28 c. 2 5, 0 1 7 8 Pq.

295
01:10:17.060 --> 01:10:28.870
120 Broadway Hearing Room: Pcq. Calendar, number 29, c. 2, 5, 0, 1 7, 9 ppq. Calendar, number 30, c. 2 5 0 1 8 0 Ppq. Calendar, number 31, c. 2, 5, 0, 2, 2, 4. Mmq.

296
01:10:28.870 --> 01:10:49.950
120 Broadway Hearing Room: Public hearing in the matter of applications for zoning map and zoning text amendments, udap, designation, project, approval, dispositions of city owned properties, site, selection, acquisition, and a city map. Amendment concerning Long Island city neighborhood plan. Notice a public hearing is being held by the City Planning commission in conjunction with the above actions, to receive comments related to a draft environmental impact statement. Deis.

297
01:10:49.960 --> 01:10:55.929
120 Broadway Hearing Room: this hearing is being held pursuant to the State and Environmental Quality Review Act and the City Environmental Quality Review.

298
01:10:57.930 --> 01:11:08.099
120 Broadway Hearing Room: Hey? You have some opening remarks. I do. Yes, you'll have a quickly, maybe 5Â min presentation between myself. Edc. And Hpd.

299
01:11:08.330 --> 01:11:25.730
120 Broadway Hearing Room: All right. Good morning, Commissioners. Monday. We presented a refresher on the proposed Long Island City Neighborhood Plan. Today I'm joined by my colleagues from the Department of Housing Preservation and Development and New York City's Economic Development Corporation, who, as co-applicants, will share additional details

300
01:11:25.750 --> 01:11:39.629
120 Broadway Hearing Room: on the proposal and be available to answer questions. The city is proposing a series of land use actions across a 54 block area in Western queens to support and facilitate the implementation of goals and objectives of the one Lic neighborhood plan.

301
01:11:39.680 --> 01:12:01.069
120 Broadway Hearing Room: The plan's goals and strategies respond to the city's housing needs and capture the opportunities of this unique transit. Rich and culturally vibrant neighborhood. The plan's goals also represent the specific feedback and comments we've gathered from nearly 2 years of engagement with community members, local organizations and stakeholders, including our elected officials.

302
01:12:01.460 --> 01:12:19.460
120 Broadway Hearing Room: So just as a reminder under Euler requirements for public review, this application was referred out on April 21st to Queens community Boards one and 2, and to the Borough President, Community Board one and 2, and the borough president, all voted to pass a resolution approving the project with conditions

303
01:12:19.460 --> 01:12:47.729
120 Broadway Hearing Room: one lic. Is projected to create close to 14,700 new homes, of which approximately 4,300 would be permanently income, restricted and rent regulated units. The plan would also create nearly 3.5 million square feet of new commercial and community facility floor area and permitting the space that would support approximately 14,400 new jobs. All of this to develop in an area that has numerous transit options that provide access to essential services and employment opportunities.

304
01:12:49.010 --> 01:13:14.329
120 Broadway Hearing Room: We're proposing a zoning map and zoning test amendment to support the area's growth while being an affordable place to live for both current and future residents by applying mia to the project area, expanding opportunities for waterfront open space. The proposed actions also include modifying the existing special Long Island City mixed use district to create opportunities for more housing community facilities, including schools, open space and manufacturing spaces to support the neighborhood's growth

305
01:13:14.330 --> 01:13:19.719
120 Broadway Hearing Room: as co-applicants's application. Hpd. Is seeking an urban development action area project

306
01:13:19.720 --> 01:13:41.740
120 Broadway Hearing Room: and disposition approval to redevelop and improve city-owned land with income,

restricted housing, and with co-applicants, Dcas and Edc, we're seeking approval for acquisition, site, selection, and disposition of non-residential city-owned property, and lastly, we're proposing city map amendments to demap existing paper streets, adjust the width of other streets, and map a new public loop road.

307
01:13:42.330 --> 01:13:48.849
120 Broadway Hearing Room: There are 4 site-based proposal within the project area, and we'll talk and walk them through with you.

308
01:13:49.750 --> 01:13:57.539
120 Broadway Hearing Room: The 3 sites along 44th Drive were the subject of a public workshop, held this winter to better understand the community's vision. For this portion of the waterfront

309
01:13:57.580 --> 01:14:21.039
120 Broadway Hearing Room: a set of community visions were developed based on feedback from the workshop. First, st a need for public housing. I'm sorry housing, open space, commercial space and community facilities to serve the need for existing and future lic residents, and, second, a new waterfront open space that would complete the vision for a continuous public waterfront from Queensbridge Park to Hunters point south and enhance resiliency to protect the community from flooding.

310
01:14:21.450 --> 01:14:29.159
120 Broadway Hearing Room: Next, we'll take a closer look at the specific actions proposed for these sites, and I'll introduce Eric Dalal from Edc.

311
01:14:30.350 --> 01:14:31.690
120 Broadway Hearing Room: Yeah.

312
01:14:36.582 --> 01:14:41.489
120 Broadway Hearing Room: thank you. Hey, Kyung, good morning, chair garotnik

313
01:14:41.740 --> 01:14:47.320
120 Broadway Hearing Room: morning Commissioners. My name is Eric Balau, Vice President in the Neighborhood Strategies Department at Edc.

314
01:14:47.420 --> 01:15:09.379
120 Broadway Hearing Room: I'm joined today by Adam Marr, Senior Vice President and head of Neighborhood Strategies Department, as well as Joseph Hillforty, Vice President in the Land Use Department with Co-applicants, Dcas and Dcp. We are seeking disposition authority for the city-owned properties at 4,436 Vernon Boulevard, and 499, 44th drive.

315
01:15:09.780 --> 01:15:17.699
120 Broadway Hearing Room: These sites are currently occupied by New York City public school offices and an adjoining parking area that supports citywide operations.

316
01:15:18.000 --> 01:15:29.159

120 Broadway Hearing Room: Approval of this action would give the city the ability to facilitate the redevelopment of the sites consistent with the community serving uses expressed by the public during the one lic engagement process.

317
01:15:29.700 --> 01:15:37.820
120 Broadway Hearing Room: In May 2025 edc. Released an Rfi. Or request for information for the New York City public schools. Vernon Building.

318
01:15:38.090 --> 01:15:58.739
120 Broadway Hearing Room: the Rfi. Informed by engagement the engagement process which included online surveys and an in-person public workshop focused on the city-owned sites that Hae Kyung mentioned is soliciting concepts to redevelop all, or a portion of this building through adaptive reuse, which is an early step in informing approaches to these public sites.

319
01:15:59.090 --> 01:16:03.680
120 Broadway Hearing Room: Of course, any development of the sites would be subject to future public procurements.

320
01:16:06.370 --> 01:16:17.250
120 Broadway Hearing Room: The Con Edison Learning Center facility which fronts along the East River, and is located south of the Queensboro Bridge, represents a major waterfront property within the proposed rezoning boundary

321
01:16:17.710 --> 01:16:32.689
120 Broadway Hearing Room: as co-applicants with Dcas and Dcp. Edc. Is seeking acquisition and site selection authority for part of block 488 lot 114, which aligns with the nearly 900 foot long waterfront portion of the Con Edison property.

322
01:16:33.200 --> 01:16:39.990
120 Broadway Hearing Room: and is consistent with the area that is implicated by the proposed updates to the Northern Hunters Point waterfront access plan.

323
01:16:40.610 --> 01:16:48.969
120 Broadway Hearing Room: The portion of the site contemplated for acquisition is currently used as parking and underutilized space along the bulkhead area.

324
01:16:49.760 --> 01:16:56.929
120 Broadway Hearing Room: Approval of this action would enable the city to acquire an interest in the waterfront portion of this lot through an easement in the future

325
01:16:57.200 --> 01:17:08.730
120 Broadway Hearing Room: which would facilitate the implementation of a continuous public open space connection along the East River shoreline from Gantry Plaza State Park to Queens Bridge Park.

326
01:17:10.100 --> 01:17:11.290
120 Broadway Hearing Room: Thirdly.

327
01:17:12.550 --> 01:17:30.599
120 Broadway Hearing Room: the development rights generated by the lots under the ramps to the Ed. Koch. Queensboro Bridge are subject to disposition, approval at block 428 lots, 1213, and 16, and block 4, 29 lots, 1315, and 29.

328
01:17:30.950 --> 01:17:49.939
120 Broadway Hearing Room: This disposition action is necessary for the city to enter into any potential future agreements with private entities on the adjoining privately owned sites. There's no known project at this time, however, the distribution of these development rights would be subject to a future competitive and public Rfp process.

329
01:17:50.140 --> 01:17:59.109
120 Broadway Hearing Room: The Rfp. Process would allow the city to maintain control over what development rights are conveyed and how they are used towards the greater need of the city.

330
01:17:59.390 --> 01:18:04.480
120 Broadway Hearing Room: Detailed programmatic requirements would be outlined in the future request for proposals.

331
01:18:05.150 --> 01:18:09.509
120 Broadway Hearing Room: With that I'll pass it to my colleagues at Hpd.

332
01:18:12.500 --> 01:18:26.489
120 Broadway Hearing Room: Good morning, Commissioners. My name is Saree Platkin, and I'm the executive director of Neighborhood Planning and equity initiatives at the New York City Department of Housing Preservation and Development. I'm joined by my colleagues, Kevin Parris and Duncan Miller, from Hbd's Queens and Staten Island, planning team

333
01:18:26.960 --> 01:18:43.639
120 Broadway Hearing Room: tenants and homeowners in Lic are feeling the pressure of rising housing costs and a shortage of available homes which is underscored by the city's lowest vacancy rate since the 19 sixties. At 1.4%. We heard repeatedly throughout the public process that affordability was a key priority for lic residents.

334
01:18:43.970 --> 01:19:10.640
120 Broadway Hearing Room: In addition to the over 4,000 homes projected through mandatory inclusionary housing under the Lic plan. The city is going beyond Nih to create more deeply affordable housing on public sites. Hpd. Is seeking an urban development action area urban development action area program and disposition of 44 to 59, 45th Avenue to facilitate 320 affordable homes with new community facility or retail space.

335
01:19:10.820 --> 01:19:19.360
120 Broadway Hearing Room: The project would serve New Yorkers with a range of incomes and redevelopment, would be pursuant to a future competitive Rfp. Following Euler

336
01:19:20.570 --> 01:19:43.219
120 Broadway Hearing Room: to promote healthier homes through quality housing and support existing residents. Hpd.

Has 3 key strategies in Lic. The 1st is partners in preservations, Hpd's Anti-displacement program which will fund local Western queens community-based organizations to combat landlord harassment and support, tenant organizing and coalition building in rent, regulated and at-risk buildings. Second

337
01:19:43.440 --> 01:20:06.290
120 Broadway Hearing Room: funding the anti-harassment or funding for the anti-harassment tenant protection program was restored through City of Yes for housing opportunity. And this program provides legal services to address housing violations, harassment, and eviction proceedings. And 3, rd we'll provide on the ground, know your rights, canvassing and partner with community-based organizations and elected officials to organize trainings and housing resource fairs.

338
01:20:06.900 --> 01:20:11.950
120 Broadway Hearing Room: And lastly, we look forward to hearing more from lic stakeholders today about their housing needs

339
01:20:13.350 --> 01:20:38.009
120 Broadway Hearing Room: to support existing homes and expand homeowner homeownership opportunities. Hpd. Has 3 key strategies. The city's renewed commitment to the homeowner. Help desk will ensure Long Island City homeowners have access to a 1-stop shop. If facing foreclosure, tax liens deed, theft and maintenance issues, local Cbos are funded by this program, which is a partnership between Hpd. And the center for New York City neighborhoods.

340
01:20:38.010 --> 01:20:46.370
120 Broadway Hearing Room: We also recently relaunched home fix that offers low or no interest. Home repair loans, and will serve up to 450 households per year.

341
01:20:46.370 --> 01:20:58.389
120 Broadway Hearing Room: and Hpd. Will also better connect prospective Lic homeowners to our down payment assistance program home first, st which allocates up to $100,000 toward the down payment or closing costs of one to 4 family homes.

342
01:21:02.510 --> 01:21:14.119
120 Broadway Hearing Room: Thank you, Eric, and Sorry, and to close the department with Co. Applicants, Edc. Hpd. And Dcas. Proposes zoning map and text amendments along with Site specific actions and city map action amendments

343
01:21:14.470 --> 01:21:32.689
120 Broadway Hearing Room: to promote housing, open space and job growth. One Lic is an opportunity to envision the Long Island City neighborhood from a former industrial hub into a mixed use, and inclusive community ensuring growth is met with smart planning for infrastructure, sustainability and climate resiliency, and with that the team and I are happy to take any questions. Thank you. Thank you.

344
01:21:32.820 --> 01:21:33.900
120 Broadway Hearing Room: Thank you.

345
01:21:35.481 --> 01:21:39.869
120 Broadway Hearing Room: Alrighty. We'll start with Commissioner Goodrich.

346
01:21:40.320 --> 01:21:44.529
120 Broadway Hearing Room: I have 2 questions. One is following up on Commissioner Maureen's question

347
01:21:44.800 --> 01:21:55.349
120 Broadway Hearing Room: Monday about the city owned sites, and just to clarify, so will the affordable housing on the city owned site. Will that be 100% affordable

348
01:21:55.864 --> 01:21:59.650
120 Broadway Hearing Room: housing, or is it just the units will be affordable housing.

349
01:21:59.880 --> 01:22:06.549
120 Broadway Hearing Room: So I can start off the publicly city owned site on 44 dash.

350
01:22:07.410 --> 01:22:12.800
120 Broadway Hearing Room: Hmm, yeah. Sure, you know what? Hpd. Will take your question.

351
01:22:13.140 --> 01:22:13.880
120 Broadway Hearing Room: Right?

352
01:22:14.180 --> 01:22:24.139
120 Broadway Hearing Room: I'll start off, and then Edc. Will continue. So. Thank you for that question, Commissioner, so as discussed the project at 44 dash.

353
01:22:24.790 --> 01:22:48.350
120 Broadway Hearing Room: Now, now, I'm the one getting mixed up with that. Okay? So as discussed the project at 44 59, 44th Avenue, that is, a dot site will be 100% affordable. As discussed, 320 affordable homes. We have yet to determine the program. There will be a future Rfp. And ongoing engagement with stakeholders that will get us closer to determining the affordability program for this site

354
01:22:48.400 --> 01:23:17.360
120 Broadway Hearing Room: for the remaining sites on the other side of 44th Drive. There's ongoing work with city planning Edc. Local stakeholders to think through the appropriate affordability mix in the future. There are, of course, a number of considerations that are still underway. You know. These are a very challenging complex of several sites. We are, you know, thinking through infrastructure, development, phasing.

355
01:23:17.360 --> 01:23:27.989
120 Broadway Hearing Room: relocation, etc. But right now, what we do know, what is very loud and clear from the public engagement that we did is that there is a desire to see housing open space.

356
01:23:28.000 --> 01:23:38.690
120 Broadway Hearing Room: non residential facility as well. And so there will be a mix of all those things we're doing due diligence on all those considerations that I just mentioned, and working towards

357
01:23:38.820 --> 01:23:48.699
120 Broadway Hearing Room: clarity in the future. So just to clarify. So one of one of the city owned sites will be 100% affordable housing, and for the others it's not clear

358
01:23:48.810 --> 01:24:04.870
120 Broadway Hearing Room: for the others. We're still working through all of the factors that I just mentioned, but we know that it's a high priority for stakeholders to have affordability on the sites, and we also know that there is a high priority for non-residential space, open space. And we're working through

359
01:24:05.190 --> 01:24:26.850
120 Broadway Hearing Room: kind of initial steps of all the due diligence, thinking through relocation, planning for infrastructure and those costs and phasing for those 3 Rfps alongside kind of like future programming. So there's like a lot of due diligence still needed before we can speak to specific affordability programs. I think Edc can say more. Yeah.

360
01:24:29.280 --> 01:24:44.470
120 Broadway Hearing Room: thanks. It's a great question. I can speak a little bit more to the other 2 city owned sites. That's 4,436 Vernon Boulevard and 4, 99, 44th drive. I wonder if we can pull up the slide.

361
01:24:44.610 --> 01:24:55.029
120 Broadway Hearing Room: That shows. Oh, I can pull up the slide. Great. I've got the power. Okay, let's do one more here. Okay, great. Thank you.

362
01:24:55.350 --> 01:25:16.579
120 Broadway Hearing Room: So Sarit spoke about 44, 59, 45th Avenue. I'll just say a little bit about the other 2 sites. Obviously this is a bundle of 3 city owned sites. It's a fantastic opportunity. The city has consistently heard strong community interest in a diverse mix of uses here, but, as you can see from the image the Vernon building takes up about

363
01:25:16.580 --> 01:25:27.970
120 Broadway Hearing Room: 50% of the terra firma of the other 2 city owned sites, not the 45th Avenue site. So some of those initial steps that Srit mentioned include the Rfi. Which is

364
01:25:27.970 --> 01:25:44.520
120 Broadway Hearing Room: intended to help us better understand the city better understand community visions and priorities and different concepts for how that building might be adaptively reused we do expect, and we do believe that these sites can accommodate a kind of comprehensive economic development approach

365
01:25:44.570 --> 01:25:49.759
120 Broadway Hearing Room: that combines affordable housing with local access to family supporting jobs.

366
01:25:49.880 --> 01:26:05.640
120 Broadway Hearing Room: The answer to the question of what that mix looks like is still very much tbd, but, as I mentioned. We're taking initial steps through this Rfi. And in consultation with the Council member to determine what that mix might look like. So just to clarify

367
01:26:05.990 --> 01:26:18.430
120 Broadway Hearing Room: my question is for the housing that would be built on it. If that housing will. If 100% of that housing will be affordable. And what I'm hearing is sort of a different

368
01:26:18.710 --> 01:26:31.679
120 Broadway Hearing Room: perspective plan, which is, there might be, there will be housing, but then the other part of the space might be commercial. So I guess I wanted to just get some clarification for my question, which is

369
01:26:31.740 --> 01:26:49.499
120 Broadway Hearing Room: so, if we know that there's going to be housing, do we know that a hundred percent of that housing will be affordable because I or or is it going to be a mix of affordable housing and private development or market rate housing understood. So I you know I

370
01:26:49.610 --> 01:26:52.670
120 Broadway Hearing Room: not really. Not that I'm not really interested, but

371
01:26:53.630 --> 01:27:08.329
120 Broadway Hearing Room: all the other uses like, if it's used for a public community space. But I'm just focused on the housing. Sure. So do we know that the housing that would be built on that site would be a hundred percent affordable. Or would that be a mix of

372
01:27:08.490 --> 01:27:21.119
120 Broadway Hearing Room: private market housing and affordable housing on a city owned site understood? So the housing on the 4,459, 45th Avenue site would be 100% affordable housing

373
01:27:21.370 --> 01:27:38.970
120 Broadway Hearing Room: housing developed on the other 2 sites. That's that's Tbd, and I can speak more to the process a little bit, if that's interesting to you. But suffice to say that we are working through exactly what a housing program would look like on this 2 sites. I think it's important to note that we obviously recognize

374
01:27:39.030 --> 01:27:51.990
120 Broadway Hearing Room: the extraordinary need for housing across the city, and we? We do know that the city is doing everything that they can to identify opportunities to deliver that affordable housing. One thing that we are also considering in

375
01:27:52.090 --> 01:28:06.189
120 Broadway Hearing Room: the mix of uses on the 2 city owned sites that include the public Schools building and the waterfront site are the other costs associated with community benefits that we've heard through the engagement process.

376
01:28:06.340 --> 01:28:16.889
120 Broadway Hearing Room: You know, we understand that there are limited resources associated with this plan, and it's important to highlight that there are scenarios where market rate housing

377

01:28:17.180 --> 01:28:24.559
120 Broadway Hearing Room: could help offset some costs of some of those uses that we've heard desired from the engagement process.

378
01:28:24.860 --> 01:28:26.679
120 Broadway Hearing Room: I say that to

379
01:28:27.030 --> 01:28:48.429
120 Broadway Hearing Room: basically say it's Tbd, but the extent to which we can maximize affordable housing on these sites and maximize economic benefit to the community is what we'll be working towards, I'll just quickly say, from my vantage point, this neighborhood, about 46% of the residents are rent, burdened.

380
01:28:48.790 --> 01:29:00.419
120 Broadway Hearing Room: and so sometimes even the affordable housing is too expensive for the moderate. I mean, we're talking like $3,000. Commissioner. Speak into the mic a bit more

381
01:29:00.630 --> 01:29:06.800
120 Broadway Hearing Room: from my vantage point, you know even 4,000 units out of 14,000 units is not enough.

382
01:29:06.910 --> 01:29:32.759
120 Broadway Hearing Room: and even out of those 4,300 of the affordable housing, undoubtedly some of them will not be affordable even to low and moderate income people. So for me that you know, pushing, you know, off of Commissioner Marine's point, I do think it's important for city-owned sites to at least be 100% affordable housing. So I just wanted to say that my next and last question is, it's more of a broader question.

383
01:29:32.790 --> 01:29:45.409
120 Broadway Hearing Room: So we've been talking about, you know, having some funding, for if there's if tenants are evicted funding for their attorneys to have free attorneys, etc, etc. What I want to know is.

384
01:29:46.410 --> 01:29:49.450
120 Broadway Hearing Room: you know, historically, in New York City, when

385
01:29:49.750 --> 01:30:04.829
120 Broadway Hearing Room: the city has faced funding cuts a lot of these programs have been shut down, or less funding or defunded entirely. And I guess I I'd really like some assurance on

386
01:30:05.040 --> 01:30:08.809
120 Broadway Hearing Room: if any of this funding is connected in any way to Federal funding

387
01:30:09.421 --> 01:30:17.050
120 Broadway Hearing Room: and if there are any changes or cuts in Federal funding, if that will impact any of the city funding.

388

01:30:18.300 --> 01:30:47.640
120 Broadway Hearing Room: Sure. So the partners and preservation program is funded locally, or, you know, through city, through city funding. And that's really the key program that we've been discussing this entire time, and we're really excited that that is going to be part, that that is going to be located in Community board, 2 in queens as well. That was an addition, thanks to the additional funding that came through city of Yes for housing, opportunity for additional tenant resources.

389
01:30:47.640 --> 01:31:17.500
120 Broadway Hearing Room: So we're excited that that's going to be launched here. And we, you know, in the coming months we'll be able to announce the community-based organization that's been identified. And we're working through getting that in place, I think, as far as some of the other programming that was mentioned, the anti-harassment tenant protection program. I'll double check on exactly where the funding sources are coming from. I think most of these I think most of what I'm describing is local. I will absolutely double check and follow up about that

390
01:31:17.740 --> 01:31:23.220
120 Broadway Hearing Room: those organizations. And whenever there are larger Federal cuts there's always

391
01:31:24.140 --> 01:31:33.569
120 Broadway Hearing Room: as well. So I guess I I sort of wanted. You know, we're pitching this plan. We're saying that there are going to be protections for tenants who face eviction, maybe funding.

392
01:31:33.690 --> 01:31:40.670
120 Broadway Hearing Room: I want some assurance, or at least in clarification. If that's actually going. To be sure, if we see

393
01:31:40.960 --> 01:31:48.660
120 Broadway Hearing Room: there are risks, you know how the country's going. We we see, you know, if there might be some red flags that that might actually not.

394
01:31:50.010 --> 01:31:52.340
120 Broadway Hearing Room: We'll double check on some of that.

395
01:31:52.790 --> 01:31:55.250
120 Broadway Hearing Room: Thank you, Commissioner Marine.

396
01:31:55.520 --> 01:32:17.059
120 Broadway Hearing Room: followed by Commissioner Osorio. So you mentioned that 4,459 is going to be an unaffordable building. Can you talk to the Ami levels there, please? Yeah. So we don't have the Ami levels. Yet there's no program yet. Hence my mention of like a future Rfp. And ongoing engagement with the Council member and the community which goes for all the public sites. So for all the public sites.

397
01:32:17.060 --> 01:32:30.239
120 Broadway Hearing Room: we obviously did public engagement, extensive public engagement during the plan. But that was the start, and we still have a long road ahead for these sites in terms of like ongoing conversations and Rfp release. So

398
01:32:30.280 --> 01:32:37.930
120 Broadway Hearing Room: there's yeah more work. The number of units, the number of units that you're projecting. You're projecting those. In what size units

399
01:32:38.260 --> 01:32:39.440
120 Broadway Hearing Room: do you know.

400
01:32:40.040 --> 01:33:04.570
120 Broadway Hearing Room: I mean, I think these would be kind of our standard 850 square foot. Usually, that's like our assumption for environmental review. And are you thinking studios to family size units? What's the thought there? Yeah, I mean, that would depend on what? Which term sheet is ultimately selected the breakdown of unit size, I mean, we know through our conversation, and this is one

401
01:33:04.570 --> 01:33:17.270
120 Broadway Hearing Room: our goals in the plan. We know that there is a strong desire to see a mix of unit sizes, including family size units in the Lic area, that is, you know, stated as we heard that loud and clear. That's stated. I think that's definitely one of the benefits of

402
01:33:17.270 --> 01:33:25.180
120 Broadway Hearing Room: kind of new housing coming to this area that there will be kind of more of a mix and diversity of different housing types. So we're very aware of that need.

403
01:33:25.310 --> 01:33:26.654
120 Broadway Hearing Room: Thank you. And

404
01:33:27.720 --> 01:33:45.900
120 Broadway Hearing Room: My next, I guess. Question or statement is is exactly what. Thank you, Commissioner Goodwich, of picking up on the question that I posed on Monday is the fact that this is city-owned property, and the desire to see this as 100% affordable is desirable. Right? However, I do understand that

405
01:33:46.100 --> 01:33:53.420
120 Broadway Hearing Room: the there is a concept of cross subsidization to be able to support the community-based basis that the community is asking for?

406
01:33:54.200 --> 01:34:04.710
120 Broadway Hearing Room: Is there any thought about what a mix would be at this point. Are you letting the Rfi. And the information that you received? Then drive what you will decide on the housing side.

407
01:34:06.950 --> 01:34:07.900
120 Broadway Hearing Room: Yeah.

408
01:34:09.710 --> 01:34:34.150

120 Broadway Hearing Room: thank you for your question, Commissioner, and yes, the Rfi. Will help decide. It's an initial step, though. We do expect conversations with the Council member to continue, and we expect, as serene, mentioned, more engagement to happen around the process of any future procurement. You know we mentioned the cost of other community benefits. But it's also important to note that there are pretty extraordinary costs associated with transforming these sites

409
01:34:34.240 --> 01:34:39.499
120 Broadway Hearing Room: in terms of site preparation right? There's ongoing city operations which would need to be relocated.

410
01:34:39.560 --> 01:35:08.440
120 Broadway Hearing Room: There's environmental review and conditions that would need to be remediated. And then, of course, there's the water's edge which would need to be improved in accordance with the Wap. So there are costs associated with redeveloping these sites along with those costs that you mentioned, that could potentially be Cross subsidized here all that to say. It's very much a work in progress and an ongoing conversation. I do understand that, and I appreciate that, but I will state that at the end of the day this is people's property right? And so, having

411
01:35:08.880 --> 01:35:12.500
120 Broadway Hearing Room: for me the concept of then

412
01:35:13.690 --> 01:35:20.690
120 Broadway Hearing Room: needing market rate to subsidize. What's a city responsibility and should have happened anyway.

413
01:35:20.690 --> 01:35:46.379
120 Broadway Hearing Room: I think, is not the way we should be approaching this. These are public. We have all agreed. The Mayor has agreed public land should be public housing, affordable housing. I just want you to understand that and consider that. Really consider that when this response has come back, because that's what the community is asking for. And I do understand that needs to be a mix. But we're suffering a housing crisis. And as the Commission has pointed out, some of these affordable levels are not affordable to the communities in which they're being built.

414
01:35:46.380 --> 01:35:51.809
120 Broadway Hearing Room: Absolutely. Thank you for your question and comment. Thank you, Commissioner Commissioner Sorio.

415
01:35:52.210 --> 01:36:10.209
120 Broadway Hearing Room: Thank you. Chair. Thanks so much for the presentation, and thanks so much for to both sister agencies for being here. This is very useful. My questions in my initial question is, for it's really just a comment and a question I want to build on, what Commissioners Goodrich and Maureen just said, and just ask.

416
01:36:10.210 --> 01:36:22.949
120 Broadway Hearing Room: when do you would you think that we would know? Maybe this is a question for Hpd. When do you think that we would know whether the publicly owned sites will be a hundred percent affordable or not. Would that be before we vote?

417

01:36:30.370 --> 01:36:34.549
120 Broadway Hearing Room: I do not think so.

418
01:36:35.255 --> 01:36:41.110
120 Broadway Hearing Room: And I'll maybe call my colleague Adam to speak a little bit more about overall process.

419
01:36:41.330 --> 01:36:59.829
120 Broadway Hearing Room: I'll note in terms of interim steps. We're expecting responses from the Rfi. In August, August 27, th and that will be a critical endpoint in determining what will happen to the site, but in terms of affordability levels. I think that that to be determined. And, Adam, I don't know if you have anything to add.

420
01:37:01.790 --> 01:37:24.149
120 Broadway Hearing Room: Thanks, Commissioner. Yeah, I'll just say that it really is the subject of ongoing conversations with the Council member. I can't really give a firm commitment as to what point the kind of final destiny of those sites will be set and determined. I think we hear loud and clear the position of you and the other Commissioners today, and that's definitely something we'll be taking into account as we have those conversations.

421
01:37:24.180 --> 01:37:52.150
120 Broadway Hearing Room: Thank you. Thank you. That's that's useful, and I think to be. You know, Fair, I know how Hpd. Has committed to building affordable housing 100% in public land in other neighborhoods. I think that we need to be careful, because then the question is, why, in other places of the city and not here. But I understand the constraints and appreciate. You know anything you can do to do that. This is an exciting opportunity to create housing. But if it's not 100% affordable housing in public land, we're missing an opportunity.

422
01:37:52.270 --> 01:37:58.300
120 Broadway Hearing Room: The other question that I had. Maybe this is for Eec. So in your response to Commissioner Goodridge.

423
01:37:58.340 --> 01:38:22.859
120 Broadway Hearing Room: you brought up the businesses, the potential for economic development. And so, in addition to potential direct and indirect displacement of residents, the Eis signals, an important potential displacement of businesses, including some of them in the industrial business zone. And so I understand. You know that you're saying. Look, we have the opportunity to create more jobs to build more.

424
01:38:22.930 --> 01:38:32.790
120 Broadway Hearing Room: you know, to help people afford housing here. But but I'm wondering if you can sort of like lay out. What is the plan to mitigate potential displacement of businesses here?

425
01:38:33.890 --> 01:38:37.170
120 Broadway Hearing Room: I'm going to hand that over to my colleague from city planning. Thank you.

426
01:38:37.990 --> 01:38:38.710
120 Broadway Hearing Room: Hmm,

427

01:38:40.460 --> 01:39:06.049
120 Broadway Hearing Room: let me get back to you on the mitigation, the act, because, as I noted on Monday, it's still being fleshed out. But the for the Rfi specifically to 44, 36. There has been sort of an ask to be creative of small businesses and maker spaces that could come into the space. So I'll get back to you on the specific mitigation. But that's still being worked out.

428
01:39:06.570 --> 01:39:11.519
120 Broadway Hearing Room: Okay, thank you. Appreciate that. Thank you, Commissioner.

429
01:39:12.290 --> 01:39:26.439
120 Broadway Hearing Room: Okay, thank you very much to all of you for your responses, and of course, for all your work to date on this plan, we're now going to go to members of the public wish to be heard on the Long Island City Neighborhood plan.

430
01:39:26.870 --> 01:39:36.949
120 Broadway Hearing Room: starting with what looks like a handful of folks who are with us on Zoom, and we're going to kick it off with Mandana Limbert.

431
01:39:37.950 --> 01:39:40.319
120 Broadway Hearing Room: followed by Christina Chase.

432
01:39:41.410 --> 01:39:46.560
120 Broadway Hearing Room: So is Limbert. Whenever we have her we'll get started.

433
01:39:48.370 --> 01:39:49.679
xPH03 - 06 - Mandana Limbert: Hello! Can you hear me?

434
01:39:50.350 --> 01:39:51.210
120 Broadway Hearing Room: We can.

435
01:39:51.540 --> 01:39:52.819
xPH03 - 06 - Mandana Limbert: Hi! How are you?

436
01:39:53.150 --> 01:39:57.789
xPH03 - 06 - Mandana Limbert: Thank you for taking my testimony? I'm having a hard time.

437
01:40:00.870 --> 01:40:02.569
120 Broadway Hearing Room: We can see and hear you.

438
01:40:02.570 --> 01:40:26.490
xPH03 - 06 - Mandana Limbert: Okay. Great. Okay, so quickly. My name is Mondana Limbert. I've lived in Court Square with my family since 2011. I've also been a member of the Court Square Civic Association which has been committed to responsible human scale healthy development. We believe that the choice is not between Nimby and

Yimby. Instead, we advocate for resilient high density, low and medium rise building

439
01:40:26.580 --> 01:40:33.449
xPH03 - 06 - Mandana Limbert: where human scale, living with active green spaces can create a healthy social and economic environment.

440
01:40:33.840 --> 01:40:37.709
xPH03 - 06 - Mandana Limbert: And, as we just heard with regard to the domino plan.

441
01:40:38.070 --> 01:40:58.270
xPH03 - 06 - Mandana Limbert: the positive changes have been greater, open space and open and public spaces, while the negative concerns have been about scale, light and air. Indeed, the one lic proposal and the Deis failed to provide more open space and instead will create more of the negative impacts of scale as noted in Brooklyn.

442
01:40:59.070 --> 01:41:23.730
xPH03 - 06 - Mandana Limbert: In fact, hidden in the Deis with the one lic proposal is a significant loss of open space as well as excessive shadows, increased island effects. Among other anti-human scale consequences, for example, the Deis claims the project adds 4.3 8 acres on the waterfront, but buries the fact that open space will actually drop by nearly

443
01:41:23.730 --> 01:41:29.910
xPH03 - 06 - Mandana Limbert: 20%, and active open space will drop to 0 point 2 acres per 1,000 residents

444
01:41:29.910 --> 01:41:34.270
xPH03 - 06 - Mandana Limbert: far below the city's own guidelines of 2 acres per 1,000.

445
01:41:34.450 --> 01:42:01.029
xPH03 - 06 - Mandana Limbert: Similarly, local law, 1065 mandates that the city increase its tree canopy to 30%. Yet court square is currently at 5%, and the Deis completely ignored the city law, pretending it does not exist. Instead, even currently, despite the mandatory rules to plant trees and have wider sidewalks with new development. A number of recent towers along Jackson Avenue just failed to do so.

446
01:42:01.430 --> 01:42:20.590
xPH03 - 06 - Mandana Limbert: and the plan, as we know, allows unrestrictive R. 9 and R. 10 towers that are not only in an evacuation flood zone, but the unrestricted heights come, with other exceptions, from what I understand that from what I understand, do not require trees, setbacks, or wider sidewalks that are so critical

447
01:42:20.890 --> 01:42:34.859
xPH03 - 06 - Mandana Limbert: even beyond the evacuation zone, the scale is off, for example, the M. 1, 4 a. R. 8. A corridor on 44th drive allows for new construction completely out of scale with existing development. In this corner

448
01:42:34.970 --> 01:42:41.860
xPH03 - 06 - Mandana Limbert: the corridor should be reduced to M. 1, 3 a. R. 7 a proportions, and extended to 44th road.

449
01:42:41.970 --> 01:42:50.390
xPH03 - 06 - Mandana Limbert: Furthermore, the M. 16. A zone should under no circumstances be allowed to abut the more modestly scaled. 44th drive corridor

450
01:42:50.540 --> 01:43:06.700
xPH03 - 06 - Mandana Limbert: in a neighborhood that already suffers from serious urban heat island effects, and which has been a nightmare not only this week, but much of the summer, and is the 3rd lowest in the city for open space. This plan makes Lic the absolute lowest. That's shameful.

451
01:43:08.684 --> 01:43:09.240
120 Broadway Hearing Room: Yeah.

452
01:43:09.240 --> 01:43:13.479
xPH03 - 06 - Mandana Limbert: Build more housing, but instead of 65 heat producing towers.

453
01:43:13.730 --> 01:43:14.740
120 Broadway Hearing Room: Thank you.

454
01:43:14.740 --> 01:43:16.760
xPH03 - 06 - Mandana Limbert: It's actually human scale.

455
01:43:18.120 --> 01:43:23.820
120 Broadway Hearing Room: Thank you very much. We're going to move on to Christina Chase, followed by Kenny Greenberg.

456
01:43:34.400 --> 01:43:35.880
xPH03 - 07 - Christina Chaise: Good morning. Can you hear me?

457
01:43:36.700 --> 01:43:37.360
120 Broadway Hearing Room: Can.

458
01:43:37.360 --> 01:44:02.579
xPH03 - 07 - Christina Chaise: Okay, great. My name is Christina Chase, and I'm a volunteer organizer with justice for all coalition and second Vice President of the Resident Association, where I've served the past 4 years. The Ravenswood Resident Association respectfully opposes the current plan as participants of numerous Town halls. From the very beginning we are appalled at the fact that none of the many brilliant ideas discussed by community members are reflected within this plan. It's a false portrayal of community planning.

459
01:44:02.580 --> 01:44:14.000
xPH03 - 07 - Christina Chaise: and it was not the comprehensive deep community defining that should have occurred most sterile facilitation tables that were often alienating, intimidating, or condescending, with no deep explanation of land use changes and

460
01:44:14.180 --> 01:44:16.220
xPH03 - 07 - Christina Chaise: implications, for

461
01:44:16.730 --> 01:44:24.690
xPH03 - 07 - Christina Chaise: I do see through our Xyz rather than an actual process. For us to participate any meetings to incorporate our needs.

462
01:44:24.760 --> 01:44:40.650
xPH03 - 07 - Christina Chaise: This is particularly alarming. I'm sorry my baby is crying in the background. This is particularly alarming, as the proposed development would literally leave Queensbridge houses in the shadows and expose thousands of families to years of hazardous construction conditions, despite already existing poor

463
01:44:40.650 --> 01:45:09.530
xPH03 - 07 - Christina Chaise: air quality. Most importantly, Queensbridge residents do not want 70 plus story, luxury buildings across the street. From them, especially as a 6 story development. It will violate our rights to air and light the very foundation to public housing design, we made clear time and time again in these public meetings we do not want or need any more high rise market rate rentals with sprinkles of unaffordable income, restricted units that the majority of New Yorkers, especially nycha residents, cannot access.

464
01:45:09.660 --> 01:45:36.489
xPH03 - 07 - Christina Chaise: If the study authentically engaged the community, there would have been other tools like multiple community surveys not given in the last hour. Community outreach across neighborhood spaces, tabling events, etc. In fact, there's been 0 outreach to Ravenswood houses, even though we are only a few blocks away from the proposed rezoning. No one has come to our resident association meetings in the past 2 and a half years to inform us, or solicit any feedback on a large scale, rezoning just 4 blocks away.

465
01:45:36.600 --> 01:45:42.019
xPH03 - 07 - Christina Chaise: Why was Ravenswood houses excluded from the context area? I've still not been given an answer that makes sense.

466
01:45:42.040 --> 01:46:06.779
xPH03 - 07 - Christina Chaise: Again, we are 4 blocks away from the rezoning. Yet Sunnyside, yards several miles away, was included in the context area. Leaving out Ravenswood houses from the context area removes over 5,000 working class black and brown residents from consideration of impacts. This is criminal and a violation of our rights. Moreover, none of this plan includes any meaningful capital investment in Queensbridge and Ravenswood houses. Most importantly, the majority of Queensbridge residents don't even know

467
01:46:06.780 --> 01:46:15.489
xPH03 - 07 - Christina Chaise: about 10,000 residents don't know about this plan that is despicable, and the city, particularly Dcp. Should be held accountable. This plan cannot pass

468
01:46:15.580 --> 01:46:42.760
xPH03 - 07 - Christina Chaise: longstanding residents like myself want green space in schools. But this plan does not promise that in fact, 0 school seats are within this plan, and there will be less green space and open space out of only out

of 3.6 million almost square feet of commercial space. Less than 300,000 square feet are for community space that equates to one building out of a whole 54 block rezoning. This is not a plan for the people, or even realistic, environmentally sustainable urban design.

469
01:46:43.170 --> 01:46:44.260
xPH03 - 07 - Christina Chaise: This is a plan to build high.

470
01:46:45.750 --> 01:46:48.719
xPH03 - 07 - Christina Chaise: We don't want it. Please oppose, I will submit.

471
01:46:48.870 --> 01:46:49.810
xPH03 - 07 - Christina Chaise: Thank you.

472
01:46:51.040 --> 01:46:56.270
120 Broadway Hearing Room: Thank you very much. Next up is Kenny Greenberg, followed by Rachel Brown.

473
01:47:15.400 --> 01:47:17.480
xPH03 - 08 - Kenny Greenberg: Hi! Am I speaking now?

474
01:47:18.080 --> 01:47:20.550
120 Broadway Hearing Room: We've got you welcome.

475
01:47:20.550 --> 01:47:41.749
xPH03 - 08 - Kenny Greenberg: Thank you. My name is Kenny Greenberg. I am here to urge the Commission to set conditions that address disruption to our community, that the plan as is does not fix. I appreciate Commissioner Osario. Highlighting displacement of existing businesses, the viability of small manufacturers, makers, and creators are absolutely threatened.

476
01:47:41.890 --> 01:47:50.179
xPH03 - 08 - Kenny Greenberg: There is a promise that by building more this will bring rents down, but that has not historically been the case in the city's fastest growing neighborhood.

477
01:47:50.380 --> 01:48:10.439
xPH03 - 08 - Kenny Greenberg: and were that promise to become reality, it would only be in the future at the expense of pressure on our existing businesses. The impact applies to Mom and Pop Delis, dry cleaners, restaurants, artists, musicians, and many more. These businesses help the community to thrive and become the interesting mixed use destination for which we are known.

478
01:48:10.710 --> 01:48:26.100
xPH03 - 08 - Kenny Greenberg: The proposed plan does not address the impact of climate change on the surrounding community. It does not adequately address crowded schools, parks, and subways. This proposal is setting the stage to profoundly alter the community and its fragile economy.

479

01:48:26.100 --> 01:48:42.859
xPH03 - 08 - Kenny Greenberg: It should not be approved without real protective measures in place. Seeker is supposed to guarantee these safeties. But the proposed plan found ways to bypass seeker our Community Board, our council member and our borough President have called for important conditions for approval.

480
01:48:42.960 --> 01:49:07.239
xPH03 - 08 - Kenny Greenberg: The community as a whole wants present infrastructure deficiencies corrected, open space, resiliency for climate change, net 0 building and protection for businesses and residents in place before the change is upon us. I urge the Commission to not approve unless the conditions that come directly from the community and its representatives are secured. Thank you very much.

481
01:49:08.320 --> 01:49:09.340
120 Broadway Hearing Room: Thank you.

482
01:49:11.020 --> 01:49:15.910
120 Broadway Hearing Room: Next up is Rachel Brown, followed by Ernest Brooks, both on Zoom.

483
01:49:24.860 --> 01:49:26.329
xPH03 - 09 - Rachel Brown: Hello! Can you hear me?

484
01:49:26.820 --> 01:49:27.869
120 Broadway Hearing Room: You can.

485
01:49:27.870 --> 01:49:28.540
xPH03 - 09 - Rachel Brown: Great.

486
01:49:28.830 --> 01:49:39.890
xPH03 - 09 - Rachel Brown: Hi, I'm a Cv. One resident here to urge the city planning commission to vote. No, because the one Lic plan doesn't reflect what community members have asked for over the last year and a half.

487
01:49:40.010 --> 01:49:42.099
xPH03 - 09 - Rachel Brown: and what we need and what we deserve.

488
01:49:42.510 --> 01:49:47.920
xPH03 - 09 - Rachel Brown: We need community-led, equitable development that puts people over profit.

489
01:49:48.040 --> 01:50:05.399
xPH03 - 09 - Rachel Brown: The draft proposal claims it will create affordable housing and commercial spaces, but it will not be affordable for working class people or small businesses. This upzoning will displace us just as Williamsburg and Greenpoint gentrification has displaced many long term residents and mom and pop shops over the last 20 years.

490
01:50:05.490 --> 01:50:30.930
xPH03 - 09 - Rachel Brown: Looking at those images from the 1st presentation reminded me of what I've witnessed on

the Brooklyn waterfront, and I don't want Long Island City and Astoria to turn into that. The developments that we have in Hunters Point, South and Court Square are bad enough, and as other people have mentioned, the services, including sewers, climate protections, green spaces, schools, transportation have not kept up with the population increases. So

491
01:50:30.930 --> 01:50:43.220
xPH03 - 09 - Rachel Brown: if people's well-being is our number one goal, the city would be upgrading all of those services and infrastructure and building housing for low income residents like myself.

492
01:50:43.960 --> 01:51:04.180
xPH03 - 09 - Rachel Brown: That would be it. Number one, provide services and low income housing. I don't believe the lies that the one lic plan will provide affordable housing. As Christina just mentioned. Mih is a drop in the bucket full of extremely expensive housing, created because developers are putting profit over people.

493
01:51:04.770 --> 01:51:25.319
xPH03 - 09 - Rachel Brown: Secondly, I want to address the public sites in the area. Public land should only be used for public good. Therefore I think the public sites should be exempt from the rezoning. Like many community groups, have asked for. I support the Western Queens Community Land Trust's vision for the DOE site on Vernon Boulevard, as well as the Long Island City Coalition's Resiliency plan for the waterfront.

494
01:51:25.610 --> 01:51:33.060
xPH03 - 09 - Rachel Brown: I'm here representing the Western Queens Food Co-OP that is a community owned grocery store. So residents can have access to fresh, affordable food.

495
01:51:33.520 --> 01:51:42.110
xPH03 - 09 - Rachel Brown: We're still working to launch researching where we could and should be located. And because commercial rents are so high.

496
01:51:42.110 --> 01:52:04.669
xPH03 - 09 - Rachel Brown: we're thinking we might only be able to have a brick and mortar store if we can access below market rates, and one hope for this is the DOE building. If the site is exempted from the up Zoning and the Western Queens Community Land Trust, a community controlled not-for-profit can adapt the building into the Queensboro people, space creating affordable commercial rents for small businesses, working artists, and nonprofits.

497
01:52:04.700 --> 01:52:12.179
xPH03 - 09 - Rachel Brown: This will not be the case. If the if the for-profit developers can tear down the building and build luxury towers for the rich.

498
01:52:12.260 --> 01:52:25.260
xPH03 - 09 - Rachel Brown: so I urge you to vote. No, and if you vote. Yes, please make substantive changes to the plan that provide services, low income housing, public land for public good, and a climate resilient waterfront.

499
01:52:25.360 --> 01:52:28.740
xPH03 - 09 - Rachel Brown: Thanks to the commissioners for their time and attention to my concerns.

500

01:52:28.960 --> 01:52:33.999
120 Broadway Hearing Room: Thank you. I have a question for you from Commissioner Goodridge. So stick around for a moment, Commissioner.

501
01:52:34.740 --> 01:52:41.239
120 Broadway Hearing Room: Can you expand on what the Western Queens Community Land Trust plan would be for the city on sites.

502
01:52:42.500 --> 01:52:51.430
xPH03 - 09 - Rachel Brown: Sure. They've been doing visioning for about 5 years now with community members on how we could

503
01:52:51.590 --> 01:53:16.830
xPH03 - 09 - Rachel Brown: reuse the Department of Ed building, as you know, like, over about 5 to 6 years ago, it was going to be given to Amazon, and that's kind of how the community came together after Amazon pulled out, saying, like this public land should be for the public good. And what what do people want to do with it? So it would be a mix of commercial spaces for small businesses, entrepreneurs, including commissary kitchen space for like

504
01:53:17.070 --> 01:53:38.009
xPH03 - 09 - Rachel Brown: businesses, you know, people that are trying to launch like a food business. They could rent space in the commissary kitchen. There are spaces for working artists that need like studio spaces, because a lot of those have been priced out of the area and also light manufacturing and because that's another like historically

505
01:53:38.010 --> 01:53:51.209
xPH03 - 09 - Rachel Brown: economic, rich part of Long Island City that is being pushed out, and especially if they get rid of the manufacturing zone, it's gonna we're gonna have even less of that. And those are good jobs for people to have.

506
01:53:51.904 --> 01:53:59.190
xPH03 - 09 - Rachel Brown: So yeah, this building, if if the Clt could repurpose it for community uses, I think it would be amazing.

507
01:54:00.480 --> 01:54:01.430
120 Broadway Hearing Room: Thank you.

508
01:54:01.900 --> 01:54:13.140
120 Broadway Hearing Room: Thanks, Commissioner. Thank you. Thanks for being with us. Okay, Ernest Brooks is up next on Zoom, and then I will note we're coming back into the room here with Sojung Kim, Edjo Wheeler.

509
01:54:13.700 --> 01:54:14.880
120 Broadway Hearing Room: Rachel Cohen.

510
01:54:15.360 --> 01:54:18.449
120 Broadway Hearing Room: Okay, we have Mr. Brooks.

511
01:54:28.330 --> 01:54:29.010
xPH03 - 10 - Ernest Brooks: Okay.

512
01:54:30.050 --> 01:54:32.190
xPH03 - 10 - Ernest Brooks: Can you see me? Can you hear me?

513
01:54:32.710 --> 01:54:34.140
120 Broadway Hearing Room: We can hear you.

514
01:54:35.045 --> 01:54:36.379
xPH03 - 10 - Ernest Brooks: I'm trying to.

515
01:54:36.380 --> 01:54:38.570
120 Broadway Hearing Room: Not yet see you.

516
01:54:39.000 --> 01:54:39.575
xPH03 - 10 - Ernest Brooks: Okay.

517
01:54:40.150 --> 01:54:43.690
120 Broadway Hearing Room: We see you. Now go right ahead. Welcome!

518
01:54:43.690 --> 01:55:04.590
xPH03 - 10 - Ernest Brooks: Yes, I'm Ernest Brooks, and the 1st statement I want to make is to go along with what Rachel is just saying that I strongly support the Western Greens Community Land Trust Group's Vision for the DOE Building, where which is just across the street from where I live, and also wanted to mention that we did consider the possibility of sharing it with the

519
01:55:04.730 --> 01:55:11.519
xPH03 - 10 - Ernest Brooks: present occupants there, if it was too difficult for them to find another place to carry their operations, because.

520
01:55:11.750 --> 01:55:30.260
xPH03 - 10 - Ernest Brooks: as people probably know, there's a tremendous amount of unused space in the building. But that's sort of a side note. Anyway. I live at 901. My name is Ernie Brooks. I live 901 44th drive the corner of Vernon Boulevard and 44th drive. I've been here since 1977.

521
01:55:30.470 --> 01:55:39.240
xPH03 - 10 - Ernest Brooks: I've watched the forces of gentrification sweep our neighborhood, bringing good and bad change. I've learned one very important lesson

522
01:55:40.000 --> 01:55:47.940
xPH03 - 10 - Ernest Brooks: about rezonings. Results are always different from what presenters promise and pledged

community benefits are rarely delivered.

523
01:55:48.550 --> 01:56:00.979
xPH03 - 10 - Ernest Brooks: I would say that a decently functioning storm and wastewater system is a necessary element for a neighborhood before it accepts the construction of tens of thousands of new residential units

524
01:56:01.310 --> 01:56:03.630
xPH03 - 10 - Ernest Brooks: I've seen over recent years

525
01:56:03.780 --> 01:56:19.830
xPH03 - 10 - Ernest Brooks: sewage backups and multiple basements and homes on Vernon Boulevard toilets overflowing in daycare facilities in the same area, friends told by supers and recently constructed apartment buildings to please, not use their facilities during even moderate rainfall.

526
01:56:22.040 --> 01:56:37.549
xPH03 - 10 - Ernest Brooks: After such rain my loft fills with the stink of sewage that accumulates at the base of the freight elevator shaft landlord's attempt to correct the problem failed because the sewer lines on 44th drive were already over capacity.

527
01:56:37.720 --> 01:56:44.709
xPH03 - 10 - Ernest Brooks: and this started getting worse when a hotel was built behind the building where I live, which added, of course, sewage that line.

528
01:56:45.250 --> 01:56:48.889
xPH03 - 10 - Ernest Brooks: Anyway, I would urge everybody to vote. No.

529
01:56:49.550 --> 01:56:54.099
xPH03 - 10 - Ernest Brooks: One Lic rezoning plan, as it currently is formulated.

530
01:56:54.290 --> 01:57:12.389
xPH03 - 10 - Ernest Brooks: incorporate, if not, vote no, and come up with a new plan, at least incorporate elements of the Long Island City's vision. Plan for sustainability for Hunters point north, and the modifications to one Lic. Recommended strongly by Queens community Board one and 2.

531
01:57:12.870 --> 01:57:25.730
xPH03 - 10 - Ernest Brooks: I also hope you'll be supportive of the Western Queens Community Land Trust plan to turn the DOE building into a community space that will help link the very disparate world of the luxury towers in Hunters point south

532
01:57:25.930 --> 01:57:31.480
xPH03 - 10 - Ernest Brooks: with the underserved and desperately underfunded residences of Queensbridge houses.

533
01:57:32.790 --> 01:57:36.049

xPH03 - 10 - Ernest Brooks: I would also just say, as a general remark.

534
01:57:36.700 --> 01:57:41.340
xPH03 - 10 - Ernest Brooks: there's been a massive shift of wealth from the less affluent to the wealthy.

535
01:57:41.530 --> 01:57:43.320
xPH03 - 10 - Ernest Brooks: That's occurring right now

536
01:57:43.440 --> 01:57:49.460
xPH03 - 10 - Ernest Brooks: with the new budget that Congress has voted in. Don't let our neighborhood be a victim of the same.

537
01:57:49.680 --> 01:57:51.629
120 Broadway Hearing Room: Okay, inhumane impulse.

538
01:57:52.930 --> 01:57:53.939
120 Broadway Hearing Room: Thank you.

539
01:57:54.690 --> 01:57:56.100
120 Broadway Hearing Room: Thank you for being with us.

540
01:57:56.390 --> 01:58:02.030
120 Broadway Hearing Room: Okay, Sojung Kim from Regional Plan Association. Welcome, followed by Adria Wheeler.

541
01:58:02.820 --> 01:58:15.740
120 Broadway Hearing Room: Good morning. My name is Sojong, and I'm here representing the Regional Plan Association. Thank you for having me and giving me the opportunity to testify in support of the one Lic Neighborhood Plan.

542
01:58:15.760 --> 01:58:33.510
120 Broadway Hearing Room: Rpa. Has long supported and advocated for increased housing in central transit rich areas, such as Long Island City. This neighborhood is a vibrant part of New York City, and many areas are currently hindered by outdated zoning regulations that restrict the construction of new multifamily buildings.

543
01:58:33.510 --> 01:58:48.910
120 Broadway Hearing Room: Further, large sections of the waterfront remain closed or inaccessible to the public, and at the same time both the neighborhood and the city are in urgent need of new income, restricted, affordable housing as well as resilient, multipurpose open space infrastructure.

544
01:58:48.910 --> 01:59:03.829
120 Broadway Hearing Room: The one Lic Neighborhood Plan has been a collaborative and comprehensive effort that will help address these challenges. It will enhance the neighborhood with investments and develop a continuous resilient

waterfront connecting Gantry Plaza to Queensbridge Park.

545
01:59:04.090 --> 01:59:27.800
120 Broadway Hearing Room: As proposed, the plan supports developing residential areas at higher densities along the waterfront, and 44th drive corridors, where such uses are currently not allowed with the appropriate resiliency and design standards. This will promote the redevelopment of underutilized properties and create connected open spaces along the East River and Annabel Basin.

546
01:59:27.900 --> 01:59:48.410
120 Broadway Hearing Room: To facilitate this, the existing Waterfront Access Plan will be amended to guide the development of up to 6 acres of high quality. Open space that links the waterfront with communities. The updated access plan will ensure a variety of active and passive uses. While implementing stricter elevation requirements to mitigate flood risk

547
01:59:48.480 --> 02:00:11.130
120 Broadway Hearing Room: to ensure the completion of the entire segment of the envision. Waterfront open space. The Commission should consider extending the proposed bulk and residential use changes to all parcels within the waterfront subdistrict. This includes the Con Edison training facility and parcels currently zoned for manufacturing west from Vernon Boulevard in between 44th Avenue and Queensboro Bridge.

548
02:00:11.250 --> 02:00:28.359
120 Broadway Hearing Room: This plan and proposed action are urgently needed. The New York City is facing a significant housing crisis as demand for housing units, particularly affordable ones, is at an all-time high. The city faces a historically low rental vacancy rate of just 1.4%

549
02:00:28.510 --> 02:00:58.459
120 Broadway Hearing Room: in addition, by the year 2040 the city could lose up to 19,000 homes due to coastal flooding, a situation that will only exacerbate housing scarcity, as described in our recent averting crisis report. Long Island City faces a dual challenge of managing significant climate risk while accommodating substantial housing growth to effectively tackle this complexity. The proposed plan prioritizes policies that integrate climate, resilient, multipurpose open space with mixed use and affordable housing development.

550
02:00:58.650 --> 02:01:15.710
120 Broadway Hearing Room: The forward-looking use, and zoning policies being considered today can shape a more vibrant, resilient, and inclusive Long Island City. Thank you. Great. Thank you. Thanks for being here. Edjo Wheeler is up next, Mr. Wheeler. Welcome, followed by Rachel Cohen.

551
02:01:16.120 --> 02:01:36.129
120 Broadway Hearing Room: I want to thank you guys for taking this time. It's really important. Thank you for hearing from the community. My name is Edger Wheeler. I'm the executive director and founder of Culturelab Lic, and we went to all of these meetings, and we made sure that arts and culture was properly represented.

552
02:01:36.310 --> 02:01:43.639
120 Broadway Hearing Room: There are 112 arts organizations and independent artists working inside the proposed rezoning area.

553
02:01:43.890 --> 02:01:51.850
120 Broadway Hearing Room: But if you don't. If you don't build in structural incentives and requirements for free or low cost space, they will disappear

554
02:01:52.170 --> 02:01:55.080
120 Broadway Hearing Room: after the buildings go up. It's going to be too late.

555
02:01:55.490 --> 02:02:03.230
120 Broadway Hearing Room: Culturelab alone brings over 60,000 people into the area each year, and contributes more than 2.5 million to the local economy.

556
02:02:03.330 --> 02:02:06.410
120 Broadway Hearing Room: No other sector can say that at our scale.

557
02:02:06.700 --> 02:02:13.389
120 Broadway Hearing Room: And yet the current plan does not even mention arts and culture. But we were represented at these meetings.

558
02:02:13.660 --> 02:02:27.040
120 Broadway Hearing Room: Tourism drives, neighborhoods and tourism guides, neighborhoods, economy, and the art is what brings in the tourism. If this plan is about long-term health and livability, you must include the arts.

559
02:02:27.340 --> 02:02:32.390
120 Broadway Hearing Room: but without structural inclusion. Arts and culture are not going to survive in this neighborhood.

560
02:02:32.550 --> 02:02:41.110
120 Broadway Hearing Room: We're asking for 4 simple things, zoning initiatives that provide free or affordable long-term space for nonprofit organizations.

561
02:02:41.260 --> 02:02:47.860
120 Broadway Hearing Room: a developer funded lic fund managed by a 3rd party nonprofit with full transparency

562
02:02:48.030 --> 02:03:01.789
120 Broadway Hearing Room: investment in cultural infrastructure like permanent amphitheaters and local artist-led installations and partnerships with schools and city agencies to embed the arts into this into Lic's long-term plans.

563
02:03:02.370 --> 02:03:06.780
120 Broadway Hearing Room: If developers are going to fundamentally change the fabric of this neighborhood.

564
02:03:07.080 --> 02:03:29.540
120 Broadway Hearing Room: they should be giving something back. Plaque. Saw one of the key property owners in

the rezoning area, or has already shown what is possible by donating space to culturelab. They've helped create a thriving arts hub that draws tens of thousands of people to the area and delivers real economic and cultural value to the neighborhood. This is the model

565
02:03:29.840 --> 02:03:35.929
120 Broadway Hearing Room: proof that when developers support arts, the community benefits, you have a chance.

566
02:03:36.590 --> 02:03:58.140
120 Broadway Hearing Room: We can make Lic a destination for tourism, for development, and we can build this city from the ground up. But without the arts you're not going to have a neighborhood. None of you want to live in a neighborhood that doesn't include arts and culture. We don't want people to come to this brand new neighborhood and have to go someplace else to get their arts and culture.

567
02:03:58.250 --> 02:04:12.439
120 Broadway Hearing Room: Bake this into the plan. It was represented in all these meetings. We want to see it incorporated again, and we really look forward to being a part of this conversation. Thank you for your time. Great, thank you.

568
02:04:12.600 --> 02:04:17.160
120 Broadway Hearing Room: Rachel Cohen, followed by Carlo Casa.

569
02:04:20.460 --> 02:04:37.589
120 Broadway Hearing Room: Good morning, everyone. Thank you for having me. My name is Rachel Cohen, and I'm here today in support of the one Lic Neighborhood plan. The energy and participation throughout this process from community workshops to the various public hearings, and beyond. Reflect just how much we all care about the future of Long Island City.

570
02:04:38.050 --> 02:04:47.259
120 Broadway Hearing Room: This plan presents a long overdue opportunity to invest in the basics that every neighborhood needs to thrive. Schools, sewers, streets, and open space.

571
02:04:47.640 --> 02:05:12.289
120 Broadway Hearing Room: Too many areas of lic remain disconnected, defined by aging infrastructure, underutilized spaces that don't serve the people who live and work here in parts of the neighborhood, unsafe and uninviting streets create physical and perceptual barriers between residential areas, transit hubs and the waterfront. The one lic plan addresses those gaps head on it, supports thoughtful growth, creates safer and more engaging

572
02:05:12.290 --> 02:05:19.629
120 Broadway Hearing Room: streets, expands access to open space and brings real investment into the infrastructure that sustains a growing community.

573
02:05:19.660 --> 02:05:30.170
120 Broadway Hearing Room: It's a plan that prioritizes people and lays the foundation for a more connected, inclusive, and resilient Long Island City. Thank you so much for giving me the opportunity to speak. Great. Thank you.

574
02:05:30.510 --> 02:05:32.800
120 Broadway Hearing Room: Okay, Carlo Casa.

575
02:05:33.720 --> 02:05:37.630
120 Broadway Hearing Room: Hello, welcome! Followed by Connie Butler on Zoom.

576
02:05:37.750 --> 02:05:49.000
120 Broadway Hearing Room: Welcome. Hello, Chair, Garodnik, and members of the City Planning Commission. My name is Carlo Casa, the director of Policy and Research for the New York Building Congress. Thank you for the opportunity to speak. Today.

577
02:05:49.310 --> 02:06:16.819
120 Broadway Hearing Room: The building Congress represents over 500 organizations and over 250,000 skilled tradespeople and professionals, all dedicated to the growth and prosperity of our city. We strongly support the one lic neighborhood plan. The plan is a comprehensive community, informed and much needed initiative that addresses Lic's pressing need for affordable housing, public spaces and resilient infrastructure.

578
02:06:17.350 --> 02:06:31.039
120 Broadway Hearing Room: Nearly half of renters in Lic spend more than 30% of their income on rent. Why? Because our city is in a growing housing crisis, where the demand for housing far outpaces our supply of homes.

579
02:06:31.410 --> 02:06:39.699
120 Broadway Hearing Room: The one lic plan will create almost 15,000 new homes, including over 4,000 permanently affordable units.

580
02:06:40.200 --> 02:06:47.290
120 Broadway Hearing Room: This is a critical step towards fixing our housing crisis while providing housing for families at all income levels.

581
02:06:47.760 --> 02:06:57.679
120 Broadway Hearing Room: The plan will also transform areas beneath the Queensboro Bridge into vibrant public spaces that reconnect Queensbridge houses with the broader community.

582
02:06:59.090 --> 02:07:11.320
120 Broadway Hearing Room: This plan aims to unify the waterfront from Gantry Plaza State Park to Queensbridge Park, creating a continuous esplanade that improves recreational opportunities and waterfront access for all residents.

583
02:07:12.310 --> 02:07:27.789
120 Broadway Hearing Room: One lic includes investments in sewage and plumbing infrastructure to address current flooding issues and prepares the neighborhood for the future. It also adds over 1,300 new classroom seats to ensure that educational facilities keep pace with growing families.

584
02:07:28.150 --> 02:07:37.329

120 Broadway Hearing Room: The current proposal reflects extensive community engagement incorporating feedback from dozens of meetings as well as thousands of public comments.

585
02:07:37.630 --> 02:07:43.780
120 Broadway Hearing Room: all to ensure that the plan aligns with the community's priorities and needs simply put

586
02:07:43.900 --> 02:07:57.119
120 Broadway Hearing Room: the one Lic Neighborhood Plan is a huge step forward in addressing New York's housing crisis, and we urge its approval. Thank you for your consideration. Great. Thank you for being here. Okay, Connie butler on Zoom.

587
02:07:57.530 --> 02:08:00.179
120 Broadway Hearing Room: followed by Jenny Dub, now on zoom.

588
02:08:09.840 --> 02:08:11.700
xPH03 - 15 - Connie Butler: Hi! Can you hear me?

589
02:08:12.420 --> 02:08:13.430
120 Broadway Hearing Room: We can.

590
02:08:13.430 --> 02:08:13.934
xPH03 - 15 - Connie Butler: Excellent.

591
02:08:14.890 --> 02:08:18.300
xPH03 - 15 - Connie Butler: Thank you. Chair Gerardnik, and members of the City Planning Commission.

592
02:08:18.550 --> 02:08:21.869
xPH03 - 15 - Connie Butler: My name is Connie Butler, and I'm the director of Moma. Ps. One.

593
02:08:21.970 --> 02:08:45.230
xPH03 - 15 - Connie Butler: For nearly 50 years. Moma, Ps. One has been proud to serve Long Island City through our art exhibitions, community partnerships and free public programs. We welcome over 150,000 visitors annually, and contribute millions to Long Island City. The one Lic rezoning presents a rare opportunity for our community to receive much needed investment in several areas, including public space and arts and culture.

594
02:08:45.230 --> 02:09:09.939
xPH03 - 15 - Connie Butler: We believe that Moma Ps one can serve as a cultural anchor within the rezoning for city investment. As Long Island City grows. Momo, Ps. One wants to meet the moment and provide opportunities for new and existing residents to learn and grow together. We're proud to provide free admission to all New York City and New York State residents, host art making workshops for families, amplify and celebrate queens, based artists and organizations through our homeroom program

595
02:09:10.050 --> 02:09:16.020

xPH03 - 15 - Connie Butler: and host community programs in our courtyard. We also manage the 46th Avenue Public

596
02:09:16.190 --> 02:09:43.619
xPH03 - 15 - Connie Butler: public plaza, scheduled for a major renovation through the.by 2028. This rezoning has inspired us to be more ambitious, and consider new ways to provide more open, clean, accessible, and safe public space within Long Island City. Our vision includes opening up the Jackson Avenue wall, renovating our courtyard and making it Ada accessible green space and revamping our 1st floor to create a dedicated space for learning and creative exploration for children and families.

597
02:09:43.920 --> 02:09:50.730
xPH03 - 15 - Connie Butler: With city investment we can not only expand our physical space, but also our arts, education and community engagement programming.

598
02:09:51.580 --> 02:10:08.840
xPH03 - 15 - Connie Butler: We're so grateful that the Queensborough President included our capital project in his recommendations for community programmatic needs of the rezoning. We look forward to continuing to engage with the community and request that the City Planning Commission consider supporting city investments in cultural.

599
02:10:08.910 --> 02:10:30.349
xPH03 - 15 - Connie Butler: cultural and public space projects such as ours as part of the one lic rezoning. We also encourage you to support policy recommendations within the plan that enhance our community's rich ecosystem of artists and cultural organizations of all scales, as you've heard about already, such as zoning incentives for affordable cultural space.

600
02:10:30.360 --> 02:10:39.040
xPH03 - 15 - Connie Butler: a dedicated fund to support local nonprofits and artists and new public art initiatives. Thank you very much for your time and consideration.

601
02:10:40.310 --> 02:10:41.290
120 Broadway Hearing Room: Thank you.

602
02:10:41.890 --> 02:10:47.190
120 Broadway Hearing Room: Okay, Jenny. Dub, now followed by Pam Herrera.

603
02:10:53.670 --> 02:10:55.179
xPH03 - 16 - Jenny Dubnau: Hi! Can you hear and see me.

604
02:10:56.620 --> 02:11:00.219
120 Broadway Hearing Room: We can hear you, and now we can see you.

605
02:11:00.220 --> 02:11:00.900
xPH03 - 16 - Jenny Dubnau: Okay.

606

02:11:00.900 --> 02:11:01.810
120 Broadway Hearing Room: Welcomed.

607
02:11:01.940 --> 02:11:13.230
xPH03 - 16 - Jenny Dubnau: Thank you. I'm a longtime queens, resident and priced out studio space renter in Long Island City and a member of the Western Queens Community Land Trust. Unfortunately, we need to go back to the drawing board with one lic.

608
02:11:13.260 --> 02:11:36.920
xPH03 - 16 - Jenny Dubnau: This plan would bring many, mostly market rate towers to Long Island city. Many of these towers would be 75 to 100 stories, including right across the street from Queensbridge houses, neighborhoods in New York City that have been up zone like this have seen major displacement of residents and small businesses. Average incomes and rents rise as more affluent folks move in, and lower income, and black and brown residents can't afford to stay.

609
02:11:36.980 --> 02:12:05.790
xPH03 - 16 - Jenny Dubnau: There's plenty of data that reflects this. New Yorkers are frustrated at the idea that the city keeps making the same mistake. Simply put, Lic doesn't need another forest of luxury glass towers. This was mentioned over and over at the one Lic Visioning sessions people kept asking for deeply affordable housing, not more unaffordable towers. This imperative is not reflected in the plan. The impact of these towers wasn't adequately shared with community residents because the massing studies were never made public.

610
02:12:05.860 --> 02:12:33.220
xPH03 - 16 - Jenny Dubnau: and Queensbridge residents are mostly in the dark about what is coming their way. A number of local groups conducted a survey at Queensbridge and Ravenswood houses. 60% of respondents said they'd not heard of one lic. And 80% said that rent between 501,000 for a 1 bedroom would be what they would consider affordable. There will be practically no units at these rent levels in this plan. Rezoning is a gift to developers. They get massive profits from building taller, residential.

611
02:12:33.220 --> 02:12:38.089
xPH03 - 16 - Jenny Dubnau: Unless this plan is modified to include massive value capture as well as

612
02:12:38.090 --> 02:12:46.040
xPH03 - 16 - Jenny Dubnau: far deeper affordability, it should be voted down. Another major issue is how one Llc. Addresses our precious public sites on 44th drive

613
02:12:46.040 --> 02:13:10.580
xPH03 - 16 - Jenny Dubnau: over and over community residents have asked for not-for-profit uses on all public sites in animal basin, including a sustainable public park and a permanently affordable manufacturing, cultural, and community hub at the city owned DOE building public land should be developed for public good. 100% affordability only, and true economic and cultural development for threatened small businesses and artists who are rapidly being priced out

614
02:13:10.580 --> 02:13:25.519
xPH03 - 16 - Jenny Dubnau: as well. It's just nuts to keep building towers in a major flood zone. For these reasons there should be no upzoning on the public sites. Let's honor the community-based plans advanced by Western Queens Clt and the Long Island City coalition for sustainable, not-for-profit development.

615
02:13:25.690 --> 02:13:41.829
xPH03 - 16 - Jenny Dubnau: I also want to say that this plan would bring in a lot more office space. There's huge vacancy in office space in Lic, and it would displace 800,000 square feet of industrial use. This plan is folly. We've got to go back to the drawing board. Please vote no.

616
02:13:44.520 --> 02:14:10.620
120 Broadway Hearing Room: Thank you before you go. I have questions for you from Commissioners Osorio and Goodrich. Thank you. Chair. Thanks for your testimony. I encourage you to submit written comments so we can review in full detail. But just really, briefly, is it possible for you to share with us the survey that you referenced as part of that. And then, in addition to that, we've heard about the Clt plan from a couple of speakers. Can you also submit a copy of the plan. So we can review that.

617
02:14:11.390 --> 02:14:12.829
xPH03 - 16 - Jenny Dubnau: Yes, happy to do both.

618
02:14:13.360 --> 02:14:14.459
120 Broadway Hearing Room: Thank you very much.

619
02:14:15.520 --> 02:14:17.229
120 Broadway Hearing Room: Thank you, Commissioner Commissioner Goodrich.

620
02:14:18.630 --> 02:14:25.829
120 Broadway Hearing Room: I'm curious. Can you share a bit of insight about I'm I'm hearing now from several speakers that

621
02:14:25.950 --> 02:14:50.979
120 Broadway Hearing Room: people were not even aware about the plan, and I'm a little bit surprised that the community, both community boards, voted in favor, and I don't live in Long Island City. So I was wondering if you could provide some insight into sort of the the split, because for one of the community boards. It was very involved. They had like weekly meetings where they went over and flushed over the plan and met with

622
02:14:51.020 --> 02:15:11.660
120 Broadway Hearing Room: city officials. And and for that Community Board. They voted overwhelmingly for the plan. The other Community Board that featured the that has the public housing in that district. They still voted in favor, but it was a little less, it was a little more split. So I'm just curious, just from your perception and your insight. Why, you think

623
02:15:11.870 --> 02:15:17.749
120 Broadway Hearing Room: if there's so much community opposition that the both community boards voted in favor of this plan.

624
02:15:18.788 --> 02:15:29.840
xPH03 - 16 - Jenny Dubnau: That's a great question. It's very disappointing to so many of us that they voted in favor. I

think there's a tremendous pressure and a kind of agreed upon approach

625
02:15:30.080 --> 02:15:41.659
xPH03 - 16 - Jenny Dubnau: that people are knuckling under to in this city, that this is a supply and demand issue, and I think the political pressure from top to bottom, Leah, but that's all I can come up with right now.

626
02:15:44.890 --> 02:15:48.989
120 Broadway Hearing Room: Thank you, Commissioner. Thank you. And thank you. Ms. Dubnow.

627
02:15:49.150 --> 02:15:56.670
120 Broadway Hearing Room: for being with us. We appreciate it. Okay. Next up is Pam Herrera, and then Melanie Lemieux.

628
02:16:03.340 --> 02:16:03.850
xPH03 - 17 - Pam Herrera: Hello!

629
02:16:05.150 --> 02:16:06.270
120 Broadway Hearing Room: Hello!

630
02:16:06.270 --> 02:16:10.270
xPH03 - 17 - Pam Herrera: Hi! Sorry. Just thanks.

631
02:16:13.890 --> 02:16:35.320
xPH03 - 17 - Pam Herrera: Good morning. Chair and planning commission. My name is Pamela Herrera, and I am the Land Justice Coordinator at the Western Queens Community Land Trust. The Land Trust is not against development. We are for equitable development. What we need is deep affordability. Truly, community led planning and protections for permanent, deep, affordable housing.

632
02:16:35.600 --> 02:16:42.240
xPH03 - 17 - Pam Herrera: We need public investment in services and infrastructure, not luxury towers. None of us can access.

633
02:16:42.360 --> 02:16:55.659
xPH03 - 17 - Pam Herrera: This development will constrain the working class, further displacing them from the roots they have set here as a community organization. We are here to support the marginalized communities. The city continues to neglect.

634
02:16:55.860 --> 02:17:05.740
xPH03 - 17 - Pam Herrera: We are working closely with businesses, community members, and I am here to urge the Commission to consider the harm. This massive 54 block rezoning will cause.

635
02:17:05.959 --> 02:17:18.009
xPH03 - 17 - Pam Herrera: Vote? No, on the rezoning, unless there is a prioritization of longstanding community-led

plans for the public sites, and a commitment to keeping all public sites out of private hands.

636
02:17:18.410 --> 02:17:25.260
xPH03 - 17 - Pam Herrera: a legally binding mechanism that funds deeply affordable, housing far beyond the minimum required by law.

637
02:17:26.080 --> 02:17:31.850
xPH03 - 17 - Pam Herrera: a resilient waterfront public park connecting Queensbridge houses with animal basin.

638
02:17:32.219 --> 02:17:43.049
xPH03 - 17 - Pam Herrera: specific funding for upgrading current infrastructure in schools, sewage lines and transportation proportional to the anticipated increase in population.

639
02:17:43.410 --> 02:17:50.459
xPH03 - 17 - Pam Herrera: concrete financial investment in nearby nycha housing, the removal of unlimited height zonings.

640
02:17:50.590 --> 02:18:00.719
xPH03 - 17 - Pam Herrera: especially across the street from Queensbridge houses, stricter regulations on mixed use, zoning to prevent displacement of manufacturing spaces and jobs.

641
02:18:01.030 --> 02:18:12.929
xPH03 - 17 - Pam Herrera: and I just want to say that 320 income restricted units is not enough. If the city is going beyond mih, then they need to consider increasing these numbers. We have over a thousand homeless.

642
02:18:13.290 --> 02:18:21.879
xPH03 - 17 - Pam Herrera: over a hundred 1,000 homeless individuals and shelters, and this includes children. Thank you for listening, and for your continued service to our community.

643
02:18:23.580 --> 02:18:29.949
120 Broadway Hearing Room: Thank you. Before you go. I have a question for you from Commissioner Osorio. Are you still with us? Yeah. Great.

644
02:18:29.959 --> 02:18:30.559
xPH03 - 17 - Pam Herrera: Yeah.

645
02:18:31.120 --> 02:18:59.500
120 Broadway Hearing Room: Great. Okay, Commissioner. Thank you. Chair. Thanks so much for your testimony. I don't know if you heard my question to the previous speaker, but I would appreciate if you can submit your comment in writing, but also specifically like a copy of any materials that you have about the plan from the Clt. Just really, briefly, I wanted to ask what's been the extent of your engagement on the Clt's engagement in the process? I mean, have you had an opportunity to present the plan to the department of city planning. What's been the response?

646

02:18:59.610 --> 02:19:07.229
120 Broadway Hearing Room: To what extent do you think that you know or help us understand what's been the extent of your engagement in the planning process.

647
02:19:08.364 --> 02:19:22.449
xPH03 - 17 - Pam Herrera: We did meet with the city planning Dcp. And overall. They were also very excited about our plan. And I guess that right now, the community. What we're really envisioning is that

648
02:19:22.940 --> 02:19:32.879
xPH03 - 17 - Pam Herrera: this project gets considered. We are applying for the Rfi. We're doing everything that needs to be done in order to be considered for this project.

649
02:19:33.383 --> 02:20:02.589
xPH03 - 17 - Pam Herrera: But we are not, and we haven't had, like a presentation available for the community at these workshops. But we do meet with community organizations, community members, businesses. Anyone who's interested in the Clt plan and then our outreach overall. We've done our own independent sort of survey, with other, with a collaboration with other organizations, and we've gathered feedback from Queensbridge residents as well.

650
02:20:03.278 --> 02:20:09.140
xPH03 - 17 - Pam Herrera: And I can give you more information as well about the materials.

651
02:20:10.640 --> 02:20:28.580
120 Broadway Hearing Room: Thank you for that. Yes, I would appreciate to see the status of your work today on that. Thanks very much. Thank you, Commissioner. Thank you, Ms. Herrera. Next up is Melanie Lemieux on Zoom, followed by Senjun Shah, here in the room.

652
02:20:32.170 --> 02:20:36.310
120 Broadway Hearing Room: Sorry if I did harm to your name, but you'll correct me when you come up. Thank you. Okay.

653
02:21:05.410 --> 02:21:07.860
120 Broadway Hearing Room: do. Do we have? Ms Lemieux?

654
02:21:16.060 --> 02:21:24.869
120 Broadway Hearing Room: I do not see that name in the zoom. Okay, so let's move on to Senjin Shah, and we'll see if she pops back up.

655
02:21:25.400 --> 02:21:27.950
120 Broadway Hearing Room: Welcome! How are you?

656
02:21:28.570 --> 02:21:29.710
120 Broadway Hearing Room: Thank you.

657

02:21:31.070 --> 02:21:58.349
120 Broadway Hearing Room: greetings, everyone. My name is Sanjan, and I help my family manage several lots in the Ibz north designated area of Dutch kills in Long Island City. I have lived in Sunnyside and Lic for 40 plus years, and have worked from the street level here for 30. While we are supportive of the Dcp's efforts, we feel that it does not go far enough in adding mixed use or community friendly units to its rezoning plans.

658
02:21:59.050 --> 02:22:19.879
120 Broadway Hearing Room: Driving up and down 21st street from Astoria down to Hunters Point, we can see that left turns were banned on nearly every intersection throughout the entire Ibz, and beyond the 21st Street roadway was officially designated as a vision 0 corridor, and has been completely redesigned to emphasize pedestrian safety and bus reliability.

659
02:22:19.960 --> 02:22:32.070
120 Broadway Hearing Room: These changes to how traffic is diverted along 21st Street no longer make the lots in the Ibz North, feasible for and for significant manufacturing or industrial transport.

660
02:22:32.690 --> 02:22:45.990
120 Broadway Hearing Room: This discourages any manufacturing or wholesale company from outside of the city who might have been interested in a move to the area. Neither does it work as a support district for the neighboring district, neighboring business community.

661
02:22:46.670 --> 02:22:59.449
120 Broadway Hearing Room: Secondly, substantive areas immediately north and south of Lic north are already zoned for mixed use. We are already surrounded on all sides by hotels, restaurants, and retailers

662
02:22:59.600 --> 02:23:19.170
120 Broadway Hearing Room: specifically catered to the growing number of tourists and residents in the area as such by design. This area has already lost key elements of its manufacturing character. Decades ago the Ibz. Designation for Dutch kills is now outdated, due to the city's own policies.

663
02:23:19.400 --> 02:23:27.649
120 Broadway Hearing Room: These industrial spaces have sat empty and dilapidated for years, and will remain so unless this juxtaposition is addressed.

664
02:23:27.900 --> 02:23:42.579
120 Broadway Hearing Room: Because of this, this designation no longer makes sense for this neighborhood, the City council should be pushed towards modifying this Ibz designation in order to match the already changed character of Long Island City. Thank you.

665
02:23:42.720 --> 02:23:49.359
120 Broadway Hearing Room: Okay, thank you. Thanks very much. Okay. Next up is Anatole Ashraf on Zoom

666
02:24:26.900 --> 02:24:29.349
120 Broadway Hearing Room: Anatole, you should be able to unmute and zoom.

667
02:24:30.200 --> 02:24:32.632
xPH03 - 23 - Anatole Ashraf: Great, great. Thank you so much.

668
02:24:33.495 --> 02:24:42.640
xPH03 - 23 - Anatole Ashraf: really appreciate it. And yeah, Hi, everyone. I am the Chair of Queens Community board 2. And Commissioner Goodridge, happy to answer questions.

669
02:24:42.740 --> 02:25:07.379
xPH03 - 23 - Anatole Ashraf: So yeah. Cb, 2. Thank you for everyone for having me. Thank you. Chair Geronic. So Cb, 2. Represents most of the proposed rezoning area. I've lived in this district since I was a teenager. I'm 40 now. I've seen Lic change and grow into a dense, vibrant neighborhoods with families, more artists, tech and finance professionals and small businesses. We can't turn back the clock. The community is altered now.

670
02:25:07.380 --> 02:25:19.690
xPH03 - 23 - Anatole Ashraf: but we can shape the future. This plan matters especially for my generation as a millennial New Yorker and a working parent. I know how hard it's become to stay in the city and lose housing to pro-landlord movements.

671
02:25:19.690 --> 02:25:38.719
xPH03 - 23 - Anatole Ashraf: Millennials of Gen. Z. Are diverse and educated, but we're locked out of both home ownership and stable rentals. I'm going to rent till I die. But I want to die in this district. I used to be homeless from 1999 to 2,001. I co-founded an anti Amazon, Hq. 2. Organization with many of Western Queen Clt. Members back in the day. And I support this plan.

672
02:25:38.840 --> 02:25:55.320
xPH03 - 23 - Anatole Ashraf: So one Llc. Helps address a lot of concerns, especially with the Mih options, that 1, 2, 3, that Cb, 2. Asked for, which means for incomes around 60 to $90,000 a year, which is 40 to 60% ami rents could range from 1548 to 2,300 a month.

673
02:25:55.740 --> 02:26:22.539
xPH03 - 23 - Anatole Ashraf: These are homes for working New Yorkers, educators, care workers, Seniors black and brown and Bangladeshi, New Yorkers like me, and yes, millennial families trying to stay here. Some of the tools in this plan have never been used in Lic, and that's okay. We got to try something. Doing nothing is not an option. But there must be safeguards. That's why Cb. 2. Voted yes, with conditions 37 to 7 in favor. After more than 50Â h of deliberation, and of course, the 2 years of engagement.

674
02:26:22.540 --> 02:26:43.949
xPH03 - 23 - Anatole Ashraf: our conditions include infrastructure tied to housing, school seats, climate, resiliency and open space, real affordability, but not token. Units and accountability, including some hardball and many developers, are ready for Mous and Cbas. Now this is some of the most desirable real estate in Nyc. And thus the world. So Hpd, let's play some hardball

675
02:26:44.379 --> 02:27:04.349
xPH03 - 23 - Anatole Ashraf: and everyone. Please keep Blissville and all the other context areas in the context, right? The community community also weighed in in the 400 email testimony submitted before the Cb. 2 vote, which included

a broader range of community stakeholders than those who testified at the hearings. About 75% were supportive.

676
02:27:04.350 --> 02:27:31.550
xPH03 - 23 - Anatole Ashraf: 15% were mixed or conditioned, supportive, and only 10% were outright opposed, which included the same people over and over. This only works, if developers and agencies are held to their word. And finally, we need all agencies to remain a partner through implementation, tracking commitments, listening to the community and advocating. So please support this plan as a step toward a more livable, affordable Lic and a stronger city for generations to come. Cb. 2 is ready to help you do the work.

677
02:27:31.590 --> 02:27:33.879
xPH03 - 23 - Anatole Ashraf: So thank you so much for having me.

678
02:27:34.660 --> 02:27:37.459
120 Broadway Hearing Room: Great. Thank you. Thanks for being here.

679
02:27:41.520 --> 02:27:44.259
120 Broadway Hearing Room: Thank you very much. Next up is Christine Hunter.

680
02:27:46.440 --> 02:27:48.370
120 Broadway Hearing Room: and thank you for your service.

681
02:27:56.420 --> 02:27:58.170
xPH03 - 22 - Christine Hunter: Now can you hear me?

682
02:27:59.040 --> 02:28:00.029
120 Broadway Hearing Room: We can.

683
02:28:00.030 --> 02:28:11.069
xPH03 - 22 - Christine Hunter: Great. Okay, thank you for having me. Good morning, Chair Garrodnik, and Commissioners. My name is Christine Hunter. I'm a member of Queens Community board, too, but speak today as an individual.

684
02:28:11.250 --> 02:28:22.800
xPH03 - 22 - Christine Hunter: as an architect now retired, who worked primarily on deeply affordable and special needs housing throughout the 5 boroughs. I believe that good housing doesn't end at a building's front door.

685
02:28:22.980 --> 02:28:35.249
xPH03 - 22 - Christine Hunter: All of us, at all income levels live in our neighborhoods as well as our apartments, sustainable neighborhoods that meet residents needs throughout their lifetimes are critical to the future and stability of our city.

686
02:28:35.660 --> 02:28:54.770
xPH03 - 22 - Christine Hunter: While I support the goal of creating more affordable housing in Lic. I'm very concerned

about the lack of new, usable public open space in the proposed plan, as well as the lack of a well-planned street and transit network that adequately serves the proposed mix of residential, commercial and industrial uses

687
02:28:55.190 --> 02:29:11.609
xPH03 - 22 - Christine Hunter: adjacent to the one Lic project area. The sections of lic rezoned, starting in 2,001 are still experiencing massive, ongoing construction, and are already sorely lacking in park space, especially near Court Square.

688
02:29:11.910 --> 02:29:21.620
xPH03 - 22 - Christine Hunter: Despite the beautiful waterfront space south of Annabel Basin Lic currently ranks near the bottom of city neighborhoods in public space per resident.

689
02:29:21.740 --> 02:29:40.960
xPH03 - 22 - Christine Hunter: The one lic deis identifies this deficit and acknowledges that population growth triggered by the rezoning would result in a community with the lowest open space ratio in the city, however, no meaningful new park space beyond a public walkway along the waterfront is guaranteed by the plan

690
02:29:41.130 --> 02:29:54.639
xPH03 - 22 - Christine Hunter: potential privately owned spaces to be built under voluntary bonus provisions will further increase the already very high proposed density of the area, and may not happen at all, or serve the blocks with the greatest deed.

691
02:29:55.240 --> 02:30:01.529
xPH03 - 22 - Christine Hunter: while the proposed mih provisions do guarantee creation of sorely needed income-restricted units.

692
02:30:01.650 --> 02:30:10.660
xPH03 - 22 - Christine Hunter: One lic stated goal, to quote serve diverse types of households and family needs unquote is not met by the proposed plan.

693
02:30:10.760 --> 02:30:29.500
xPH03 - 22 - Christine Hunter: Instead, the area will be one of mostly very expensive transitory housing, serving young professionals, and those who want a part-time nest in the city, but who will leave after they start families because of the lack of outdoor space for kids, the expense of private amenities and the lack of family sized units

694
02:30:29.640 --> 02:30:40.990
xPH03 - 22 - Christine Hunter: for adults, and especially for seniors. There will be little opportunity for active and passive recreation close by, or the public spaces that promote neighborhood interaction and community.

695
02:30:41.790 --> 02:30:56.420
xPH03 - 22 - Christine Hunter: The one lic plan covers a large and complex area with multiple challenges and stakeholders. I urge the Commission to give serious attention to the recommendations of community Boards one and 2, and make meaningful adjustments to the plan.

696
02:30:56.580 --> 02:31:03.449

xPH03 - 22 - Christine Hunter: These include new public parks, one within the publicly owned sites on the waterfront, and one in Court square

697
02:31:03.450 --> 02:31:07.909
xPH03 - 22 - Christine Hunter: as far as time on the blocks facing Queensbridge. Houses.

698
02:31:08.680 --> 02:31:14.759
xPH03 - 22 - Christine Hunter: Affordable housing and well-planned neighborhoods are not either, or propositions. They should go hand in hand.

699
02:33:21.390 --> 02:33:24.158
120 Broadway Hearing Room: Zoom audio tests zoom audio tests.

700
02:33:26.210 --> 02:33:27.340
Co-Host 2: We can hear you.

701
02:33:28.080 --> 02:33:29.607
120 Broadway Hearing Room: Perfect. Okay, we're back

702
02:33:33.300 --> 02:33:35.670
120 Broadway Hearing Room: Crystal. You should be able to unmute and zoom.

703
02:33:42.970 --> 02:33:44.690
xPH03 - 24 - Crystal Xu: Hello! Can you hear me?

704
02:33:45.130 --> 02:33:46.909
120 Broadway Hearing Room: We we can. We can hear you.

705
02:33:47.110 --> 02:33:47.820
xPH03 - 24 - Crystal Xu: Awesome, cool.

706
02:33:47.820 --> 02:33:48.390
120 Broadway Hearing Room: Welcome!

707
02:33:48.960 --> 02:33:49.770
xPH03 - 24 - Crystal Xu: Thank you.

708
02:33:49.840 --> 02:34:14.369
xPH03 - 24 - Crystal Xu: Hi, everyone. I'm Crystal su. I've been living in Court Square for almost 5 years now, and my husband and I are actually expecting our 1st child in less than 2 months as a new mom. I'm excited to see more public school seats for our family to grow into, and I think the affordable housing component should be priority to welcoming new residents, and to make sure all current residents from all walks of life.

709
02:34:14.370 --> 02:34:21.249
xPH03 - 24 - Crystal Xu: such as students, families, and elderly people can continue to live and enjoy the Lic neighborhood for years to come.

710
02:34:21.380 --> 02:34:36.099
xPH03 - 24 - Crystal Xu: I'm in favor of the one lic plan, and I'm very excited to see more school seats connected, waterfront access for our kids and families, affordable housing for all generations to enjoy. Please say yes to the lic plan and thanks for your time.

711
02:34:37.040 --> 02:34:41.649
120 Broadway Hearing Room: Great. Thank you. Thank you for being here. Okay, Salvatore Franchino.

712
02:34:47.670 --> 02:34:49.890
120 Broadway Hearing Room: all right. Hello! Hello!

713
02:34:49.890 --> 02:34:50.220
120 Broadway Hearing Room: Hello!

714
02:34:50.550 --> 02:35:11.280
xPH03 - 25 - Salvatore Franchino: Yeah, I don't have too much to say. I strongly support the one Lic rezoning. I'm a rent stabilized tenant. I'm actually in a 4 a rent stabilized home. So I do understand that I'm living proof that new construction does allow people housing security. It allows us protections from eviction

715
02:35:11.410 --> 02:35:28.760
xPH03 - 25 - Salvatore Franchino: from, you know, unconscionable rent increases, and the thought of there being 4,000 more homes just like mine that would be available to people making less money than me, I think, is really really cool. I also think another 10,000 market rate units are also good, because

716
02:35:29.110 --> 02:35:51.099
xPH03 - 25 - Salvatore Franchino: our housing crisis is so so bad that unfortunately, we need housing of all kinds. That's how acute the crisis is. You know, 100,000 homeless people. I remember that every single day 100,000 homeless people on the streets. We need to build so much housing of all kinds, including market rate, because it will help subsidize some of these income restricted homes.

717
02:35:51.330 --> 02:36:09.389
xPH03 - 25 - Salvatore Franchino: It's also pretty clear, you know, I was at those visioning sessions that a lot of the new housing construction would also help with climate resiliency, with creating more green space, and you know the construction will fund all of these quality of life improvements. Which is another reason. I support this plan.

718
02:36:09.680 --> 02:36:20.230
xPH03 - 25 - Salvatore Franchino: And yeah. I like, like, I said, I recognize that I'm privileged. You know. I got a good Covid deal on a beautiful rent stabilized department, and I just want more people to have

719
02:36:20.230 --> 02:36:42.739
xPH03 - 25 - Salvatore Franchino: the luxuries that I have. I do think it is possible. And we just got to build the homes. One Lic, you know is a rezoning. It is step one to enable this. If we want more affordability, we have to pass the rezoning first, st and then we can talk about lining up subsidies for additional affordability, which, you know, I look forward to pushing my council members to do that.

720
02:36:42.740 --> 02:36:52.200
xPH03 - 25 - Salvatore Franchino: But 1st we got to get this rezoning pass. I support it a hundred percent, and I will give a minute back of my time so that we more people can testify and support. Thank you so much.

721
02:36:53.110 --> 02:36:54.569
120 Broadway Hearing Room: Great. Thank you.

722
02:36:56.360 --> 02:37:10.049
120 Broadway Hearing Room: Thank you for giving back a moment of your time, although we will stay here until the very last person wishes to be heard today. So thank you. Okay, Eric Narberg. Here in the room. Welcome, Austin. Celestin

723
02:37:11.460 --> 02:37:30.600
120 Broadway Hearing Room: and Sharon Gallagher are the next 3. Welcome. Thank you. Good afternoon. My name is Eric Narberg. I'm a member of Queens Community Board 2 and Vice chair of its Arts and Cultural Affairs Committee. I'm testifying on my own behalf in support of the one lic plan, with the conditions included

724
02:37:30.600 --> 02:37:43.159
120 Broadway Hearing Room: in Cb. Two's Recommendations. Letter of June 20, th and in particular to advocate for explicit support for arts and culture in the plan and its implementation, and, as reflected in Feedback, Cb. 2. Heard from the community

725
02:37:43.160 --> 02:38:04.680
120 Broadway Hearing Room: actions taken by the White House and legislative branch to cancel Federal grants and terminate the Nea, and similar agencies have had an especially pernicious effect on artists and nonprofit cultural organizations like those in Long Island City that have contributed to its emergence as a tourist destination, economic growth and potential for development.

726
02:38:04.770 --> 02:38:31.769
120 Broadway Hearing Room: The one Lsc plan, if adopted with Cb. Two's conditions and implemented with accountability, is a decisive opportunity to integrate and embed plans for infrastructure that uplift the sector at a time when we need its voice in the community safe spaces and constructive exchange of ideas, it creates more than ever. This is a matter of both equity and historic cultural preservation. In a neighborhood built upon creative discovery.

727
02:38:31.910 --> 02:38:42.630
120 Broadway Hearing Room: Fundamentally, Cb. Two's recommendations for arts and culture accomplish 3 things, one. Policies that incentivize developers to integrate arts and culture in their plans as a matter of community investment.

728

02:38:42.820 --> 02:38:53.439
120 Broadway Hearing Room: 2. A surcharge on market rate housing to subsidize arts and culture, and 3 commitments from city agencies to facilitate partnerships with arts, nonprofits. As a city value.

729
02:38:53.620 --> 02:39:12.279
120 Broadway Hearing Room: There is precedent from the Special 125th Street District and Gowanus Arts, zoning resolutions which, quoting from the former were designed quote to provide incentives for the creation of visual and performing arts, space and enhance the area's role as a major arts entertainment and cultural destination for the city.

730
02:39:12.710 --> 02:39:19.409
120 Broadway Hearing Room: Now is not the time to burden artists and nonprofits who are contributing to the city's economic and cultural livelihood.

731
02:39:19.610 --> 02:39:27.620
120 Broadway Hearing Room: Let them focus on making art. And let's use the opportunity of the one lic plan to help them do so for our collective benefit. Thank you.

732
02:39:28.170 --> 02:39:29.210
120 Broadway Hearing Room: Thank you.

733
02:39:30.300 --> 02:39:31.719
120 Broadway Hearing Room: Okay, Austin.

734
02:39:32.000 --> 02:39:33.419
120 Broadway Hearing Room: Awesome. Celeste.

735
02:39:34.080 --> 02:39:35.130
120 Broadway Hearing Room: Welcome.

736
02:39:41.410 --> 02:39:52.379
120 Broadway Hearing Room: Hi, good afternoon. Thank you for giving me the opportunity and taking the time to listen to my testimony. My name is Austin Sellerston. I'm a lifelong New Yorker. I'm an urban planning master's graduate.

737
02:39:52.490 --> 02:40:18.090
120 Broadway Hearing Room: I grew up in the city, I remember when Long Island City was just the city tower standing on its own. And even now, with all the development, watching all of that rise, it's still a jarring change. The 2,001 rezoning provided a lot of housing to that area, and is part of the reason why the district is one of the top in the city in producing new housing, but it was also done without the accommodations and

738
02:40:18.160 --> 02:40:28.740
120 Broadway Hearing Room: recommendations and accountability controls that came as it predated mih by 15 years. Now we have those controls in place, and one lic demonstrates

739
02:40:28.740 --> 02:40:49.240
120 Broadway Hearing Room: an address of those changes and those flaws of the original plan to create a more well-rounded vision for the neighborhood. It is by far the largest rezoning that has been tried under the De Blasio or the Adams Administration. It's larger than Midtown. South is larger than Gowanus, and I think that's something that should be celebrated. It actually guarantees

740
02:40:49.240 --> 02:41:10.700
120 Broadway Hearing Room: affordable housing that wasn't guaranteed previously, and also does it in a district where mih was designed to work previous rezonings, especially in the De Blasio Administration, were applied in more low income neighborhoods that raised problems with Mih's efficacy. Now you are doing it in the area where the rents are high enough that you can get the deeply affordable housing that is needed in the district.

741
02:41:10.700 --> 02:41:35.979
120 Broadway Hearing Room: Obviously the conditions mentioned by Community Board, too, for investments in infrastructure. Green space and resiliency are critical. It is a flood zone that is something that we need to address, but those are things that can come in tandem with the housing. It's not a before or after. If that, then this, those are things that can be developed at the same time. And I wanted to end quickly with my unconditional support by making this point. Long Island City again has been the top

742
02:41:35.980 --> 02:41:44.949
120 Broadway Hearing Room: producer of housing in the city. But it's taking on the burden of the entire region. That's why rents have risen so far, because when you

743
02:41:44.950 --> 02:42:03.739
120 Broadway Hearing Room: put lic housing production into a larger context, it still does not meet what the city needs. The rezoning is welcome. It should be approved. But we need far more of these in other areas of the city across Brooklyn, Manhattan, the Bronx. We cannot let Lic do be the only one doing the work for as good as this project is.

744
02:42:03.800 --> 02:42:18.320
120 Broadway Hearing Room: do it in other areas of the city as well. It's not. There's no such thing as an alternative. There are only supplements, and we do not have the time to go back to the drawing board. We just need too much housing to be built now. Thank you. Thank you.

745
02:42:18.460 --> 02:42:33.309
120 Broadway Hearing Room: Oh, wait before you go. I have a question for you from Commissioner Goodridge. I was wondering if you could expand on the point you were making about mih in low income areas versus moderate income. I think I understand your point to be.

746
02:42:33.840 --> 02:42:45.510
120 Broadway Hearing Room: I think, was, we were saying before, some of the affordable housing actually isn't affordable. So when you're putting it in Brownsville, and it's $2,000 for a 1 bedroom. No one in that community can afford that versus

747
02:42:45.610 --> 02:42:47.729
120 Broadway Hearing Room: Long Island City, where

748
02:42:47.800 --> 02:43:07.140
120 Broadway Hearing Room: it might be a little bit higher income. Is that what you're saying? Or you're saying something different? That's part of the point that I'm making. So the issue with putting Miha in East New York or East Harlem or Jerome Avenue. It's also with the cross subsidy that's involved from those market rate units. And this kind of dichotomy that's created. It's almost a lose-lose situation.

749
02:43:07.160 --> 02:43:30.340
120 Broadway Hearing Room: Either. You mentioned correctly that those mih bans are not indicative of the realities of lower income neighborhoods. But let's say that the project does get built. You have 2 scenarios, either. The market rate units aren't charged high enough to effectively cross subsidize those new apartment buildings, either they don't happen at all, or they require a lot more subsidies that weren't previously accounted for, or

750
02:43:30.380 --> 02:43:39.320
120 Broadway Hearing Room: the building is viable. The market rate rents can actually turn a profit. And then you have other developers in the surrounding areas. Realizing hold on a second.

751
02:43:39.470 --> 02:43:43.839
120 Broadway Hearing Room: I can charge these rents in these areas where

752
02:43:43.860 --> 02:43:49.580
120 Broadway Hearing Room: people living there can't already afford it. And all of a sudden you bring on a new pressure

753
02:43:49.600 --> 02:44:00.179
120 Broadway Hearing Room: for development in these low income neighborhoods where they truly need lowering. They truly need lower income developments that aren't happening. But when you realize that those

754
02:44:00.180 --> 02:44:26.680
120 Broadway Hearing Room: more market rate or higher income rents can be bought by people, because there's so little housing being made all of a sudden you're introducing a new displacement pressure to those lower income neighborhoods, whereas in a Long Island city in a Gowanus in a Soho the rents are already so high. One, the cross subsidy works. You will be able to make those affordable housing units feasible, and you can put yourself in a position

755
02:44:26.680 --> 02:44:44.510
120 Broadway Hearing Room: to advocate for using the lower income bands. Now, obviously, Mih is a federally designated program. The city does not really have the levers to change, that you would have to go to the Federal Government to do that which obviously I don't think Trump or Turner is going to be open to at all. But

756
02:44:44.740 --> 02:44:49.960
120 Broadway Hearing Room: in an area like Long Island City, where rents are 3, 4, 5, 6, $8,000 a month.

757
02:44:50.080 --> 02:45:06.729
120 Broadway Hearing Room: those rents can cross, subsidize more affordable units, and even open up the

opportunities to explore extremely low income bands like 40 30% ami, or pursue housing for our homeless population if that makes sense.

758
02:45:08.810 --> 02:45:21.150
120 Broadway Hearing Room: Thank you very much. Thanks for that excellent explanation. I think you were referring to Amis when you said with the Federal right, just for clarification. But thank you. Excellent. Okay, let's move on to Sierra and Gallagher.

759
02:45:24.230 --> 02:45:27.169
120 Broadway Hearing Room: Welcome, followed by Rob Bash.

760
02:45:28.010 --> 02:45:46.379
120 Broadway Hearing Room: Good evening, thank you, ladies and gentlemen. So I'm here to testify in support of one lic plan. I'm a Long Island City resident. I'm expecting to grow my family next year, and we desperately need new housing. My landlady is selling the building I currently live in.

761
02:45:46.490 --> 02:45:56.010
120 Broadway Hearing Room: and, to be honest, it's an old building. It's terrible. I'm constantly fighting out, she asked me, would you like to buy it? It would be 1.5 million. I can't possibly do it.

762
02:45:56.120 --> 02:45:57.020
120 Broadway Hearing Room: No.

763
02:45:57.280 --> 02:46:16.740
120 Broadway Hearing Room: I desperately want to remain where I am in Long Island City there's a community. There's an Irish community in Sunnyside where I watch the all Ireland final this weekend. There's a Bangladeshi community which my wife is part of, where she takes part in dance and cultural activities. So moving out to the suburbs for us would be an incredible loss.

764
02:46:17.060 --> 02:46:45.479
120 Broadway Hearing Room: but the water is constantly rising around our necks of the price of rent, and I know that there's a lot of emphasis on like. Oh, if you change this? If you change that, you know like, will it create pressure on this? Will it create displacement? But displacement is happening. It is happening at a furious rate, because we are doing nothing, because we are adding no new homes. So, taking some of that pressure off some of the people constantly looking to come and bid up to that 1.5 million price I could never afford.

765
02:46:45.960 --> 02:46:57.270
120 Broadway Hearing Room: If we create new homes rather than having to have so few homes on larger lots of land. The unit I live in is basically a 1 story. Sorry. A single family home that's been split into 2.

766
02:46:57.270 --> 02:47:09.490
120 Broadway Hearing Room: If we allow the use of the elevator to let us divide the cost of that precious land in that very precious community to me. I can afford that. I can afford 1 10th of it, and I can rent the bricks and mortar, you know.

767
02:47:09.490 --> 02:47:30.490
120 Broadway Hearing Room: and that is fundamentally what this rezoning would allow is for us to increase the density, increase the affordability in Long Island City. Now it's also going to open up a wonderful opportunity for cross subsidies, because it is true that many of the people in those communities are not going to be able to afford those market rents. But we do have an inclusive housing element, and

768
02:47:30.790 --> 02:47:41.189
120 Broadway Hearing Room: it seems to me that it's so strange to ask is this, you know, building on public land going to be a hundred percent affordable? The answer is, is it going to add or reduce affordable housing?

769
02:47:41.300 --> 02:48:01.660
120 Broadway Hearing Room: That seems to me a very simple yes or no, on whether it's a positive or a negative. So if we are adding more affordable housing, that is a huge win, even adding market rate housing starts, taking some of the pressure off. Like I said, I'm currently in market rate housing, but it's being bidden up and bidded up, introducing some competition into that would be a wonderful advantage for us.

770
02:48:01.850 --> 02:48:09.240
120 Broadway Hearing Room: So it strikes me that we are left with a choice. We can keep the buildings.

771
02:48:09.530 --> 02:48:23.249
120 Broadway Hearing Room: or we can keep the people. And I think that the one Lic plan is a vote to. Yes, change some buildings, but keep the people keep the community and keep affordability in our neighborhood. Thank you very much.

772
02:48:23.400 --> 02:48:24.490
120 Broadway Hearing Room: Thank you.

773
02:48:24.900 --> 02:48:27.259
120 Broadway Hearing Room: Okay. Rob. Bash is next

774
02:48:28.220 --> 02:48:44.680
120 Broadway Hearing Room: followed by Kevin d'antonio. Welcome, welcome, and thank you for this opportunity. So I'm a resident of Long Island City since 2,009. I'm also president of the Hunters Point Parks Conservancy, which works hard to keep our waterfront parks clean, safe, and welcoming for all.

775
02:48:44.750 --> 02:49:00.950
120 Broadway Hearing Room: So probably for the last 10 years I've been going to different meetings, different plans, whether it was Amazon, your Lic. Various other things, and nothing ever gets done. This is the opportunity to finally get something done, and I'm approving of it.

776
02:49:01.000 --> 02:49:07.559
120 Broadway Hearing Room: So since 2,009, I've walked up and down Vernon Boulevard, I've seen the boarded up areas

777
02:49:07.560 --> 02:49:32.310
120 Broadway Hearing Room: that are just full of weeds, rats, Canada geese. Nothing gets done and we need to get something done. Yes, the plan isn't perfect. That's why. Cb. One Cb. 2, the Borough Commissioner's office. They all supported the plan with conditions. I would like to see a lot more green space. As people have mentioned previously. We are 57th out of 59th in our district, in terms

778
02:49:32.310 --> 02:49:41.090
120 Broadway Hearing Room: of green space and parkland per capita. Not good. And this part in this plan yes, it may even make that worse. But we need to develop some of this green space.

779
02:49:41.090 --> 02:49:49.900
120 Broadway Hearing Room: We need the area underneath the 59th Street Bridge, which currently is a parking lot for.to be turned into an active green space area.

780
02:49:49.900 --> 02:50:12.770
120 Broadway Hearing Room: I trust our councilwoman. I trust our other representatives that we're going to work on this and get something done because we can say no, no, means nothing. We're not going to have another magical plan in 6 months that's going to meet everyone's criteria and make everyone happy. That's not going to happen. So people are probably happy with saying, No, at some point, which means we'll look up boarded areas, no development, No. 14,000 apartments.

781
02:50:12.770 --> 02:50:23.950
120 Broadway Hearing Room: no more schools. But I don't think that's acceptable. And for a longtime resident of Long Island City I'm ready to get something done. And I support this plan, and I support all our officials who are working hard to get it done. Thank you.

782
02:50:24.630 --> 02:50:25.820
120 Broadway Hearing Room: Thank you.

783
02:50:26.710 --> 02:50:33.449
120 Broadway Hearing Room: Okay Kevin d'antonio. Welcome, followed by Vishnu, ready on zoom.

784
02:50:35.830 --> 02:50:48.120
120 Broadway Hearing Room: Good afternoon. My name is Kevin d'antonio. My wife and I are proudly raising our son in this Community board just a few blocks away from where my grandmother was born 94 years ago.

785
02:50:48.400 --> 02:51:17.969
120 Broadway Hearing Room: I also work right here in the neighborhood. So I see the community's growth and challenges every single day. Now, as a new dad, I'm thinking even more about the future, particularly quality schools, green spaces, infrastructure improvements, and a strong local economy. The one lic project brings all that closer to reality. It's not just about buildings, it's about jobs, housing and smart development that keeps families like mine in the neighborhood.

786
02:51:18.100 --> 02:51:26.140

120 Broadway Hearing Room: I want my child to grow up in a place that's vibrant, inclusive, and built to last. That's why I fully support one lic. Thank you.

787
02:51:26.430 --> 02:51:27.489
120 Broadway Hearing Room: Thank you.

788
02:51:28.113 --> 02:51:30.939
120 Broadway Hearing Room: Next up is Vishnu ready on Zoom?

789
02:51:31.480 --> 02:51:34.099
120 Broadway Hearing Room: Followed by Leo Gutman on Zoom.

790
02:51:45.870 --> 02:51:47.270
xPH03 - 41 - Vishnu Reddy: Hello! Can you hear me?

791
02:51:48.790 --> 02:51:51.540
120 Broadway Hearing Room: We can hear you.

792
02:51:51.540 --> 02:51:55.710
xPH03 - 41 - Vishnu Reddy: Hi, I'm Vishnu ready from Sunnyside, and I support one lic.

793
02:51:55.930 --> 02:52:07.790
xPH03 - 41 - Vishnu Reddy: The area in question has been zoned industrial since at least the 1961 zoning resolution, and the world has changed substantially in the 64 years since. But this area has been stuck in the 20th century.

794
02:52:08.150 --> 02:52:24.690
xPH03 - 41 - Vishnu Reddy: In a historic housing shortage. It's unacceptable that one of the most transit, rich and high opportunity parts of the country is warehouses and car repair shops, and it's unacceptable that there's a huge vacant lot next to the Queensboro Plaza Subway stop, and it's unacceptable to deny New Yorkers homes

795
02:52:25.520 --> 02:52:29.590
xPH03 - 41 - Vishnu Reddy: over the past few years I've seen some amazing changes happen in Long Island City.

796
02:52:29.850 --> 02:52:47.950
xPH03 - 41 - Vishnu Reddy: This neighborhood is a lot more diverse. There are some amazing public spaces, cultural amenities, restaurants, and services that have all opened over the past few years. Several subway stations are getting much needed accessibility improvements. This was all possible because we decided to turn underutilized land into a mixed use neighborhood.

797
02:52:48.120 --> 02:53:12.720
xPH03 - 41 - Vishnu Reddy: however, when I walk just a few blocks west from Court Square, I noticed the area quickly becomes a lot less inviting and dynamic. It feels like there's a lot of missing potential there. I'm excited for one lic to change that. So we can have more of what makes Long Island city great, and I'm especially excited to have more

neighbors of all income levels. Since this plan has a lot more subsidized affordable housing than we've ever seen in Lic before.

798
02:53:13.270 --> 02:53:35.290
xPH03 - 41 - Vishnu Reddy: I also want to specifically call out that I want to see the public sites maximize the number of affordable homes, and especially deeply affordable homes. That means piecing together as many sources of funding as possible to get them built. If cross subsidizing affordable homes with some market rate housing allows us to get more affordability, I would strongly encourage that to be explored.

799
02:53:35.700 --> 02:53:45.709
xPH03 - 41 - Vishnu Reddy: We all know we need lots of really affordable housing in the city, and so getting more affordable homes built is crucial. If we want to seize this opportunity to get the most public benefit out of public land.

800
02:53:45.850 --> 02:54:07.129
xPH03 - 41 - Vishnu Reddy: I hear a lot of folks worried about percentages of affordable homes here. But I want to remind folks that people don't live in percentages. They live in actual homes. Please pick proposals from firms with the capacity and track record for delivering projects, and please use all available sources of funding for affordable housing, because we need as much of it as we can get.

801
02:54:07.190 --> 02:54:17.710
xPH03 - 41 - Vishnu Reddy: There are real humans who are struggling to afford a home and are waiting in the lottery pool for affordable housing. If we can get more folks out of that pool and into homes they can afford. That would be an amazing outcome.

802
02:54:17.810 --> 02:54:26.780
xPH03 - 41 - Vishnu Reddy: One Lic. Gives us the opportunity to help thousands of New Yorkers by providing them with affordable rent, stabilized homes. And I think we need to maximize this opportunity.

803
02:54:27.220 --> 02:54:34.619
xPH03 - 41 - Vishnu Reddy: We inherited this crisis because we've been under building for decades. I want us to be a part of the solution into the further entrenching the problem

804
02:54:35.000 --> 02:54:45.359
xPH03 - 41 - Vishnu Reddy: that requires us to have the courage to embrace change. And that's why I'm so grateful for the hard work of the amazing Public Servants Department of City planning for their hard work on one Lic.

805
02:54:45.530 --> 02:54:49.619
xPH03 - 41 - Vishnu Reddy: I strongly encourage the planning commission to vote in favor of it. Thank you.

806
02:54:50.830 --> 02:54:51.800
120 Broadway Hearing Room: Thank you.

807
02:54:53.860 --> 02:54:59.672
120 Broadway Hearing Room: Leo Gutman is next followed by Paula Kirby. Here in the room.

808
02:55:15.590 --> 02:55:17.089
xPH03 - 42 - Leo Guttmann: Give us a better spot.

809
02:55:19.122 --> 02:55:29.980
xPH03 - 42 - Leo Guttmann: Hello! I am Leo Vetman. I'm a resident of Court Square, and I'm speaking in favor of the one lic plan.

810
02:55:32.100 --> 02:55:55.770
xPH03 - 42 - Leo Guttmann: I'll 1st say about you know my own background. I am very happy with the neighborhood as I live in it. And like the change that happened in my lifetime, I think the housing that's there right now, that's a result of a previous planning effort. It's given me and a lot of other people a chance to live in a vibrant, diverse neighborhood.

811
02:55:56.240 --> 02:55:57.050
xPH03 - 42 - Leo Guttmann: And

812
02:55:57.749 --> 02:56:08.940
xPH03 - 42 - Leo Guttmann: that's also true where I live, and it's also true along the waterfront. But then there's that missing piece between the 2 that this plan covers. Really. Well. I think it will contribute

813
02:56:09.550 --> 02:56:10.780
xPH03 - 42 - Leo Guttmann: to

814
02:56:11.304 --> 02:56:24.389
xPH03 - 42 - Leo Guttmann: you know, making the rest of the neighborhood as vibrant. And you know, as what's currently there? We're in the midst of a severe housing crisis at all affordability levels and

815
02:56:24.490 --> 02:56:36.579
xPH03 - 42 - Leo Guttmann: adding, You know, 14,000 total new homes, along with 4,000 affordable ones, is crucial crucial to, you know, fixing, you know any effort to fix this at a regional level?

816
02:56:37.716 --> 02:56:41.970
xPH03 - 42 - Leo Guttmann: Along with that, as others have said. You know, having.

817
02:56:42.744 --> 02:56:50.196
xPH03 - 42 - Leo Guttmann: you know, a connected waterfront. That's also resilient to change, we know are coming. Because climate change.

818
02:56:50.880 --> 02:56:56.720
xPH03 - 42 - Leo Guttmann: that is also, you know, key to making the neighborhood as good as it can be.

819
02:56:59.150 --> 02:57:11.679

xPH03 - 42 - Leo Guttmann: And yeah. And this, you know, plan also provides, you know, neighborhood investments that will be needed.

820
02:57:12.439 --> 02:57:22.040
xPH03 - 42 - Leo Guttmann: That others have brought mentioned like, we're not getting the school seats. People have asked for these meetings. We're not getting the, you know, change to super capacity without development happening.

821
02:57:23.360 --> 02:57:25.809
xPH03 - 42 - Leo Guttmann: so I think

822
02:57:26.150 --> 02:57:39.372
xPH03 - 42 - Leo Guttmann: you know, creating the opportunity for more people to live near lots of jobs, and you know, lots of transit and all the other. You know, great neighborhoods of Queens and Manhattan and and Brooklyn along with

823
02:57:40.040 --> 02:57:43.721
xPH03 - 42 - Leo Guttmann: everything that's come to Lion City itself in recent years.

824
02:57:44.330 --> 02:57:48.725
xPH03 - 42 - Leo Guttmann: no, to me this plan is a slam dunk. I I think it absolutely needs to go through

825
02:57:49.550 --> 02:57:57.299
xPH03 - 42 - Leo Guttmann: And I'm you know, very hopeful that after you know, multiple years of engagement with lots of people that it will go through as planned.

826
02:57:57.810 --> 02:57:58.670
xPH03 - 42 - Leo Guttmann: Thank you.

827
02:58:00.170 --> 02:58:01.080
120 Broadway Hearing Room: Thank you.

828
02:58:02.230 --> 02:58:04.510
120 Broadway Hearing Room: Okay. Next up is Paula Kirby

829
02:58:05.120 --> 02:58:09.069
120 Broadway Hearing Room: here in the room. Welcome, Barbara. Etzel is next.

830
02:58:10.610 --> 02:58:23.789
120 Broadway Hearing Room: Hi, there! Hi! Good afternoon, and thank you all for giving me the opportunity to speak. So my name is Paula Kirby, and I work at Plaxol, a family business which my grandfather started in the early 19 forties in Long Island City.

831

02:58:24.160 --> 02:58:48.319
120 Broadway Hearing Room: Over the past 80 plus years 4 generations of my family have seen incredible changes take place in Long Island city. What was once a purely industrial area of New York City has become a vibrant, mixed use neighborhood, and with the Lic neighborhood plan as chair Garodnik so eloquently laid out in his introduction. There is the potential to provide even more for our community and for our city.

832
02:58:49.360 --> 02:58:55.199
120 Broadway Hearing Room: At one of the many outreach meetings over the past year and a half. One comment I heard really stood out.

833
02:58:55.620 --> 02:59:16.209
120 Broadway Hearing Room: A young woman had applied for affordable housing, and was now living in hunters point south, she said. Every day she wakes up and pinches herself that it was a dream to live in this amazing community. She shared that she was attending the outreach meeting because she wanted more people to have the experience of living in Long Island City, and hoped that the Neighborhood plan could make that a reality.

834
02:59:17.450 --> 02:59:32.870
120 Broadway Hearing Room: one Lic provides a real opportunity to positively shape the future of our neighborhood. I'm so pleased that Cb. One and Cb. 2 recommended with conditions in favor of the Lic Neighborhood plan. As has borough President Donovan Richards.

835
02:59:33.020 --> 02:59:50.269
120 Broadway Hearing Room: much thought and hard work has gone into the development of this plan, and I would like to thank the members of the Community Boards, City Hall, Department of City planning members of this Commission and our tireless Council member, Julie WAN and her staff. For all of your collaborative efforts.

836
02:59:51.080 --> 03:00:01.249
120 Broadway Hearing Room: Thoughtful change can provide opportunity for so many the New Yorkers of today and those of the future, and I believe that is what this rezoning will achieve. Thank you.

837
03:00:01.770 --> 03:00:02.939
120 Broadway Hearing Room: Thank you.

838
03:00:03.950 --> 03:00:13.010
120 Broadway Hearing Room: Okay, Barbara Etzel, followed by David Chung on zoom welcome, thank you.

839
03:00:13.480 --> 03:00:35.700
120 Broadway Hearing Room: I'm going to keep my comments brief because it's been a long meeting. But I want to speak in favor of the one IC plan. I also appreciate all the conditions and the additions that Julie, WAN, as well as the community boards, and Donovan Richards put on the plan.

840
03:00:35.920 --> 03:01:04.160
120 Broadway Hearing Room: Let me say I have lived in the Long Island City area along the waterfront. For the last 16 years I've seen an incredible amount of changes. During that time there have been numerous high rises that have risen up on the waterfront, bringing a lot more people and a lot more dynamic activities to the area. And I think the waterfront

and Long Island city as a whole is better for this addition.

841
03:01:04.210 --> 03:01:26.980
120 Broadway Hearing Room: I welcome the fact that this plan is going to bring 14,000 more housing units, with a percentage of them being affordable. I recognize other speakers concerns about affordability and hope. You also take that into consideration, including maybe perhaps adding more units that are more deeply affordable.

842
03:01:27.400 --> 03:01:52.259
120 Broadway Hearing Room: I also want to recommend that the protections for the green space be strengthened, and I particularly welcome continuing the green space along the Queens waterfront from Queensbridge houses down to Gantry Plaza State Park, to create one new, unified green area.

843
03:01:52.870 --> 03:02:08.849
120 Broadway Hearing Room: For the last 2 years this plan has been discussed. Councilwoman Julie WAN has done an incredible effort to do outreach holding meetings, sending out surveys, soliciting people's.

844
03:02:08.890 --> 03:02:27.049
120 Broadway Hearing Room: Input I've probably gone to 6 or 8 of these meetings over the last 2 years, including those at Jacob Reese houses in Queensbridge Park, as well as in public spaces, such as the Ps.

845
03:02:27.230 --> 03:02:44.300
120 Broadway Hearing Room: 78th School in Long Island city. This plan is not perfect, but if we don't do something now, nothing's going to get done, and that would be a tragedy, and we can't afford to wait to build 14,000 more

846
03:02:44.530 --> 03:03:03.210
120 Broadway Hearing Room: affordable housing units. I would also like to say that I appreciate Wheeler's comments from Culturelab about. We must mandatorily include arts and cultural space in this plan. Otherwise we are at risk of those organizations

847
03:03:03.340 --> 03:03:08.990
120 Broadway Hearing Room: and artists getting priced out of the neighborhood. Thank you.

848
03:03:09.610 --> 03:03:10.599
120 Broadway Hearing Room: Thank you.

849
03:03:11.170 --> 03:03:18.040
120 Broadway Hearing Room: Okay, David Chung on Zoom, followed by Jordan Hare. Here in the room.

850
03:03:42.590 --> 03:03:44.580
xPH03 - 45 - David Cheung: Hi! Hi! Can you hear me?

851
03:03:45.540 --> 03:03:46.520
120 Broadway Hearing Room: Ken.

852
03:03:46.520 --> 03:03:47.975
xPH03 - 45 - David Cheung: Okay, thank you.

853
03:03:50.050 --> 03:03:59.390
xPH03 - 45 - David Cheung: Hi. My name is David Chung. Thank you. The planning department, as well as the Commissioners for my opportunity to speak

854
03:04:00.325 --> 03:04:05.009
xPH03 - 45 - David Cheung: as a 40 year resident of Queens and Long Island City.

855
03:04:05.160 --> 03:04:08.980
xPH03 - 45 - David Cheung: I'm very delighted by the thoughtfulness

856
03:04:09.530 --> 03:04:21.239
xPH03 - 45 - David Cheung: and the professionalism that went into the master plan, and eager to see its implementation and after an approval

857
03:04:22.194 --> 03:04:33.300
xPH03 - 45 - David Cheung: in today's environment of extremely high interest rate and global uncertainty, a massive plan like this.

858
03:04:33.440 --> 03:04:45.749
xPH03 - 45 - David Cheung: with beauty and real benefit, for all classes of the Society would bring tremendously to Long Island City.

859
03:04:45.930 --> 03:04:49.520
xPH03 - 45 - David Cheung: and having it approve would be

860
03:04:50.890 --> 03:05:00.154
xPH03 - 45 - David Cheung: great, would bring great certainty in this environment where things can can

861
03:05:01.460 --> 03:05:18.439
xPH03 - 45 - David Cheung: vaporize without us being able to have any of these plans and efforts that we've worked on for years. And this has been one of them. So I really look forward to its approval and its implement implementation. But

862
03:05:18.920 --> 03:05:24.249
xPH03 - 45 - David Cheung: 3 things, specifically, I feel, regarding this project is.

863
03:05:24.470 --> 03:05:28.170
xPH03 - 45 - David Cheung: it would eliminate these critical shortfalls

864
03:05:28.690 --> 03:05:38.610
xPH03 - 45 - David Cheung: that exists in the in the community without a plan. One is, it provides tremendous more amount of seeding

865
03:05:38.830 --> 03:05:58.699
xPH03 - 45 - David Cheung: to public schooling, seating to the district, and that, and pupils and students are the future to our community and families. So we very much look forward to that. Second, the significant increase of community and green space.

866
03:05:58.830 --> 03:06:09.179
xPH03 - 45 - David Cheung: It makes it much more neighborhood friendly and allow and allowing areas that would have protected and a safe setting.

867
03:06:09.360 --> 03:06:19.069
xPH03 - 45 - David Cheung: And there are pockets of areas within the district that's just not safe. And this would overcome those blemishes

868
03:06:19.210 --> 03:06:30.900
xPH03 - 45 - David Cheung: and 3 once the area can achieve that safety standard throughout.

869
03:06:31.200 --> 03:06:39.400
xPH03 - 45 - David Cheung: Then the families and and the artists and the visitors can thrive in the in the district.

870
03:06:39.650 --> 03:06:48.189
xPH03 - 45 - David Cheung: So that would mean very much, not only to me, but my children and my grandchildren, because we love the neighborhood.

871
03:06:48.925 --> 03:06:56.600
xPH03 - 45 - David Cheung: Thank you very much. For your professional and dedication, and allowing me to speak.

872
03:06:57.880 --> 03:06:59.010
120 Broadway Hearing Room: Thank you.

873
03:07:00.140 --> 03:07:02.320
120 Broadway Hearing Room: Okay, Jordan Hare. Welcome!

874
03:07:02.480 --> 03:07:04.590
120 Broadway Hearing Room: Called by Pauling, Shah.

875
03:07:08.120 --> 03:07:26.679
120 Broadway Hearing Room: Hi! There! My name is Jordan. Here. Thank you for the opportunity to testify. I work at Plaques Hall in Long Island City, and I'm raising 3 kids in Jackson Heights. I respectfully encourage the City planning

commission to vote in favor of the Lic Neighborhood Plan, which can do so much good for both Long Island City and the many other neighborhoods of Western queens.

876
03:07:26.960 --> 03:07:35.429
120 Broadway Hearing Room: I know a lot of people who used to live in Long Island City, but moved to places like Jackson Heights and Astoria when they have kids, why not enough family, friendly apartments.

877
03:07:35.590 --> 03:08:04.679
120 Broadway Hearing Room: This plan will make it possible for more people to raise families in Long Island City. The 4,300 units of affordable housing in this plan is nearly 45% larger than the 3,000 units of affordable housing that will be in Hunters point South at full build. Please vote for this plan to support queens families today, many lic parents express concerns that there won't be enough space in the local schools for their kids as they grow. The Lse plan is expected to add new school seats which will give confidence to parents that they can raise their families in the neighborhood.

878
03:08:05.020 --> 03:08:25.609
120 Broadway Hearing Room: The Lic Neighborhood plan will deliver vital flood protection measures at Annibal Basin, and points north through a combination of raised shorelines, as well as the elevation of new and existing streets. Taken together, these measures will deliver significant new protections for both the waterfront and inland areas from the threat of sea level rise. Please vote for this plan to protect Lic from the threat of climate change.

879
03:08:25.670 --> 03:08:36.680
120 Broadway Hearing Room: And lastly, this plan is a big opportunity for the city to invest in Lic's artists, who add so much to the neighborhood. Please consider this in your deliberations, and vote yes, to sustain and grow the arts in queens.

880
03:08:36.800 --> 03:08:39.980
120 Broadway Hearing Room: Thank you again for the opportunity to speak. Great! Thank you.

881
03:08:40.700 --> 03:08:42.480
120 Broadway Hearing Room: Howling Shah.

882
03:08:42.650 --> 03:08:46.239
120 Broadway Hearing Room: Welcome! Followed by Peter. Papa Michael on zoom.

883
03:08:47.660 --> 03:09:06.759
120 Broadway Hearing Room: Hi, good day. Thank you for the opportunity. We'd like to thank Councilmember Julie Wang and City, planning to initiate this plan, we support it 100%. My name is Pauline Shah, a certified Mwbe and city vendor, live and work in Long Island City for half century.

884
03:09:06.820 --> 03:09:28.520
120 Broadway Hearing Room: I represent a few small business and property owners along 21st Street, between 39th and 40th Avenue, north end of this plan our block, 392, is now proposed to be M. 1, 5, a. We appeal to modify it to mixed use, allowing housing for the following reasons and realities.

885

03:09:28.680 --> 03:09:38.330
120 Broadway Hearing Room: Block 22 faces, Queensbridge housing to the front, and our back is connect to Dutch kill. We are surrounded by both mixed use with housing.

886
03:09:38.390 --> 03:09:52.830
120 Broadway Hearing Room: 21st Street serves as the critical north-south collector between Queensboro Bridge and Triborough Bridge. Its proximity to as many as 7 subway stops at Queens Plaza, plus 4 bus stops

887
03:09:52.880 --> 03:10:15.720
120 Broadway Hearing Room: right in front of our block. How do you operate a 45 foot container and industry vehicle trying to maneuver with bus only land bike lane and the pedestrian passage in the middle of the street, with kids running across it, is totally not practical nor safe for industrial operation in a residential neighborhood such as this location.

888
03:10:16.200 --> 03:10:32.770
120 Broadway Hearing Room: During the pandemic our block was compromised by a blaze caused by homeless individuals and drug affect persons who occupy our block, a tragic systemic gaps in between puppy housing and addiction services not our fault.

889
03:10:32.800 --> 03:10:47.800
120 Broadway Hearing Room: Our structure has since been sealed by fdny and deemed unsafe for occupancy. Today it is like a war zone with crime, drug, and garbage. We desperately need to rebuild. Grown up.

890
03:10:47.830 --> 03:10:58.489
120 Broadway Hearing Room: However, the proposed M. 1 5 a prevent us getting funding from lender due to financially unfeasible without residential components.

891
03:10:58.510 --> 03:11:17.890
120 Broadway Hearing Room: By saying this, we are not against 20 years old. Ibz policy. We appeal for your support. Figure out a way to modify block 392 to mixed use, including houses. It will bring in cleaner, safer Street. Better house, better business, opportunity.

892
03:11:18.090 --> 03:11:32.010
120 Broadway Hearing Room: less crime, and could potentially add more affordable houses for our fellow multiracial, hardworking workers and families. We would be grateful to receive your insight and suggestions.

893
03:11:32.110 --> 03:11:33.510
120 Broadway Hearing Room: Thank you very much.

894
03:11:33.770 --> 03:11:34.969
120 Broadway Hearing Room: Thank you.

895
03:11:36.170 --> 03:11:41.430
120 Broadway Hearing Room: Okay, Peter. Papa Michael, on Zoom, please. Followed by Afarzad Khosravi.

896
03:11:56.940 --> 03:11:58.839
120 Broadway Hearing Room: Peter, we see you, but you can.

897
03:11:58.840 --> 03:11:59.240
xPH03 - 53 - Peter Papamichael: Good.

898
03:11:59.240 --> 03:12:02.100
120 Broadway Hearing Room: Unmute. Hello! We can hear you now. We got you.

899
03:12:02.280 --> 03:12:03.280
xPH03 - 53 - Peter Papamichael: How's it going?

900
03:12:03.420 --> 03:12:26.039
xPH03 - 53 - Peter Papamichael: Thank you, everybody. My name is Peter, Papa Michael. I want to express my very strong support for the proposed rezoning. I was born and raised in queens. Over a decade ago I founded Varea, a local business here in Long Island City, and remain deeply committed to the future of this community. This rezoning plan

901
03:12:26.210 --> 03:12:46.990
xPH03 - 53 - Peter Papamichael: thoughtfully and thoroughly addresses critical needs in our neighborhood. From infrastructure, improvements to housing and education, I urge the Commission to remain steadfast in the process, and move forward with the approval and implementation of what is a pretty amazing plan. As we all know, our city continues to be experiencing

902
03:12:47.400 --> 03:12:58.400
xPH03 - 53 - Peter Papamichael: a major housing crisis and desperately needs the much needed jobs and open space economic stimulus and the school seats that this plan will deliver.

903
03:12:58.540 --> 03:13:13.319
xPH03 - 53 - Peter Papamichael: One thing I want to make sure that I raise is that Long Island City is special for so many reasons, but one of its unique strengths lies in being one of the most transportation rich neighborhoods in all of New York City.

904
03:13:13.410 --> 03:13:19.009
xPH03 - 53 - Peter Papamichael: It's unparalleled access to public transit connects it seamlessly to the rest of the city.

905
03:13:19.090 --> 03:13:22.519
xPH03 - 53 - Peter Papamichael: this connective tissue, these lines, the transit hubs

906
03:13:22.893 --> 03:13:35.249
xPH03 - 53 - Peter Papamichael: are a strategic advantage that should not be overlooked when planning for the city and its needs. We have a responsibility to Long Island City and to the rest of the city to do what is necessary

907

03:13:35.250 --> 03:13:53.609
xPH03 - 53 - Peter Papamichael: for the greater good. Much like the representative approvals from Cb. One Cb. 2, and the borough President's office. I, too, am in favor and strong support of this plan, and I urge the Commission to approve it. Thank you so much for all of your time, your dedication, and your service.

908
03:13:55.590 --> 03:13:57.910
120 Broadway Hearing Room: Thank you. Thanks, Mr. Papamichael.

909
03:13:58.290 --> 03:14:02.350
120 Broadway Hearing Room: Okay. Farzad Khosravi is next followed by William Hsu.

910
03:14:08.570 --> 03:14:31.479
xPH03 - 54 - Farzad Khosravi: All right. Hi, everyone, I think, like everyone, I am so sick and tired of New York being held hostage by these very rich landowners, and these people who hate progress, who hate people like me moving here right? I'm an immigrant. My family came here, and for decades we've been wanting to live in New York, but time over time new housing is blocked.

911
03:14:31.510 --> 03:14:57.699
xPH03 - 54 - Farzad Khosravi: land is hoarded, and it's making life miserable for all of us. I've had to spend the past 11 years paying off my college debt, getting nice jobs, saving a ton of money to finally have the hope of moving here and hopefully bringing my mom here and my brother here and my grandparents. It's impossible, and I'm sick and tired of these people who gatekeeping America and gatekeeping New York city, the greatest city in the world

912
03:14:57.700 --> 03:15:27.470
xPH03 - 54 - Farzad Khosravi: from those of us who want to live here reminds me of times past, where it was all based around race. Now it's not race. It's about us outsiders who aren't allowed to live here because we're poor and we can't afford it. They treat this great city like it's their own private club, and the rest of us are left out, and we're not allowed to come in. Listen. I love New York City. I came here when I was 12. It was one of the 1st cities I came to when I was a kid, and I was just blown away. Yet 2 years ago I go and visit

913
03:15:27.470 --> 03:15:40.640
xPH03 - 54 - Farzad Khosravi: Tokyo. I lived there for a month. It's twice as dense as New York, yet rent is 75% cheaper. Let me tell you, the incomes aren't 75% less right? They're denser. They have

914
03:15:40.970 --> 03:15:47.080
xPH03 - 54 - Farzad Khosravi: streets that are cleaner. You have transit that runs better. And you have families living there. There's kids everywhere.

915
03:15:47.170 --> 03:16:01.329
xPH03 - 54 - Farzad Khosravi: Why is that not happening here? It's because these people who hate outsiders who just want to hoard the land and become richer and richer. They cause families to leave. They prevent us from getting the tax dollars. We need to build our subways

916
03:16:01.330 --> 03:16:22.149
xPH03 - 54 - Farzad Khosravi: to enhance our infrastructure and sewers to make sure that our schools fall apart. We

lose billions of tax dollars every year to these wealthy landowners who hate growth, who hate letting outsiders like me in here. Listen. We've had 22% job growth in the past 13 years, but only 4% more housing.

917
03:16:22.250 --> 03:16:33.470
xPH03 - 54 - Farzad Khosravi: That is a silly city killing math. And just yesterday we had the outages in the Nta. Why do these things happen? Because we don't get enough tax dollars from these landowners who

918
03:16:33.470 --> 03:17:02.990
xPH03 - 54 - Farzad Khosravi: they can hate letting people like me come and live here. So it's insiders protecting themselves, shutting the door on everyone else. And it's just like the past, and I'm sick and tired of it. It's time to choose abundance over fear. It's time to unlock the land, to build more housing, to have more tax dollars to let families like mine live here without having to save for 11 years, to be finally able to move to this city. Yes, to growth, yes, to progress. Yes, to a stronger New York. Thank you for having me.

919
03:17:03.960 --> 03:17:10.580
120 Broadway Hearing Room: Thank you, William Xu on Zoom, followed by Ben Gutman.

920
03:17:21.380 --> 03:17:22.709
xPH03 - 55 - William Xu: Hi! Can you all hear me?

921
03:17:23.660 --> 03:17:24.600
120 Broadway Hearing Room: Weekend.

922
03:17:25.200 --> 03:17:41.479
xPH03 - 55 - William Xu: Great good afternoon, Commissioners of the City Planning Commission. My name is William Zhu. I'm currently a Long Island City resident and a lifelong Queens Resident. And I'm here today to support the One Lic Neighborhood Plan simply because our city needs more housing. And, more importantly.

923
03:17:41.540 --> 03:17:59.810
xPH03 - 55 - William Xu: the borough of Queens needs more housing. This plan brings a substantial amount of both market rate and affordable housing to the market, and I'm extremely excited about the additional waterfront, open space and new schools, as well as more commercial space, to allow for our existing small businesses to grow, and for new ones to come into the neighborhood.

924
03:18:00.410 --> 03:18:19.909
xPH03 - 55 - William Xu: I find myself extremely fortunate to call Long Island City my home, and to have started my family here in this incredible neighborhood. Long Island City has become a neighborhood where many people want to live. This plan will ensure that the neighborhood can welcome both new neighbors without displacing people that already call lic home.

925
03:18:20.380 --> 03:18:37.369
xPH03 - 55 - William Xu: It also ensures that there will be new schools for the next generation, and even larger waterfront for everyone to enjoy building more housing, more schools and more parks should not be controversial, and I urge everyone of you to support the one Lic Neighborhood plan. Thank you.

926
03:18:38.740 --> 03:18:41.430
120 Broadway Hearing Room: Thank you. Ben Gutman is next.

927
03:19:02.230 --> 03:19:04.443
120 Broadway Hearing Room: then you should be able to unmute and zoom.

928
03:19:13.870 --> 03:19:15.930
120 Broadway Hearing Room: Then you should be able to unmute and zoom.

929
03:19:23.180 --> 03:19:27.100
120 Broadway Hearing Room: Then, if you can hear us, you can unmute yourself in the zoom.

930
03:19:28.100 --> 03:19:32.920
120 Broadway Hearing Room: Otherwise we're gonna come back to you. Okay, that's what we're gonna do. Dan Miller is next.

931
03:19:52.270 --> 03:19:53.940
xPH03 - 63- Dan Miller: Hello! Thank you for having me.

932
03:19:55.630 --> 03:19:56.130
120 Broadway Hearing Room: Welcome!

933
03:19:56.130 --> 03:20:01.160
xPH03 - 63- Dan Miller: Hi, Hi! My name is Dan Miller. I am writing

934
03:20:01.930 --> 03:20:05.119
xPH03 - 63- Dan Miller: speaking in support of one of IC,

935
03:20:05.330 --> 03:20:12.939
xPH03 - 63- Dan Miller: because and I want to specifically talk about the market rate housing. I'm a market rate renter in Cb. One.

936
03:20:13.130 --> 03:20:24.522
xPH03 - 63- Dan Miller: and I think that we need more housing of all types, and especially the market rate housing is going to really help take the pressure off of my slightly cheaper unit.

937
03:20:24.990 --> 03:20:50.449
xPH03 - 63- Dan Miller: like, if we don't build enough housing for everyone. Then people who could otherwise live in these units will move further east into Astoria and compete against me for my unit. I don't want my landlord to raise the rent. I don't. I want landlords to compete for tenants. I don't want tenants to have to compete for landlords.

938

03:20:50.700 --> 03:21:12.290
xPH03 - 63- Dan Miller: and so I think that we need to build a lot more market rate housing. Specifically, the affordable housing is fantastic. Don't get me wrong, but, like everyone else, I'm a strong supporter of that. And I just think that it's also important to emphasize the need for market rate. Everyone agrees that we need more affordable units.

939
03:21:12.310 --> 03:21:21.160
xPH03 - 63- Dan Miller: and the best way to get those affordable units is to build more market rate as well, to get more tax revenue, to get more cross subsidy.

940
03:21:21.210 --> 03:21:31.119
xPH03 - 63- Dan Miller: If this is a case where we really can have our cake and eat it to more market rate units to help take the pressure off market rate ventures like me.

941
03:21:31.290 --> 03:21:48.579
xPH03 - 63- Dan Miller: and more subsidies for affordable units that desperately needed to keep families and people who want to live in Long Island City to allow them to stay there and benefit from the subsidies those market rate units generate.

942
03:21:48.770 --> 03:21:54.440
xPH03 - 63- Dan Miller: This is a win-win. We we all win by building as much as possible.

943
03:21:54.540 --> 03:22:18.629
xPH03 - 63- Dan Miller: New York City has built so little in the past couple decades. We built less housing in the 2,010 s. We didn't have as much housing in the 2,010 s. As we did in the 19 sixties, when our population was substantially lower. And we have, we have utterly failed to meet the rising demand to live here.

944
03:22:18.730 --> 03:22:29.359
xPH03 - 63- Dan Miller: New York is this incredible city, and a ton of people want to live here, and you can tell. That's why rents are so high. But we build housing at less than half the rate of San Francisco.

945
03:22:29.680 --> 03:22:31.430
xPH03 - 63- Dan Miller: This is absurd.

946
03:22:31.680 --> 03:22:56.089
xPH03 - 63- Dan Miller: this, this rezoning is one small step towards alleviating that shortage. I hope that Cpc. Won't just approve it, but we'll treat it as a as a model for other neighborhoods. We need to be doing rezonings like this quickly, and across the city. We need more housing everywhere, and I hope you'll approve this as the 1st step.

947
03:22:58.300 --> 03:23:00.400
120 Broadway Hearing Room: Thank you. Thank you, Mr. Miller.

948
03:23:01.720 --> 03:23:07.770
120 Broadway Hearing Room: Okay, next up is Michael Lewin, followed by Valentin Canucci.

949
03:23:29.990 --> 03:23:32.580
xPH03 - 64 - Michael Lewyn: My name is Michael Lewin.

950
03:23:33.690 --> 03:23:38.859
xPH03 - 64 - Michael Lewyn: I like Dan Miller. I'm a market rate tenant who doesn't want to be priced out of where he lives.

951
03:23:39.390 --> 03:23:57.759
xPH03 - 64 - Michael Lewyn: and, like Mr. Miller, I support the plan. But what I'd like, for the reasons stated by both Mr. Miller and many other panelists, what I'd like to do is spend some time really sort of responding to the counter arguments responding to the arguments made by opponents of zoning.

952
03:23:58.600 --> 03:24:09.169
xPH03 - 64 - Michael Lewyn: So one argument, I hear, for example, for example, is, Oh, new housing is out of scale. Well, long Island City is already an area full of tall buildings, so I don't really find that persuasive.

953
03:24:09.310 --> 03:24:14.419
xPH03 - 64 - Michael Lewyn: Another argument is, well, long Island City is a flood zone. But

954
03:24:14.930 --> 03:24:30.000
xPH03 - 64 - Michael Lewyn: 1st of all, I think the concept of a flood zone is sort of obsolete. We've seen floodings in places that nobody in the past 2 years that nobody 10 years ago thought thought of as flood zones we've seen, for example, flooding in places like forest hills.

955
03:24:30.460 --> 03:24:40.479
xPH03 - 64 - Michael Lewyn: Furthermore, if we're going to build housing anywhere near a quote unquote flood zone, it should be taller buildings so that people can essentially escape flooding, they can get higher floors.

956
03:24:41.170 --> 03:24:52.069
xPH03 - 64 - Michael Lewyn: Another argument is, well, new buildings bring shadows, and it seems to me we need, as the climate gets hotter, we're probably going to need more shade, not less shade.

957
03:24:53.520 --> 03:25:23.020
xPH03 - 64 - Michael Lewyn: Another argument is about infrastructure. There's a claim. Well, if we allow new people, they'll crowd the schools, and I think we have to look at the big picture nationwide birth rates have been declining. New Yorkers have basically been fleeing public schools since Covid. I don't know the exact numbers, but certainly there are far fewer people in New York public schools than there were in 2,008. I don't really think school overcrowding is really as much of an issue as it would have been, say, 10 years ago.

958
03:25:23.410 --> 03:25:48.840
xPH03 - 64 - Michael Lewyn: Another argument, the broader argument, is, well, maybe the law of supply and demand doesn't apply to housing. Maybe building stuff actually causes rent to go up instead of going down. Well, the facts are, some cities are a lot cheaper than New York, and these are not cities with more public housing. These are not cities with more regulations. Sun Belt cities tend to allow a lot more like Dallas and Houston. They allow a lot more housing in

959
03:25:48.860 --> 03:25:57.319
xPH03 - 64 - Michael Lewyn: than New York City, and yet their rents are still lower, so I can't think of any explanation explanation for that other than the law of supply and demand.

960
03:25:58.270 --> 03:26:07.409
xPH03 - 64 - Michael Lewyn: I will send an email addressing these points in more detail. But I just wanted to at least get a few arguments out there.

961
03:26:07.600 --> 03:26:13.860
xPH03 - 64 - Michael Lewyn: and I will yield my time. What! The other 26 seconds of my time to other people who want to speak.

962
03:26:15.590 --> 03:26:16.959
120 Broadway Hearing Room: Thank you very much.

963
03:26:17.360 --> 03:26:23.839
120 Broadway Hearing Room: I'll be calling the speakers list from here for a few minutes the next speaker is Valentine Kenucci

964
03:26:28.850 --> 03:26:30.229
120 Broadway Hearing Room: here in person.

965
03:26:32.100 --> 03:26:33.760
120 Broadway Hearing Room: Thank you. Good afternoon.

966
03:26:34.740 --> 03:26:39.249
120 Broadway Hearing Room: How is the Commission to reconsider the one lic

967
03:26:40.000 --> 03:26:45.430
120 Broadway Hearing Room: cause? Most of most of the residents didn't know this existed.

968
03:26:46.010 --> 03:26:50.030
120 Broadway Hearing Room: I at least know a couple of 100 people that I've asked them

969
03:26:50.170 --> 03:26:56.360
120 Broadway Hearing Room: better. You know what? What's all about one that I see, hey?

970
03:26:56.550 --> 03:27:03.530
120 Broadway Hearing Room: Proposed so many and so many parts of of city.

971

03:27:03.970 --> 03:27:11.860
120 Broadway Hearing Room: but they not have not included the Port from the bridge to the Pulaski Pulaski Bridge.

972
03:27:12.180 --> 03:27:17.909
120 Broadway Hearing Room: where we all have been waiting for zoning change for 25 years.

973
03:27:19.120 --> 03:27:24.479
120 Broadway Hearing Room: It it keeps on. We keep getting forgotten. We don't exist.

974
03:27:25.290 --> 03:27:28.140
120 Broadway Hearing Room: If you guys included an extra

975
03:27:28.570 --> 03:27:37.570
120 Broadway Hearing Room: floor for an existing building. You could have at least 50,000 extra residences.

976
03:27:39.448 --> 03:27:47.240
120 Broadway Hearing Room: I wish that you guys don't make a rush decision, because

977
03:27:47.390 --> 03:27:54.980
120 Broadway Hearing Room: I would like we would like to. I would like to get more of the residents involved, and

978
03:27:55.510 --> 03:28:04.200
120 Broadway Hearing Room: because you can not, you cannot. There's like there were like 300 votes on emails.

979
03:28:04.400 --> 03:28:07.649
120 Broadway Hearing Room: We have, like 20,000 residents.

980
03:28:08.760 --> 03:28:12.590
120 Broadway Hearing Room: we need to get the majority to decide.

981
03:28:13.220 --> 03:28:17.209
120 Broadway Hearing Room: And then you you guys can make a decision.

982
03:28:17.490 --> 03:28:18.483
120 Broadway Hearing Room: Thank you.

983
03:28:19.500 --> 03:28:35.780
120 Broadway Hearing Room: Yes, Mr. Kennucci, could you please come back? We have a question from Commissioner Osorio. Thank you so much, Commissioner. I have a question. So can you help us understand the area that you're referring to closer to the bridge like between what streets?

984

03:28:36.700 --> 03:28:39.408
120 Broadway Hearing Room: It's you guys from actually

985
03:28:40.310 --> 03:28:49.990
120 Broadway Hearing Room: one lic has it up to the up to 44, th I think 44 drive. But

986
03:28:50.870 --> 03:29:02.280
120 Broadway Hearing Room: you have the Polaroski Bridge, and all that area hasn't covered. Yeah, like, at least about 30 block area 40 block area

987
03:29:02.390 --> 03:29:11.670
120 Broadway Hearing Room: from 40 44th to all the way to Pulaski Bridge again. Up got it? Thank you very much. Thank you.

988
03:29:11.950 --> 03:29:19.460
120 Broadway Hearing Room: Thank you. The next speaker is Mohammed Saleem on Zoom.

989
03:29:19.740 --> 03:29:26.860
120 Broadway Hearing Room: I do not see Mohammed in the zoom. Okay. The next speaker is Eric Nelson, also on Zoom.

990
03:29:28.470 --> 03:29:29.510
120 Broadway Hearing Room: You do.

991
03:29:29.820 --> 03:29:36.279
120 Broadway Hearing Room: Okay? And the speaker after. Eric Nielsen is Carissia baton.

992
03:29:40.690 --> 03:29:42.000
120 Broadway Hearing Room: Mr. Nelson.

993
03:29:45.030 --> 03:29:45.980
120 Broadway Hearing Room: Okay.

994
03:29:48.880 --> 03:29:49.860
xPH03 - 72 - Erik Nilsen: Hello!

995
03:29:51.080 --> 03:29:52.780
120 Broadway Hearing Room: Hello! We could hear you.

996
03:29:53.280 --> 03:30:13.210
xPH03 - 72 - Erik Nilsen: Okay, great thanks for taking the time to hear from us today. My name is Eric, and I'm calling in support of one lic throughout my entire life new York City has been a perpetual housing crisis. The rent continues to

be unaffordable for most people, because we simply just don't build enough housing in this city.

997
03:30:13.640 --> 03:30:33.110
xPH03 - 72 - Erik Nilsen: I'm tired of seeing friends and family leave because they can't afford housing, and the or because they can't afford, because there's not availability of bigger homes for them to raise their family in. So I unequivocally support one Llc. And hope that rezonings like this happen in other parts of the city. Thank you very much. Have a good day.

998
03:30:34.080 --> 03:30:36.400
120 Broadway Hearing Room: Thank you, Mr. Nelson.

999
03:30:36.830 --> 03:30:40.479
120 Broadway Hearing Room: Next up is Karisha Batan

1000
03:30:44.030 --> 03:30:45.140
120 Broadway Hearing Room: on Zoom

1001
03:30:54.870 --> 03:30:55.910
120 Broadway Hearing Room: we have,

1002
03:30:57.030 --> 03:30:58.100
xPH03 - 73 - Karesia Batan: Hi! Can you guys hear me?

1003
03:30:58.620 --> 03:30:59.360
xPH03 - 73 - Karesia Batan: Good afternoon.

1004
03:30:59.360 --> 03:31:01.790
120 Broadway Hearing Room: Yes, go ahead. Thank you.

1005
03:31:02.030 --> 03:31:03.130
xPH03 - 73 - Karesia Batan: Okay, great.

1006
03:31:04.050 --> 03:31:06.049
xPH03 - 73 - Karesia Batan: I'm just gonna pull my notes here.

1007
03:31:10.930 --> 03:31:12.530
xPH03 - 73 - Karesia Batan: all right. Can you still all hear me?

1008
03:31:13.560 --> 03:31:15.379
120 Broadway Hearing Room: Yes, we can go ahead.

1009

03:31:15.910 --> 03:31:28.530
xPH03 - 73 - Karesia Batan: Okay. Great. Hello. My name is Karisha Batan, speaking as District Resident and founding executive director of the Queensborough Dance Festival. I also serve on Community Board, 2 on Land Use Committee and I chair. The Arts and Culture Committee.

1010
03:31:28.650 --> 03:31:57.929
xPH03 - 73 - Karesia Batan: Queensborough Dance Festival provides free public dance programming, borough wide. Our home is Long Island City, and we represent underrepresented queens-based dance groups and provide artist services for queens, dancers, the Deis and the one lic plan failed to address a comprehensive plan for arts and culture, and reflects a lack of awareness of the unique synergistic landscape of how arts and culture operates in Long Island City. This is not sustainable nor adequate for the thriveability of arts and culture. Here

1011
03:31:58.260 --> 03:32:12.929
xPH03 - 73 - Karesia Batan: arts and culture is the leading reason of lic tourism. $1 spent on arts generates $7 in economic activity. In Lic, as you've heard from our previous arts and culture colleagues and arts has been a historical identity and key amenity of Lic.

1012
03:32:13.060 --> 03:32:30.439
xPH03 - 73 - Karesia Batan: Cb. 2 maps, 111 arts and culture organizations and artist groups alone in the zoning area where many further serve dozens, if not hundreds more artists a year. Most small organizations are budgets below 750,000 yet provide services and lic at double that capacity.

1013
03:32:30.440 --> 03:32:46.549
xPH03 - 73 - Karesia Batan: Why? Because our values stand with celebrating diversity, improving quality of life in our schools, public spaces, and businesses, we are building community and honor. Lic's history through art, dance, music, film and theater. All of these industries exist in Long Island City.

1014
03:32:46.770 --> 03:33:04.090
xPH03 - 73 - Karesia Batan: There is a pressing need for affordable long term and appropriate workspaces to create and continue to serve our community. Queensboro Dance festival alone knows dozens of dance groups that if they cannot find affordable space they simply cannot work properly, which is an unacceptable scenario in jobs.

1015
03:33:04.260 --> 03:33:14.479
xPH03 - 73 - Karesia Batan: arts, and culture is an economic driver and identity of Long Island City, and must not only be preserved but expanded proportionately to the massive expansion proposed in the one lic plan.

1016
03:33:14.680 --> 03:33:37.110
xPH03 - 73 - Karesia Batan: I want to highlight 2 main community board, 2 recommendations for arts and culture. One is zoning incentives for developers to create below market arts and culture spaces and 2 investment by developers into Long Island City Arts Fund, operated by a 3rd party, local nonprofit to streamline funding equitably, especially among the small budget arts and culture organizations within the zoning area.

1017
03:33:37.110 --> 03:34:02.860
xPH03 - 73 - Karesia Batan: Our sector has already been in talks with partners to establish this type of operation and eligibility requirements toward accessible equitable funding. And we need more city mechanisms in place to support this effort, funding both capital and expense funding should not go into any single arts organization, but instead go

through an arts fund equitably spread across arts, organizations, or small budget organizations in the zoning area should be prioritized.

1018
03:34:02.900 --> 03:34:17.540
xPH03 - 73 - Karesia Batan: We see models for this in other parts of the city. As you heard from my Community board 2 colleagues. We see this in Gowanus Arts project and the 1 25th Special district. If one Lic is meant to be a comprehensive plan, then planning must include arts and culture. This is an.

1019
03:34:17.540 --> 03:34:18.030
120 Broadway Hearing Room: Opportunity.

1020
03:34:18.030 --> 03:34:19.479
xPH03 - 73 - Karesia Batan: The public and private sector.

1021
03:34:19.480 --> 03:34:20.729
120 Broadway Hearing Room: Take your time.

1022
03:34:20.730 --> 03:34:21.440
xPH03 - 73 - Karesia Batan: Operations.

1023
03:34:21.440 --> 03:34:22.780
120 Broadway Hearing Room: This time.

1024
03:34:23.230 --> 03:34:24.829
120 Broadway Hearing Room: Thank you so much.

1025
03:34:27.840 --> 03:34:32.550
120 Broadway Hearing Room: The next speaker is Peter Birmingham, followed by Charles Yu.

1026
03:34:35.970 --> 03:34:38.180
120 Broadway Hearing Room: Both. I looks like in person.

1027
03:34:39.330 --> 03:34:43.169
120 Broadway Hearing Room: Peter Birmingham, do you hear?

1028
03:34:45.080 --> 03:34:48.020
120 Broadway Hearing Room: Okay, Charles? Yu.

1029
03:34:50.060 --> 03:34:51.149
120 Broadway Hearing Room: Thank you, mister.

1030

03:35:01.330 --> 03:35:08.819
120 Broadway Hearing Room: right. Good afternoon, Commissioners. My name is Charles Yu, and I'm the Vp of economic development at the Long Island City partnership.

1031
03:35:09.080 --> 03:35:34.880
120 Broadway Hearing Room: We support the one lic plan as a vital step towards a more equitable and sustainable and connected future for Long Island city. The plan reflects many, many months of community engagement and addresses urgent needs from housing and schools to resilient infrastructure and waterfront access. We specifically support the over

1032
03:35:34.880 --> 03:35:51.999
120 Broadway Hearing Room: 1,300 new school seats that will be created, new accessible open space, affordable family-sized housing units and homeownership opportunities, resilient waterfront access, a transformed DOE building and improvements to sewer and drainage infrastructure.

1033
03:35:52.000 --> 03:36:14.969
120 Broadway Hearing Room: and as a neighborhood known for its culture and creative spirit, we also hope that the final plan will include a strong commitment to art and culture by preserving and expanding space for creative uses. We encourage the Commission to join Cb. One and Cb. 2, and the Board President to support the one lic plan and help ensure future generations

1034
03:36:14.980 --> 03:36:19.019
120 Broadway Hearing Room: can live, work and play here in Long Island City. Thank you.

1035
03:36:19.090 --> 03:36:36.969
120 Broadway Hearing Room: Thank you, Mr. Hugh. We have a question from Commissioner Osorio. Thank you so much, Commissioner. Thank you for your testimony. I encourage you to submit it in writing, so we can review in full detail. But I just had a quick question. So because you are because of the Ibc and some of the testimonies that we've heard, and some of the findings in the

1036
03:36:36.970 --> 03:36:52.200
120 Broadway Hearing Room: Eis regarding potential indirect mostly, but some direct displacement of businesses. What is, what is? How do you respond to the plan in that regard. Like, have you been engaged in terms of the conversations regarding potential mitigation measures?

1037
03:36:52.290 --> 03:37:06.520
120 Broadway Hearing Room: What is your general position on this? Yeah, we're not directly in a conversation of mitigation measures. But what I can say is, the mix of businesses in the area has changed a lot in the past years.

1038
03:37:06.520 --> 03:37:33.890
120 Broadway Hearing Room: you know, historically, it's very heavy industrial focus. We still have a lot of artists. We still have a lot of small manufacturers and makers, but increasingly, we are seeing fitness uses and other retail uses moving into the area. So you know, the mix of businesses is definitely changing in that specific part of the Ibc included in the one lic boundaries.

1039
03:37:34.700 --> 03:37:42.730

120 Broadway Hearing Room: Thank you. Yeah, that's useful. I mean, I know that the the mix has changed, but it's just that some of the existing ones are

1040
03:37:42.850 --> 03:38:11.219
120 Broadway Hearing Room: potentially could potentially be displaced. And so I would love to hear the thoughts of, you know. Maybe in writing, when you submit in terms of like, what are your specific kind of responses to that? And what do you think you know could be possible? Given that, you know the Department is currently working on the mitigation measures to address that displacement. And so reflecting your feedback in the final eis would be important. Okay, we'll submit that in our written testimony. Thank you. Thank you very much.

1041
03:38:11.390 --> 03:38:14.240
120 Broadway Hearing Room: The next speaker is Leonard Quigley.

1042
03:38:16.040 --> 03:38:18.447
120 Broadway Hearing Room: In person, perhaps, and

1043
03:38:19.800 --> 03:38:22.139
120 Broadway Hearing Room: person to follow is Maddie Deserbo.

1044
03:38:25.520 --> 03:38:32.079
120 Broadway Hearing Room: Hi! My name's Matt Quigley, and I'm with Plaxal. My cousin spoke here before. But we're

1045
03:38:32.290 --> 03:38:38.289
120 Broadway Hearing Room: we are definitely biased here because we own a significant amount of property in Long Island City.

1046
03:38:38.470 --> 03:38:43.830
120 Broadway Hearing Room: But we've been talking with city planning for 25 years now, I think, about

1047
03:38:44.475 --> 03:38:52.050
120 Broadway Hearing Room: ways to open up the waterfront and we've gone through very many permutations of it. But

1048
03:38:52.830 --> 03:39:07.559
120 Broadway Hearing Room: 25 years ago. And today it's still, if we were able to open up the waterfront from Animal Basin, going all the way up to Queensbridge Park. It would be an incredible public amenity and

1049
03:39:07.810 --> 03:39:15.459
120 Broadway Hearing Room: very beneficial to the community, so I'm very much in support of this plan. Thank you for your time. Thank you, Mr. Quigley.

1050
03:39:17.050 --> 03:39:18.409

120 Broadway Hearing Room: Maddie de Serbo.

1051
03:39:29.220 --> 03:39:39.809
120 Broadway Hearing Room: Hi, Commissioners. My name is Maddie Deserbo. I'm the director of urban planning for the Real Estate Board of New York. Thank you for the opportunity to testify in support of the one Lic Neighborhood plan.

1052
03:39:39.960 --> 03:39:49.259
120 Broadway Hearing Room: New York City is facing a well-documented housing crisis that should and must be addressed by changes to zoning, to spur new housing in high opportunity. Neighborhoods like Long Island City.

1053
03:39:49.470 --> 03:40:05.639
120 Broadway Hearing Room: Long Island City is one of the fastest growing neighborhoods in the city, with rising population and job growth over the past decade, as demand for housing continues to outpace supply plans like one lic are urgently needed to meet the current and future needs, not just of this neighborhood, but for the city overall.

1054
03:40:05.870 --> 03:40:24.319
120 Broadway Hearing Room: The one Lic Neighborhood Plan will create 14,000 new homes, including 3,500 permanently affordable units. Through the mapping of Mih. It incorporates new tools advanced through city of Yes, such as the active recreation bonus, which will help facilitate housing development while creating publicly accessible open spaces for residents and improving the public realm.

1055
03:40:24.630 --> 03:40:38.050
120 Broadway Hearing Room: The plan also supports Long Island City's evolution as a dynamic mixed use. Neighborhood and regional employment center by expanding opportunities for modern commercial and industrial development and attracting new investment that can spur job growth.

1056
03:40:38.400 --> 03:40:51.639
120 Broadway Hearing Room: Importantly, the plan includes public realm and infrastructure improvements, notably the creation of a continuous waterfront. This connection will link the shoreline to court square, enhancing neighborhood cohesion and improving pedestrian access.

1057
03:40:51.890 --> 03:41:00.500
120 Broadway Hearing Room: The one lic plan is a thoughtful proposal that addresses our city's urgent housing needs while also investing in the long-term vitality of a critical growth neighborhood.

1058
03:41:00.610 --> 03:41:24.320
120 Broadway Hearing Room: This plan is consistent with rational land use planning by balancing the development framework for new housing with necessary open space improvements and community investment revenue commends the department of city planning and councilmember Julie WAN for advancing this plan and encourages the city planning commission to adopt the zoning map and text amendments necessary to effectuate the plan. Thank you for considering these points.

1059
03:41:25.540 --> 03:41:28.970
120 Broadway Hearing Room: Thank you very much, Maddie. Next up is Kyle Sharaf

1060
03:41:29.550 --> 03:41:33.079
120 Broadway Hearing Room: on Zoom, Amelia Decadin on Zoom.

1061
03:41:54.430 --> 03:41:55.870
xPH03 - 83 - Kyle Sharaf: Hello! Can you hear me?

1062
03:41:55.870 --> 03:41:56.530
120 Broadway Hearing Room: Hello!

1063
03:41:57.370 --> 03:41:59.440
xPH03 - 83 - Kyle Sharaf: Hey? Good afternoon, Commissioners.

1064
03:41:59.770 --> 03:42:21.439
xPH03 - 83 - Kyle Sharaf: My name is Kyle, sheriff and I work for a Baron property group, a local property owner in Long Island city. I strongly support the one Lic neighborhood plan because it's the comprehensive solution the community needs right now. The text, as written, is well thought out, based on countless hours of community meetings and input from various stakeholders.

1065
03:42:21.610 --> 03:42:26.570
xPH03 - 83 - Kyle Sharaf: It directly addresses so many of the community needs spoken about already. Today

1066
03:42:26.680 --> 03:42:46.639
xPH03 - 83 - Kyle Sharaf: I support this plan because it addresses so many interconnected needs in the neighborhood from affordable housing and schools to open spaces and infrastructure. One lic will create permanently affordable homes and multiple income levels with a focus on family size units, giving people of all backgrounds a chance to live in the community.

1067
03:42:46.790 --> 03:42:52.089
xPH03 - 83 - Kyle Sharaf: creating more housing, both affordable and market is the best way to reduce.

1068
03:42:52.260 --> 03:42:57.930
xPH03 - 83 - Kyle Sharaf: or at least slow down, the increase of rents in the neighborhood, and this plan does just that.

1069
03:42:58.180 --> 03:43:08.480
xPH03 - 83 - Kyle Sharaf: The interconnected waterfront from Queensbridge Park to Gantry State Park will finally provide public access to areas that have been blocked for too long.

1070
03:43:09.800 --> 03:43:20.860
xPH03 - 83 - Kyle Sharaf: We can't afford to delay. Long Island city needs affordable housing schools, open space and infrastructure improvements. Now I urge the Commission to approve one lic. Thank you.

1071

03:43:21.760 --> 03:43:22.950
120 Broadway Hearing Room: Great. Thank you.

1072
03:43:23.820 --> 03:43:29.880
120 Broadway Hearing Room: Emilia de Condin, followed by Ashley, Cho.

1073
03:43:34.440 --> 03:43:43.220
xPH03 - 84 - Ã‰milia Decaudin: Hi there! My name is Amelia Decadin. I'm a resident of Hunters Point, South, a longtime Queen resident.

1074
03:43:43.330 --> 03:43:49.489
xPH03 - 84 - Ã‰milia Decaudin: I'm born in New York State, and I support one allic because our city needs more housing.

1075
03:43:49.660 --> 03:44:05.759
xPH03 - 84 - Ã‰milia Decaudin: In particular, New York can't position itself as a refuge for queer Americans or people who need access to reproductive health care if it costs too much money to move here and to live here. I know too many people who I've talked to, who

1076
03:44:05.800 --> 03:44:24.650
xPH03 - 84 - Ã‰milia Decaudin: live in Red States where they're being targeted for their identities, who will have to leave if they want to continue existing as they are and have access to healthcare, but can't consider moving to New York because it's too expensive and laugh at me when I suggest it. Similarly, we have people who live in New York

1077
03:44:24.740 --> 03:44:44.799
xPH03 - 84 - Ã‰milia Decaudin: people who are my friends, queer people. Trans people who want to stay in New York because it's where they have community. It's where they have healthcare access, and it's where they're thriving, but have to consider moving out of the city either to New Jersey or even back with their parents, or, further, because they can't continue to afford to live here.

1078
03:44:45.110 --> 03:44:56.709
xPH03 - 84 - Ã‰milia Decaudin: that where they're unable to start families, they have to live with many more people than they would like to, or they have to live in substandard housing, because that's the only kind of housing they can afford.

1079
03:44:57.840 --> 03:45:18.269
xPH03 - 84 - Ã‰milia Decaudin: We need to build more housing, not just affordable housing that would be directly affordable to these folks, but also market rate housing, which the one I lic plan would include, to make sure that people who otherwise could afford. Both aren't outbidding New Yorkers with less access to funds for new housing.

1080
03:45:19.830 --> 03:45:43.929
xPH03 - 84 - Ã‰milia Decaudin: We know that building new housing lowers, the cost of housing generally over time, and a plan like one Lic would build enough housing that would have a noticeable impact on rents in the surrounding area. Slowing rent increases and preventing further displacement of people in older housing stock further into queens or in parts of Brooklyn.

1081
03:45:44.950 --> 03:46:10.369
xPH03 - 84 - Ã‰milia Decaudin: We also know that that area of lic is not the most fun to be walking through to bike through like I do often enough. It's full of warehouses, and while many of those warehouses are homes to a lot of important jobs. We know from the plan proposal that that area can be so much more. I'm excited as a resident of the neighborhood to experience a fully connected waterfront park

1082
03:46:10.400 --> 03:46:15.979
xPH03 - 84 - Ã‰milia Decaudin: that goes from Hunters Point, south in Newtown Creek, up through to Queensbridge Park and beyond

1083
03:46:16.378 --> 03:46:25.849
xPH03 - 84 - Ã‰milia Decaudin: I'm also excited to be able to walk and bike through that neighborhood feeling safe, and not that I'm going to get hit by a truck, if I, you know, blink the wrong way.

1084
03:46:26.700 --> 03:46:39.479
xPH03 - 84 - Ã‰milia Decaudin: and to see so many more. New Yorkers and neighbors, you know, become my neighbors, and have access to a neighborhood that I think is pretty fantastic, because I think everyone should deserve to live here. Thank you.

1085
03:46:39.480 --> 03:46:40.490
120 Broadway Hearing Room: Time.

1086
03:46:41.170 --> 03:46:42.180
120 Broadway Hearing Room: Thank you.

1087
03:46:42.900 --> 03:46:48.169
120 Broadway Hearing Room: Ashley. Cho is next up, followed by Yc. Stegg

1088
03:46:48.880 --> 03:46:52.229
120 Broadway Hearing Room: Ashley is not in the zoom room. How about yc.

1089
03:46:53.980 --> 03:46:58.009
120 Broadway Hearing Room: yc. Is not in the zoom room. How about Daniel Chandras?

1090
03:46:58.620 --> 03:47:04.400
120 Broadway Hearing Room: Okay, while we pull up, Daniel Chandross? Let me make a brief public service announcement.

1091
03:47:04.580 --> 03:47:07.090
120 Broadway Hearing Room: But we're getting close to the end of this hearing.

1092

03:47:07.270 --> 03:47:13.499
120 Broadway Hearing Room: So if you wish to be heard on this item calendars numbers 25 to 31.

1093
03:47:13.750 --> 03:47:18.709
120 Broadway Hearing Room: Now is a good time to sign up and make sure that you are in the queue. So with that.

1094
03:47:18.930 --> 03:47:21.919
120 Broadway Hearing Room: let us hear from Mr. Chandras.

1095
03:47:22.250 --> 03:47:25.010
xPH03 - 92 - Daniel Chandross: Hi! Does this work? Can you hear me?

1096
03:47:25.570 --> 03:47:26.580
120 Broadway Hearing Room: We can.

1097
03:47:26.580 --> 03:47:43.499
xPH03 - 92 - Daniel Chandross: Amazing. Hi! My name is Daniel. I'm a rent stabilized tenant in New York City. I've been a New Yorker for years, and in fact, I moved here specifically for the transit and the community it brings. I'm here today because I'm a strong believer in the benefits of urbanization and building more dense housing.

1098
03:47:43.500 --> 03:48:04.350
xPH03 - 92 - Daniel Chandross: I'm excited about the possibility of new neighbors, friends, and businesses joining me here. I'm excited about being able to find cheaper housing without compromising on my deal breakers. I'm excited about one day being able to live near my friends in Lic, some of whom are lucky enough to have rent stabilized units of their own to ensure they cannot be taken advantage of by a rapidly changing market.

1099
03:48:04.440 --> 03:48:21.829
xPH03 - 92 - Daniel Chandross: The area being rezoned is currently a mix of car repair shops, storage facilities, and empty lots. This is a staggering waste of space for some of the most transit connected square footage in the entire country. These lots do nothing to create a welcoming pedestrian space and make the area feel hostile to walk through.

1100
03:48:21.880 --> 03:48:29.490
xPH03 - 92 - Daniel Chandross: Compared to the lively and residential blocks nearby. I simply do not believe this matches the character of the neighborhood, as some would say.

1101
03:48:29.520 --> 03:48:51.040
xPH03 - 92 - Daniel Chandross: more homes of all kinds are good in and of themselves, and we should not hold the possibility of new homes hostage in order to achieve other neighborhood priorities. I love the idea of having more parks, more transit, more walkable spaces, more union jobs, more funding for nonprofits, more space for nonprofits, and I believe our city would be better if all of these things succeed.

1102
03:48:51.050 --> 03:49:01.769
xPH03 - 92 - Daniel Chandross: But these proposals and their costs, should be able to withstand public discourse on their own merit, and not tacked on like Bagel toppings to a rezoning, to create more housing

1103
03:49:01.820 --> 03:49:15.540
xPH03 - 92 - Daniel Chandross: and to be clear while I'm excited by the new homes that will come from this. I personally think we should be thinking even bigger. I urge members to consider improving all areas under R. 9 to match the possibilities enabled by such dense zoning.

1104
03:49:15.630 --> 03:49:33.310
xPH03 - 92 - Daniel Chandross: Long Island City is no stranger to higher density. Living and going higher is perfectly in line with surrounding context. As New Yorkers, we have a unique ability to lead a car free and carbon lifestyle, and I believe we have an obligation to allow as many people as possible to join us in this endeavor.

1105
03:49:33.600 --> 03:49:55.720
xPH03 - 92 - Daniel Chandross: Finally, I urge the Council to consider the 14,000 people or more who may very well become our neighbors who aren't able to speak here today. There are Americans in every State desperate for the immigration LGBT. And health care protections that New York State provides, not to mention the almost 100,000 unhoused New Yorkers in New York City alone

1106
03:49:55.860 --> 03:50:01.169
xPH03 - 92 - Daniel Chandross: we owe all of them a more housed, urban, and abundant New York. Thank you.

1107
03:50:02.420 --> 03:50:03.740
120 Broadway Hearing Room: Thank you very much.

1108
03:50:04.582 --> 03:50:12.229
120 Broadway Hearing Room: The final 3 that I have signed up here are David Chai, Mark Natanawan, and Jasper Wu.

1109
03:50:12.970 --> 03:50:16.660
120 Broadway Hearing Room: Again, if you want to be heard today. Please sign up now, David Chai.

1110
03:50:16.960 --> 03:50:22.639
120 Broadway Hearing Room: David is not in the zoom room. How about Mark Natanawan? We do have Mark Mark welcome.

1111
03:50:30.420 --> 03:50:30.840
120 Broadway Hearing Room: Oh.

1112
03:50:32.300 --> 03:50:33.600
xPH03 - 94 - Mark Natanawan: Hello! Can you hear me?

1113
03:50:34.510 --> 03:50:35.650
120 Broadway Hearing Room: We can.

1114

03:50:35.650 --> 03:50:49.650
xPH03 - 94 - Mark Natanawan: Okay, perfect. Hello. My name is Mark Natanawan. I'm rent, stabilized renter. And for about the past 5 years I've worked in various capacities with different nonprofits, building affordable housing and protecting tenants rights here in New York City.

1115
03:50:49.790 --> 03:50:56.739
xPH03 - 94 - Mark Natanawan: And I am here right now because I love this city, and I want it to be an affordable and secure place to live for everyone.

1116
03:50:57.220 --> 03:51:18.339
xPH03 - 94 - Mark Natanawan: But of course everyone here knows that for years we have been in a deep housing crisis, which just gets worse year after year after year, and the people of the city are fed up with inaction. They are tired of the complacency that got us into this mess, we should be doing everything that we can to turn things around, otherwise they'll just keep on getting worse and worse and worse.

1117
03:51:18.340 --> 03:51:32.239
xPH03 - 94 - Mark Natanawan: and the simple truth which you know I just want to share. To cap off this long marathon of testimonies is that it is impossible to dig our way out of this crisis without building large amounts of new housing to alleviate the shortage

1118
03:51:32.400 --> 03:51:42.009
xPH03 - 94 - Mark Natanawan: where there is shortage and scarcity. As some have mentioned here today people compete with each other for what exists, and the result is displacement and homelessness.

1119
03:51:42.170 --> 03:52:03.410
xPH03 - 94 - Mark Natanawan: This rezoning could really make a massive difference. It could create thousands of new homes for New Yorkers, and more living space for all of us. We should not water it down, and, in fact, it could still be strengthened, like Daniel before me, mentioned, for example, in some areas designated for zoning before below Rr. 9, where more homes can even be built for people to live.

1120
03:52:03.620 --> 03:52:13.529
xPH03 - 94 - Mark Natanawan: we should take into account community interests support local orgs like those in arts and culture, and we can generally to try and benefit working class people.

1121
03:52:13.660 --> 03:52:19.799
xPH03 - 94 - Mark Natanawan: But the fundamental challenge here is, we need to rise up to the challenge of.

1122
03:52:19.800 --> 03:52:20.550
120 Broadway Hearing Room: And this.

1123
03:52:20.620 --> 03:52:22.859
xPH03 - 94 - Mark Natanawan: Building as much housing as possible.

1124
03:52:23.010 --> 03:52:34.740

xPH03 - 94 - Mark Natanawan: Failure to do so is failure to seriously tackle the housing crisis as a whole. Just to cap this off. Please stay the course, and please keep on pushing forward with the rezoning to create new homes for all of us.

1125
03:52:35.005 --> 03:52:38.070
120 Broadway Hearing Room: Okay, great. Thank you.

1126
03:52:39.080 --> 03:52:44.829
120 Broadway Hearing Room: Okay. Next, and perhaps last for the moment is Jasper Wu. We have Jasper Wu on zoom.

1127
03:52:46.370 --> 03:52:47.240
120 Broadway Hearing Room: Okay.

1128
03:52:47.390 --> 03:52:48.305
xPH03 - 94 - Jasper Wu: Yes,

1129
03:52:50.380 --> 03:53:14.620
xPH03 - 94 - Jasper Wu: hi, everybody. My name is Jasper Wu, and I'm Vice president at Zd. Jasper Realty. I'm a 6 year resident of Long Island city. I live and work in the neighborhood, including raising a young daughter. Here I personally walk around the area where the rezoning is proposed almost every day. From experience I can say there are many blocks in Long Island City where there's tremendous room for growth.

1130
03:53:14.740 --> 03:53:27.179
xPH03 - 94 - Jasper Wu: Some areas on one side of the street you see a thriving neighborhood filled with retail families and vibrant economic activity, and on the other side there's nothing but warehouses where you don't really feel comfortable walking around.

1131
03:53:27.290 --> 03:53:50.310
xPH03 - 94 - Jasper Wu: So in addition, there are many areas where there's this odd contrast of trucks driving around next to Daycares. So I feel the time is long overdue to change the area and bring robust infrastructure housing jobs and investment into Long Island City. So I am in full support of the rezoning and highly encourage the Commission to vote. Yes, to a better Long Island city. Thank you.

1132
03:53:52.470 --> 03:53:53.450
120 Broadway Hearing Room: Thank you.

1133
03:53:54.000 --> 03:54:04.210
120 Broadway Hearing Room: Okay, with that, I'm going to do a final call here. If there's anybody in the room, or anyone signing up online who wishes to be heard on Calendar number 25 through 31,

1134
03:54:04.480 --> 03:54:08.230
120 Broadway Hearing Room: and seeing none, I will note

1135

03:54:08.370 --> 03:54:20.940
120 Broadway Hearing Room: that before I close the hearing on this item the record will remain open through 5 Pm. On Monday, August 11, th to receive written comments on the Dei S.

1136
03:54:21.010 --> 03:54:30.500
120 Broadway Hearing Room: And at that time we will be closed. Madam Secretary, do we have any other business before the Commission today?

1137
03:54:30.500 --> 03:54:51.840
120 Broadway Hearing Room: No, there is no other business before the Commission for the public meeting. I do have 2 notes. First, st I believe, Commissioner Crowell, you wanted to note your vote on the calendar items in the report section, confirming the 3, the 2D. Mappings and the special permit. Staten Island. Okay, thank you. I also have some public information to share.

1138
03:54:52.030 --> 03:55:10.620
120 Broadway Hearing Room: for those of you who are unable to or did not wish to testify. You can submit written testimony online by selecting this hearing on 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, 1, 0 2, 7, 1

1139
03:55:10.620 --> 03:55:23.099
120 Broadway Hearing Room: great. Thank you, madam secretary, let me just very briefly express my appreciation. Everybody who turned up today to express their views, no matter what they were. We appreciate your taking the time to be with us to the staff of the Department of City planning.

1140
03:55:23.100 --> 03:55:47.510
120 Broadway Hearing Room: Thank you for everything you've done to get us to this moment. Of course, our sister agencies at Edc. And Hpd. We appreciate their presence here today, and Commissioners thank you very much to you for your time and attention. As always. This is the hearing on the last neighborhood plan that we will be having a hearing on in this calendar year. So this is a big moment for us. And with that

1141
03:55:47.700 --> 03:55:52.160
120 Broadway Hearing Room: this hearing is adjourned. The time is 1 54 Pm.

06 Form Letter

Name	Email	Address	State	Zip code	Message
Yarianna Cepeda	yariannacepeda21@gmail.com	41-07 Vernon Boulevard Long Island City	New York	11101	As a resident of the Queensbridge Houses, I call on the OneLIC project to include vital improvements that will improve the quality of Queensbridge residents. For too long, Queensbridge has been excluded from the deep investments that the rest of Long Island City has received. The OneLIC project must include following : - Investment in the Queensbridge Houses. Queensbridge has extreme capital needs such as elevators that go out for months at a time, door locks that are broken so anyone can enter our buildings, and a laundry list of maintenance issues in individual apartments. - A New Community Pool in Queensbridge Park: Bring back a larger version of the pool that existed in Queensbridge Park in the 1970s. Pools are not just a place for recreation but also education and community building. - A Dog Park in Baby Queensbridge Park: Our pets deserve better recreational facilities and this will lead to cleaner streets in Queensbridge. - Repairs and expansion of the PAL Early Childhood Center: Repairs have been needed to this center for a long time, and our children deserve the same resources and amenities as any other child in the city. We need additional capacity as the number of children in the development and surrounding area has increased. - Repairs for the Riis Community Center: Another vital community space in the heart of Queensbridge Houses that has been neglected for far too long. - A New Grocery Store: Access to fresh, affordable food is essential for our health. We need a new grocery store with affordable nutritious and delicious food. - New Parking Lot. A new parking lot would help with congestion and people would stop parking their cars in what is supposed to be a public Greenway. - Connect Queensbridge Park with the rest of the parks along the LIC waterfront. As members of the largest public housing complex in the country, we urge you to address our long-standing neglect and ensure that Queensbridge Houses priorities are included in the OneLIC project. The project’s Environmental Impact Statement must examine the feasibility of these investments.
Nancy jara	ndrjb0205@hotmail.com	4013 , Vernon Blvd LIC	New York	11101	As a resident of the Queensbridge Houses, I call on the OneLIC project to include vital improvements that will improve the quality of Queensbridge residents. For too long, Queensbridge has been excluded from the deep investments that the rest of Long Island City has received. The OneLIC project must include following : - Investment in the Queensbridge Houses. Queensbridge has extreme capital needs such as elevators that go out for months at a time, door locks that are broken so anyone can enter our buildings, and a laundry list of maintenance issues in individual apartments. - A New Community Pool in Queensbridge Park: Bring back a larger version of the pool that existed in Queensbridge Park in the 1970s. Pools are not just a place for recreation but also education and community building. - A Dog Park in Baby Queensbridge Park: Our pets deserve better recreational facilities and this will lead to cleaner streets in Queensbridge. - Repairs and expansion of the PAL Early Childhood Center: Repairs have been needed to this center for a long time, and our children deserve the same resources and amenities as any other child in the city. We need additional capacity as the number of children in the development and surrounding area has increased. - Repairs for the Riis Community Center: Another vital community space in the heart of Queensbridge Houses that has been neglected for far too long. - A New Grocery Store: Access to fresh, affordable food is essential for our health. We need a new grocery store with affordable nutritious and delicious food. - New Parking Lot. A new parking lot would help with congestion and people would stop parking their cars in what is supposed to be a public Greenway. - Connect Queensbridge Park with the rest of the parks along the LIC waterfront. As members of the largest public housing complex in the country, we urge you to address our long-standing neglect and ensure that Queensbridge Houses priorities are included in the OneLIC project. The project’s Environmental Impact Statement must examine the feasibility of these investments.
Marisela Santos	marisela_santis@hotmail.com	4115 12th Street #2A Long Island City	New York	11101	My name is Marisela Santos, and I have been a resident of Queensbridge for 14 years. I am actively involved in my community, and I believe that investing in our community is crucial for the well-being of all residents. This is a large community, and I encourage everyone to take advantage of the opportunities it offers. Thank you.

kalsang yangtso	yangtso05@gmail.com	4001 Vernon Boulevard Long Island City	New York	11101	As a resident of the Queensbridge Houses, I call on the OneLIC project to include vital improvements that will improve the quality of Queensbridge residents. For too long, Queensbridge has been excluded from the deep investments that the rest of Long Island City has received. The OneLIC project must include following : - Investment in the Queensbridge Houses. Queensbridge has extreme capital needs such as elevators that go out for months at a time, door locks that are broken so anyone can enter our buildings, and a laundry list of maintenance issues in individual apartments. - A New Community Pool in Queensbridge Park: Bring back a larger version of the pool that existed in Queensbridge Park in the 1970s. Pools are not just a place for recreation but also education and community building. - A Dog Park in Baby Queensbridge Park: Our pets deserve better recreational facilities and this will lead to cleaner streets in Queensbridge. - Repairs and expansion of the PAL Early Childhood Center: Repairs have been needed to this center for a long time, and our children deserve the same resources and amenities as any other child in the city. We need additional capacity as the number of children in the development and surrounding area has increased. - Repairs for the Riis Community Center: Another vital community space in the heart of Queensbridge Houses that has been neglected for far too long. - A New Grocery Store: Access to fresh, affordable food is essential for our health. We need a new grocery store with affordable nutritious and delicious food. - New Parking Lot. A new parking lot would help with congestion and people would stop parking their cars in what is supposed to be a public Greenway. - Connect Queensbridge Park with the rest of the parks along the LIC waterfront. As members of the largest public housing complex in the country, we urge you to address our long-standing neglect and ensure that Queensbridge Houses priorities are included in the OneLIC project. The project’s Environmental Impact Statement must examine the feasibility of these investments.

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Samantha Padro	samantha.padro9116@gmail.com	4001 10th Street, 3E Long Island City	New York	11101	I would like for 1. Fix capital and maintenance issues at Queensbridge Houses. 2. Build a new community pool in Queensbridge Park. 3. Create a dog park in Baby Queensbridge Park. Immediate attention is needed to address the severe capital and maintenance issues at Queensbridge
Amanda Moldovan	moldovan0116@hotmail.com	4009 10 street Long Island City	New York	11101	We need a larger pool similar to the one that was in Queensbridge Park in the 1970s. Pools serve as important spaces for recreation, education, and community building.
shanay mason	masonshanay36@yahoo.com	40-14 vernon blvd, 1c long island city	New York	11101	

Maggie Hemphill	mgnavyblue@gmail.com	40-02 10th Street apt 4B Long Island City NY	New York	11101	As a resident of the Queensbridge Houses, I call on the OneLIC project to include vital improvements that will improve the quality of Queensbridge residents. For too long, Queensbridge has been excluded from the deep investments that the rest of Long Island City has received. The OneLIC project must include following : - Investment in the Queensbridge Houses. Queensbridge has extreme capital needs such as elevators that go out for months at a time, door locks that are broken so anyone can enter our buildings, and a laundry list of maintenance issues in individual apartments. - A New Community Pool in Queensbridge Park: Bring back a larger and safer version of the pool that existed in Queensbridge Park in the 1970s. Pools are not just a place for recreation but also education and community building. - A Dog Park in Baby Queensbridge Park: Our pets deserve better recreational facilities and this will lead to cleaner streets in Queensbridge. - Repairs and expansion of the PAL Early Childhood Center: Repairs have been needed to this center for a long time, and our children deserve the same resources and amenities as any other child in the city. We need additional capacity as the number of children in the development and surrounding area has increased. - Repairs for the Riis Community Center: Another vital community space in the heart of Queensbridge Houses that has been neglected for far too long. - A New Grocery Store: Access to fresh, affordable food is essential for our health. We need a new grocery store with affordable nutritious and delicious food. - New Parking Lot. A new parking lot would help with congestion and people would stop parking their cars in what is supposed to be a public Greenway. - Connect Queensbridge Park with the rest of the parks along the LIC waterfront. As members of the largest public housing complex in the country, we urge you to address our long-standing neglect and ensure that Queensbridge Houses priorities are included in the OneLIC project. The project's Environmental Impact Statement must examine the feasibility of these investments.

Cora Ortiz	coralee8653@gmail.com	40-08 10th Street Apt 4C Long Island City	New York	11101	As a resident of the Queensbridge Houses, I call on the OneLIC project to include vital improvements that will improve the quality of Queensbridge residents. For too long, Queensbridge has been excluded from the deep investments that the rest of Long Island City has received. The OneLIC project must include following : - Investment in the Queensbridge Houses. Queensbridge has extreme capital needs such as elevators that go out for months at a time, door locks that are broken so anyone can enter our buildings, and a laundry list of maintenance issues in individual apartments. - A New Community Pool in Queensbridge Park: Bring back a larger and safer version of the pool that existed in Queensbridge Park in the 1970s. Pools are not just a place for recreation but also education and community building. - A Dog Park in Baby Queensbridge Park: Our pets deserve better recreational facilities and this will lead to cleaner streets in Queensbridge. - Repairs and expansion of the PAL Early Childhood Center: Repairs have been needed to this center for a long time, and our children deserve the same resources and amenities as any other child in the city. We need additional capacity as the number of children in the development and surrounding area has increased. - Repairs for the Riis Community Center: Another vital community space in the heart of Queensbridge Houses that has been neglected for far too long. - A New Grocery Store: Access to fresh, affordable food is essential for our health. We need a new grocery store with affordable nutritious and delicious food. - New Parking Lot. A new parking lot would help with congestion and people would stop parking their cars in what is supposed to be a public Greenway. - Connect Queensbridge Park with the rest of the parks along the LIC waterfront. As members of the largest public housing complex in the country, we urge you to address our long-standing neglect and ensure that Queensbridge Houses priorities are included in the OneLIC project. The project’s Environmental Impact Statement must examine the feasibility of these investments.

charlemayne estep	estepcharlemayne@gmail.com	40-05 10th st apt3A Long Island City	New York	11101	As a resident of the Queensbridge Houses, I call on the OneLIC project to include vital improvements that will improve the quality of Queensbridge residents. For too long, Queensbridge has been excluded from the deep investments that the rest of Long Island City has received. The OneLIC project must include following : - Investment in the Queensbridge Houses. Queensbridge has extreme capital needs such as elevators that go out for months at a time, door locks that are broken so anyone can enter our buildings, and a laundry list of maintenance issues in individual apartments. - A New Community Pool in Queensbridge Park: Bring back a larger and safer version of the pool that existed in Queensbridge Park in the 1970s. Pools are not just a place for recreation but also education and community building. - A Dog Park in Baby Queensbridge Park: Our pets deserve better recreational facilities and this will lead to cleaner streets in Queensbridge. - Repairs and expansion of the PAL Early Childhood Center: Repairs have been needed to this center for a long time, and our children deserve the same resources and amenities as any other child in the city. We need additional capacity as the number of children in the development and surrounding area has increased. - Repairs for the Riis Community Center: Another vital community space in the heart of Queensbridge Houses that has been neglected for far too long. - A New Grocery Store: Access to fresh, affordable food is essential for our health. We need a new grocery store with affordable nutritious and delicious food. - New Parking Lot. A new parking lot would help with congestion and people would stop parking their cars in what is supposed to be a public Greenway. - Connect Queensbridge Park with the rest of the parks along the LIC waterfront. As members of the largest public housing complex in the country, we urge you to address our long-standing neglect and ensure that Queensbridge Houses priorities are included in the OneLIC project. The project’s Environmental Impact Statement must examine the feasibility of these investments.

Cheri Churny	cchurny102@gmail.com	41-01 Vernon Blvd Long Island City	New York	11101	As a resident of the Queensbridge Houses, I call on the OneLIC project to include vital improvements that will improve the quality of Queensbridge residents. For too long, Queensbridge has been excluded from the deep investments that the rest of Long Island City has received. The OneLIC project must include following : - Investment in the Queensbridge Houses. Queensbridge has extreme capital needs such as elevators that go out for months at a time, door locks that are broken so anyone can enter our buildings, and a laundry list of maintenance issues in individual apartments. - A New Community Pool in Queensbridge Park: Bring back a larger and safer version of the pool that existed in Queensbridge Park in the 1970s. Pools are not just a place for recreation but also education and community building. - A Dog Park in Baby Queensbridge Park: Our pets deserve better recreational facilities and this will lead to cleaner streets in Queensbridge. - Repairs and expansion of the PAL Early Childhood Center: Repairs have been needed to this center for a long time, and our children deserve the same resources and amenities as any other child in the city. We need additional capacity as the number of children in the development and surrounding area has increased. - Repairs for the Riis Community Center: Another vital community space in the heart of Queensbridge Houses that has been neglected for far too long. - A New Grocery Store: Access to fresh, affordable food is essential for our health. We need a new grocery store with affordable nutritious and delicious food. - New Parking Lot. A new parking lot would help with congestion and people would stop parking their cars in what is supposed to be a public Greenway. - Connect Queensbridge Park with the rest of the parks along the LIC waterfront. As members of the largest public housing complex in the country, we urge you to address our long-standing neglect and ensure that Queensbridge Houses priorities are included in the OneLIC project. The project's Environmental Impact Statement must examine the feasibility of these investments.

Flounoy Jackson	flounoylj@gmial.com	41-14 10th St Apt 2D Long Island City	New York	11101	As a resident of the Queensbridge Houses, I call on the OneLIC project to include vital improvements that will improve the quality of Queensbridge residents. For too long, Queensbridge has been excluded from the deep investments that the rest of Long Island City has received. The OneLIC project must include following : - Investment in the Queensbridge Houses. Queensbridge has extreme capital needs such as elevators that go out for months at a time, door locks that are broken so anyone can enter our buildings, and a laundry list of maintenance issues in individual apartments. - A New Community Pool in Queensbridge Park: Bring back a larger and safer version of the pool that existed in Queensbridge Park in the 1970s. Pools are not just a place for recreation but also education and community building. - A Dog Park in Baby Queensbridge Park: Our pets deserve better recreational facilities and this will lead to cleaner streets in Queensbridge. - Repairs and expansion of the PAL Early Childhood Center: Repairs have been needed to this center for a long time, and our children deserve the same resources and amenities as any other child in the city. We need additional capacity as the number of children in the development and surrounding area has increased. - Repairs for the Riis Community Center: Another vital community space in the heart of Queensbridge Houses that has been neglected for far too long. - A New Grocery Store: Access to fresh, affordable food is essential for our health. We need a new grocery store with affordable nutritious and delicious food. - New Parking Lot. A new parking lot would help with congestion and people would stop parking their cars in what is supposed to be a public Greenway. - Connect Queensbridge Park with the rest of the parks along the LIC waterfront. As members of the largest public housing complex in the country, we urge you to address our long-standing neglect and ensure that Queensbridge Houses priorities are included in the OneLIC project. The project's Environmental Impact Statement must examine the feasibility of these investments.

Isis Ferguson	isisf7808@gmail.com	41-06 12th Lic	New York	11101	As a resident of the Queensbridge Houses, I call on the OneLIC project to include vital improvements that will improve the quality of Queensbridge residents. For too long, Queensbridge has been excluded from the deep investments that the rest of Long Island City has received. The OneLIC project must include following : - Investment in the Queensbridge Houses. Queensbridge has extreme capital needs such as elevators that go out for months at a time, door locks that are broken so anyone can enter our buildings, and a laundry list of maintenance issues in individual apartments. - A New Community Pool in Queensbridge Park: Bring back a larger version of the pool that existed in Queensbridge Park in the 1970s. Pools are not just a place for recreation but also education and community building. - A Dog Park in Baby Queensbridge Park: Our pets deserve better recreational facilities and this will lead to cleaner streets in Queensbridge. - Repairs and expansion of the PAL Early Childhood Center: Repairs have been needed to this center for a long time, and our children deserve the same resources and amenities as any other child in the city. We need additional capacity as the number of children in the development and surrounding area has increased. - Repairs for the Riis Community Center: Another vital community space in the heart of Queensbridge Houses that has been neglected for far too long. - A New Grocery Store: Access to fresh, affordable food is essential for our health. We need a new grocery store with affordable nutritious and delicious food. - New Parking Lot. A new parking lot would help with congestion and people would stop parking their cars in what is supposed to be a public Greenway. - Connect Queensbridge Park with the rest of the parks along the LIC waterfront. As members of the largest public housing complex in the country, we urge you to address our long-standing neglect and ensure that Queensbridge Houses priorities are included in the OneLIC project. The project's Environmental Impact Statement must examine the feasibility of these investments.

Darrein Webster	chuckd037@gmail.com	4108 Vernon Blvd Long Island City	New York	11101	As a resident of the Queensbridge Houses, I call on the OneLIC project to include vital improvements that will improve the quality of Queensbridge residents. For too long, Queensbridge has been excluded from the deep investments that the rest of Long Island City has received. The OneLIC project must include following : - Investment in the Queensbridge Houses. Queensbridge has extreme capital needs such as elevators that go out for months at a time, door locks that are broken so anyone can enter our buildings, and a laundry list of maintenance issues in individual apartments. - A New Community Pool in Queensbridge Park: Bring back a larger version of the pool that existed in Queensbridge Park in the 1970s. Pools are not just a place for recreation but also education and community building. - A Dog Park in Baby Queensbridge Park: Our pets deserve better recreational facilities and this will lead to cleaner streets in Queensbridge. - Repairs and expansion of the PAL Early Childhood Center: Repairs have been needed to this center for a long time, and our children deserve the same resources and amenities as any other child in the city. We need additional capacity as the number of children in the development and surrounding area has increased. - Repairs for the Riis Community Center: Another vital community space in the heart of Queensbridge Houses that has been neglected for far too long. - A New Grocery Store: Access to fresh, affordable food is essential for our health. We need a new grocery store with affordable nutritious and delicious food. - New Parking Lot. A new parking lot would help with congestion and people would stop parking their cars in what is supposed to be a public Greenway. - Connect Queensbridge Park with the rest of the parks along the LIC waterfront. As members of the largest public housing complex in the country, we urge you to address our long-standing neglect and ensure that Queensbridge Houses priorities are included in the OneLIC project. The project’s Environmental Impact Statement must examine the feasibility of these investments.

Romelia Hidalgo	Rommy2314@yahoo.com	4106 12th apt1D Long Island City	New York	11101	

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Melida Kennedy	mekennedy38@gmail.com	4009 10th Street, 2D Long Island City	New York	11101	All residents should have the opportunity to apply to operate any storefront businesses. Encourage small businesses ownership opportunities to the residents, first. Allow Queensbridge residence to have first right of refusal to obtain Queensbridge park usage permits for events and programs that will benefit the residents to Queensbridge. Why are outsiders able to monopolize the volleyball courts, baseball fields and the large green open space. Connect the waterway ferry to Queensbridge park, with connections to gantry state park, downtown Brooklyn, 34th Street and, wall street. Queensbridge residences should have a greater chance of obtaining housing, via the housing connect lottery for all long Island City housing. The baby park next to Queensbridge houses should be majority planned, (ideas for what to include in the park) and staffed by residents of Queensbridge Houses. Stop allowing outsiders to dictate what our community needs. Get rid of the compost building on Vernon Blvd, in Queensbridge houses and put relocate it to their neighborhood.
Ty John	Tlc72698@yahoo.com	N/A	New York	11101	Stop allowing representatives from Jacob Riis, Urban Upboound, and CCD to speak for the residents of Queensbridge. We have plenty of residents who are capable of speaking for the needs of our community.

Sonya Ort	sonyaort3@gmail.com	21-41 45th Ave Long Island City	New York	11101	As a resident of the Queensbridge Houses, I call on the OneLIC project to include vital improvements that will improve the quality of Queensbridge residents. For too long, Queensbridge has been excluded from the deep investments that the rest of Long Island City has received. The OneLIC project must include following : - Investment in the Queensbridge Houses. Queensbridge has extreme capital needs such as elevators that go out for months at a time, door locks that are broken so anyone can enter our buildings, and a laundry list of maintenance issues in individual apartments. - A New Community Pool in Queensbridge Park: Bring back a larger version of the pool that existed in Queensbridge Park in the 1970s. Pools are not just a place for recreation but also education and community building. - A Dog Park in Baby Queensbridge Park: Our pets deserve better recreational facilities and this will lead to cleaner streets in Queensbridge. - Repairs and expansion of the PAL Early Childhood Center: Repairs have been needed to this center for a long time, and our children deserve the same resources and amenities as any other child in the city. We need additional capacity as the number of children in the development and surrounding area has increased. - Repairs for the Riis Community Center: Another vital community space in the heart of Queensbridge Houses that has been neglected for far too long. - A New Grocery Store: Access to fresh, affordable food is essential for our health. We need a new grocery store with affordable nutritious and delicious food. - New Parking Lot. A new parking lot would help with congestion and people would stop parking their cars in what is supposed to be a public Greenway. - Connect Queensbridge Park with the rest of the parks along the LIC waterfront. As members of the largest public housing complex in the country, we urge you to address our long-standing neglect and ensure that Queensbridge Houses priorities are included in the OneLIC project. The project’s Environmental Impact Statement must examine the feasibility of these investments.

Dennis Munoz marriaga	munozdennis29@gmail.com	385912 LONG IS CITY	New York	11101

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Judy Fears	jfears@aboutccd.org	10-31 41st Ave, Long Island City	New York	11101	I am writing on behalf of CCD a dedicated public safety organization that brings essential programming to the Queensbridge Community. We have been closely monitoring the development of the OneLIC project and its potential impact on the community. As stakeholders deeply invested in the well-being and future of Queensbridge, we urge you to consider several critical needs that will significantly benefit our community. 1. Investment in the Queensbridge Houses: Queensbridge is home to one of the largest public housing developments in the country, and it faces extreme capital and maintenance issues that must be addressed immediately. Investing in the infrastructure and upkeep of these homes is not just a necessity but a moral imperative. The residents deserve safe, well-maintained living conditions, which will, in turn, foster a stronger and more resilient community. 2. A New Community Pool in Queensbridge Park: We strongly advocate for the reinstatement of a larger version of the pool that existed in Queensbridge Park during the 1970s. Pools serve as more than just recreational spaces; they are vital for education, physical well-being, and community building. A new pool would provide a safe environment for youth engagement, swim lessons, and neighborhood gatherings, contributing to the overall health and unity of the Queensbridge community. 3. A Dog Park in Baby Queensbridge Park: a dedicated dog park in Baby Queensbridge Park would address this need. This addition would not only provide a safe space for pets to exercise but also contribute to cleaner streets and shared spaces in Queensbridge, enhancing the quality of life for all residents. 4. Connect Queensbridge Park with the LIC Waterfront Parks: Connecting Queensbridge Park with the other parks along the LIC waterfront will create a continuous, accessible green space that enhances recreational opportunities and strengthens community ties. This connection will make Queensbridge Park a central hub for outdoor activities, fostering greater interaction among residents and visitors alike. 5. Repairs and Expansion of the PAL Early Childhood Center: The PAL Early Childhood Center has long needed repairs, and the growing population of children in Queensbridge and the surrounding area requires additional capacity. Our children deserve the same resources and amenities as any other child in the city. Investing in this center is an investment in the future of our community. 6. Repairs for the Riis Community Center: another vital community space in the heart of Queensbridge Houses that has been neglected for far too long. This center is essential for providing educational, recreational, and social services to residents. 7. A New Grocery Store: Access to fresh, affordable food is essential for the health and well-being of our community. We urgently need a new grocery store that offers nutritious and affordable food options. This will address food insecurity in Queensbridge and ensure that all residents have access to the sustenance they need to thrive. 8. New Parking Lot: The growing population and activity in Queensbridge necessitate an expansion of parking facilities. This would alleviate the current strain on parking availability, support local businesses, and improve traffic flow in the area. These proposed investments are not just about infrastructure; they are about the well-being and empowerment of the Queensbridge community. As a longstanding advocate and provider of services in this area, we urge you to consider these crucial enhancements in the OneLIC project planning process. Thank you for your attention to these matters. We look forward to collaborating with you to ensure that Queensbridge continues to thrive and remains a vibrant, inclusive community for all its residents.

Mary M	mary.m20@gmail.com	41-18 Vernon lic	New York	11101	As a resident of the Queensbridge Houses, I call on the OneLIC project to include vital improvements that will improve the quality of Queensbridge residents. For too long, Queensbridge has been excluded from the deep investments that the rest of Long Island City has received. The OneLIC project must include following : NO MORE SHELTERS NEAR QUEENSBRIDGE. - Investment in the Queensbridge Houses. Queensbridge has extreme capital needs such as elevators that go out for months at a time, door locks that are broken so anyone can enter our buildings, and a laundry list of maintenance issues in individual apartments. - A New Community Pool in Queensbridge Park: Bring back a larger version of the pool that existed in Queensbridge Park in the 1970s. Pools are not just a place for recreation but also education and community building. - A Dog Park in Baby Queensbridge Park: Our pets deserve better recreational facilities and this will lead to cleaner streets in Queensbridge. - Repairs and expansion of the PAL Early Childhood Center: Repairs have been needed to this center for a long time, and our children deserve the same resources and amenities as any other child in the city. We need additional capacity as the number of children in the development and surrounding area has increased. - Repairs for the Riis Community Center: Another vital community space in the heart of Queensbridge Houses that has been neglected for far too long. - A New Grocery Store: Access to fresh, affordable food is essential for our health. We need a new grocery store with affordable nutritious and delicious food. - New Parking Lot. A new parking lot would help with congestion and people would stop parking their cars in what is supposed to be a public Greenway. - Connect Queensbridge Park with the rest of the parks along the LIC waterfront. As members of the largest public housing complex in the country, we urge you to address our long-standing neglect and ensure that Queensbridge Houses priorities are included in the OneLIC project. The project’s Environmental Impact Statement must examine the feasibility of these investments.

Shawn Jenkins	wilson_chariffe@yahoo.com	41-18 Vernon LIC	New York	11101	As a resident of the Queensbridge Houses, I call on the OneLIC project to include vital improvements that will improve the quality of Queensbridge residents. For too long, Queensbridge has been excluded from the deep investments that the rest of Long Island City has received. The OneLIC project must include following : NO MORE SHELTERS IN OUR NEIGHBORHOOD - Investment in the Queensbridge Houses. Queensbridge has extreme capital needs such as elevators that go out for months at a time, door locks that are broken so anyone can enter our buildings, and a laundry list of maintenance issues in individual apartments. - A New Community Pool in Queensbridge Park: Bring back a larger version of the pool that existed in Queensbridge Park in the 1970s. Pools are not just a place for recreation but also education and community building. - A Dog Park in Baby Queensbridge Park: Our pets deserve better recreational facilities and this will lead to cleaner streets in Queensbridge. - Repairs and expansion of the PAL Early Childhood Center: Repairs have been needed to this center for a long time, and our children deserve the same resources and amenities as any other child in the city. We need additional capacity as the number of children in the development and surrounding area has increased. - Repairs for the Riis Community Center: Another vital community space in the heart of Queensbridge Houses that has been neglected for far too long. - A New Grocery Store: Access to fresh, affordable food is essential for our health. We need a new grocery store with affordable nutritious and delicious food. - New Parking Lot. A new parking lot would help with congestion and people would stop parking their cars in what is supposed to be a public Greenway. - Connect Queensbridge Park with the rest of the parks along the LIC waterfront. As members of the largest public housing complex in the country, we urge you to address our long-standing neglect and ensure that Queensbridge Houses priorities are included in the OneLIC project. The project's Environmental Impact Statement must examine the feasibility of these investments.

Constance Foster	no.email@aol.com	41-09 Vernon Boulevard Lic	New York	11101	As a resident of the Queensbridge Houses, I call on the OneLIC project to include vital improvements that will improve the quality of Queensbridge residents. For too long, Queensbridge has been excluded from the deep investments that the rest of Long Island City has received. The OneLIC project must include following : - Investment in the Queensbridge Houses. Queensbridge has extreme capital needs such as elevators that go out for months at a time, door locks that are broken so anyone can enter our buildings, and a laundry list of maintenance issues in individual apartments. - A New Community Pool in Queensbridge Park: Bring back a larger version of the pool that existed in Queensbridge Park in the 1970s. Pools are not just a place for recreation but also education and community building. - A Dog Park in Baby Queensbridge Park: Our pets deserve better recreational facilities and this will lead to cleaner streets in Queensbridge. - Repairs and expansion of the PAL Early Childhood Center: Repairs have been needed to this center for a long time, and our children deserve the same resources and amenities as any other child in the city. We need additional capacity as the number of children in the development and surrounding area has increased. - Repairs for the Riis Community Center: Another vital community space in the heart of Queensbridge Houses that has been neglected for far too long. - A New Grocery Store: Access to fresh, affordable food is essential for our health. We need a new grocery store with affordable nutritious and delicious food. - New Parking Lot. A new parking lot would help with congestion and people would stop parking their cars in what is supposed to be a public Greenway. - Connect Queensbridge Park with the rest of the parks along the LIC waterfront. As members of the largest public housing complex in the country, we urge you to address our long-standing neglect and ensure that Queensbridge Houses priorities are included in the OneLIC project. The project’s Environmental Impact Statement must examine the feasibility of these investments.

Queens Organizing,

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The OneLIC project must include following :

Stop building shelters near queensbridge houses

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Keyva Boone keyvaboone39@gmail.com 40-12 Vernon Blvd. 4F Lic New York 11101

Wynona Grady	noemail@gmail.com	41-05 Vernon4F Lic	New York	11101	As a resident of the Queensbridge Houses, I call on the OneLIC project to include vital improvements that will improve the quality of Queensbridge residents. For too long, Queensbridge has been excluded from the deep investments that the rest of Long Island City has received. The OneLIC project must include following : - Investment in the Queensbridge Houses. Queensbridge has extreme capital needs such as elevators that go out for months at a time, door locks that are broken so anyone can enter our buildings, and a laundry list of maintenance issues in individual apartments. - A New Community Pool in Queensbridge Park: Bring back a larger version of the pool that existed in Queensbridge Park in the 1970s. Pools are not just a place for recreation but also education and community building. - A Dog Park in Baby Queensbridge Park: Our pets deserve better recreational facilities and this will lead to cleaner streets in Queensbridge. - Repairs and expansion of the PAL Early Childhood Center: Repairs have been needed to this center for a long time, and our children deserve the same resources and amenities as any other child in the city. We need additional capacity as the number of children in the development and surrounding area has increased. - Repairs for the Riis Community Center: Another vital community space in the heart of Queensbridge Houses that has been neglected for far too long. - A New Grocery Store: Access to fresh, affordable food is essential for our health. We need a new grocery store with affordable nutritious and delicious food. - New Parking Lot. A new parking lot would help with congestion and people would stop parking their cars in what is supposed to be a public Greenway. - Connect Queensbridge Park with the rest of the parks along the LIC waterfront. As members of the largest public housing complex in the country, we urge you to address our long-standing neglect and ensure that Queensbridge Houses priorities are included in the OneLIC project. The project’s Environmental Impact Statement must examine the feasibility of these investments.

Patrice Woods	patricewoodslawton@gmail.com	40-01 12 street Lic	New York	11101	As a resident of the Queensbridge Houses, I call on the OneLIC project to include vital improvements that will improve the quality of Queensbridge residents. For too long, Queensbridge has been excluded from the deep investments that the rest of Long Island City has received. The OneLIC project must include following : - Investment in the Queensbridge Houses. Queensbridge has extreme capital needs such as elevators that go out for months at a time, door locks that are broken so anyone can enter our buildings, and a laundry list of maintenance issues in individual apartments. - A New Community Pool in Queensbridge Park: Bring back a larger version of the pool that existed in Queensbridge Park in the 1970s. Pools are not just a place for recreation but also education and community building. - A Dog Park in Baby Queensbridge Park: Our pets deserve better recreational facilities and this will lead to cleaner streets in Queensbridge. - Repairs and expansion of the PAL Early Childhood Center: Repairs have been needed to this center for a long time, and our children deserve the same resources and amenities as any other child in the city. We need additional capacity as the number of children in the development and surrounding area has increased. - Repairs for the Riis Community Center: Another vital community space in the heart of Queensbridge Houses that has been neglected for far too long. - A New Grocery Store: Access to fresh, affordable food is essential for our health. We need a new grocery store with affordable nutritious and delicious food. - New Parking Lot. A new parking lot would help with congestion and people would stop parking their cars in what is supposed to be a public Greenway. - Connect Queensbridge Park with the rest of the parks along the LIC waterfront. As members of the largest public housing complex in the country, we urge you to address our long-standing neglect and ensure that Queensbridge Houses priorities are included in the OneLIC project. The project’s Environmental Impact Statement must examine the feasibility of these investments.

MD Hossain	alomsports@aol.com	40-02 10th street 6c Lic	New York	11101	As a resident of the Queensbridge Houses, I call on the OneLIC project to include vital improvements that will improve the quality of Queensbridge residents. For too long, Queensbridge has been excluded from the deep investments that the rest of Long Island City has received. The OneLIC project must include following : - Investment in the Queensbridge Houses. Queensbridge has extreme capital needs such as elevators that go out for months at a time, door locks that are broken so anyone can enter our buildings, and a laundry list of maintenance issues in individual apartments. - A New Community Pool in Queensbridge Park: Bring back a larger version of the pool that existed in Queensbridge Park in the 1970s. Pools are not just a place for recreation but also education and community building. - A Dog Park in Baby Queensbridge Park: Our pets deserve better recreational facilities and this will lead to cleaner streets in Queensbridge. - Repairs and expansion of the PAL Early Childhood Center: Repairs have been needed to this center for a long time, and our children deserve the same resources and amenities as any other child in the city. We need additional capacity as the number of children in the development and surrounding area has increased. - Repairs for the Riis Community Center: Another vital community space in the heart of Queensbridge Houses that has been neglected for far too long. - A New Grocery Store: Access to fresh, affordable food is essential for our health. We need a new grocery store with affordable nutritious and delicious food. - New Parking Lot. A new parking lot would help with congestion and people would stop parking their cars in what is supposed to be a public Greenway. - Connect Queensbridge Park with the rest of the parks along the LIC waterfront. As members of the largest public housing complex in the country, we urge you to address our long-standing neglect and ensure that Queensbridge Houses priorities are included in the OneLIC project. The project’s Environmental Impact Statement must examine the feasibility of these investments.

Jade Turner	jliebman9@gmail.com	40-02 Vernon Blvd Lic	New York	11101	As a resident of the Queensbridge Houses, I call on the OneLIC project to include vital improvements that will improve the quality of Queensbridge residents. For too long, Queensbridge has been excluded from the deep investments that the rest of Long Island City has received. The OneLIC project must include following : NO MORE SHELTERS NEAR QUEENSBRIDGE HOUSES - Investment in the Queensbridge Houses. Queensbridge has extreme capital needs such as elevators that go out for months at a time, door locks that are broken so anyone can enter our buildings, and a laundry list of maintenance issues in individual apartments. - A New Community Pool in Queensbridge Park: Bring back a larger version of the pool that existed in Queensbridge Park in the 1970s. Pools are not just a place for recreation but also education and community building. - A Dog Park in Baby Queensbridge Park: Our pets deserve better recreational facilities and this will lead to cleaner streets in Queensbridge. - Repairs and expansion of the PAL Early Childhood Center: Repairs have been needed to this center for a long time, and our children deserve the same resources and amenities as any other child in the city. We need additional capacity as the number of children in the development and surrounding area has increased. - Repairs for the Riis Community Center: Another vital community space in the heart of Queensbridge Houses that has been neglected for far too long. - A New Grocery Store: Access to fresh, affordable food is essential for our health. We need a new grocery store with affordable nutritious and delicious food. - New Parking Lot. A new parking lot would help with congestion and people would stop parking their cars in what is supposed to be a public Greenway. - Connect Queensbridge Park with the rest of the parks along the LIC waterfront. As members of the largest public housing complex in the country, we urge you to address our long-standing neglect and ensure that Queensbridge Houses priorities are included in the OneLIC project. The project’s Environmental Impact Statement must examine the feasibility of these investments.

Teresa Ilijic	none@aol.com	41-02 12th Lic	New York	11101	As a resident of the Queensbridge Houses, I call on the OneLIC project to include vital improvements that will improve the quality of Queensbridge residents. For too long, Queensbridge has been excluded from the deep investments that the rest of Long Island City has received. The OneLIC project must include following : No more shelters near Queensbridge! - Investment in the Queensbridge Houses. Queensbridge has extreme capital needs such as elevators that go out for months at a time, door locks that are broken so anyone can enter our buildings, and a laundry list of maintenance issues in individual apartments. - A New Community Pool in Queensbridge Park: Bring back a larger version of the pool that existed in Queensbridge Park in the 1970s. Pools are not just a place for recreation but also education and community building. - A Dog Park in Baby Queensbridge Park: Our pets deserve better recreational facilities and this will lead to cleaner streets in Queensbridge. - Repairs and expansion of the PAL Early Childhood Center: Repairs have been needed to this center for a long time, and our children deserve the same resources and amenities as any other child in the city. We need additional capacity as the number of children in the development and surrounding area has increased. - Repairs for the Riis Community Center: Another vital community space in the heart of Queensbridge Houses that has been neglected for far too long. - A New Grocery Store: Access to fresh, affordable food is essential for our health. We need a new grocery store with affordable nutritious and delicious food. - New Parking Lot. A new parking lot would help with congestion and people would stop parking their cars in what is supposed to be a public Greenway. - Connect Queensbridge Park with the rest of the parks along the LIC waterfront. As members of the largest public housing complex in the country, we urge you to address our long-standing neglect and ensure that Queensbridge Houses priorities are included in the OneLIC project. The project's Environmental Impact Statement must examine the feasibility of these investments.

Mary Coleman	tasha11179@gmail.com	4101 12th st. Lic	New York	11101	As a resident of the Queensbridge Houses, I call on the OneLIC project to include vital improvements that will improve the quality of Queensbridge residents. For too long, Queensbridge has been excluded from the deep investments that the rest of Long Island City has received. The OneLIC project must include following : - Investment in the Queensbridge Houses. Queensbridge has extreme capital needs such as elevators that go out for months at a time, door locks that are broken so anyone can enter our buildings, and a laundry list of maintenance issues in individual apartments. - A New Community Pool in Queensbridge Park: Bring back a larger version of the pool that existed in Queensbridge Park in the 1970s. Pools are not just a place for recreation but also education and community building. - A Dog Park in Baby Queensbridge Park: Our pets deserve better recreational facilities and this will lead to cleaner streets in Queensbridge. - Repairs and expansion of the PAL Early Childhood Center: Repairs have been needed to this center for a long time, and our children deserve the same resources and amenities as any other child in the city. We need additional capacity as the number of children in the development and surrounding area has increased. - Repairs for the Riis Community Center: Another vital community space in the heart of Queensbridge Houses that has been neglected for far too long. - A New Grocery Store: Access to fresh, affordable food is essential for our health. We need a new grocery store with affordable nutritious and delicious food. - New Parking Lot. A new parking lot would help with congestion and people would stop parking their cars in what is supposed to be a public Greenway. - Connect Queensbridge Park with the rest of the parks along the LIC waterfront. As members of the largest public housing complex in the country, we urge you to address our long-standing neglect and ensure that Queensbridge Houses priorities are included in the OneLIC project. The project’s Environmental Impact Statement must examine the feasibility of these investments.

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Daniel Taylor	dltlicnyc@aol.com	40-05 12st Lic	New York	11101	As a resident of the Queensbridge Houses, I call on the OneLIC project to include vital improvements that will improve the quality of Queensbridge residents. For too long, Queensbridge has been excluded from the deep investments that the rest of Long Island City has received. The OneLIC project must include following : - Investment in the Queensbridge Houses. Queensbridge has extreme capital needs such as elevators that go out for months at a time, door locks that are broken so anyone can enter our buildings, and a laundry list of maintenance issues in individual apartments. - A New Community Pool in Queensbridge Park: Bring back a larger version of the pool that existed in Queensbridge Park in the 1970s. Pools are not just a place for recreation but also education and community building. - A Dog Park in Baby Queensbridge Park: Our pets deserve better recreational facilities and this will lead to cleaner streets in Queensbridge. - Repairs and expansion of the PAL Early Childhood Center: Repairs have been needed to this center for a long time, and our children deserve the same resources and amenities as any other child in the city. We need additional capacity as the number of children in the development and surrounding area has increased. - Repairs for the Riis Community Center: Another vital community space in the heart of Queensbridge Houses that has been neglected for far too long. - A New Grocery Store: Access to fresh, affordable food is essential for our health. We need a new grocery store with affordable nutritious and delicious food. - New Parking Lot. A new parking lot would help with congestion and people would stop parking their cars in what is supposed to be a public Greenway. - Connect Queensbridge Park with the rest of the parks along the LIC waterfront. As members of the largest public housing complex in the country, we urge you to address our long-standing neglect and ensure that Queensbridge Houses priorities are included in the OneLIC project. The project’s Environmental Impact Statement must examine the feasibility of these investments.
Hannah Giles	gileshannah54@gmail.com	40-09 vernon Lic	New York	11101	

Edna Taylor Walden	ewalden340@gmail.com	4009 Vernon Blvd Long Island City	New York	11101	As a resident of the Queensbridge Houses, I call on the OneLIC project to include vital improvements that will improve the quality of Queensbridge residents. For too long, Queensbridge has been excluded from the deep investments that the rest of Long Island City has received. The OneLIC project must include following : - Investment in the Queensbridge Houses. Queensbridge has extreme capital needs such as elevators that go out for months at a time, door locks that are broken so anyone can enter our buildings, and a laundry list of maintenance issues in individual apartments. - A New Community Pool in Queensbridge Park: Bring back a larger and safer version of the pool that existed in Queensbridge Park in the 1970s. Pools are not just a place for recreation but also education and community building. - A Dog Park in Baby Queensbridge Park: Our pets deserve better recreational facilities and this will lead to cleaner streets in Queensbridge. - Repairs and expansion of the PAL Early Childhood Center: Repairs have been needed to this center for a long time, and our children deserve the same resources and amenities as any other child in the city. We need additional capacity as the number of children in the development and surrounding area has increased. - Repairs for the Riis Community Center: Another vital community space in the heart of Queensbridge Houses that has been neglected for far too long. - A New Grocery Store: Access to fresh, affordable food is essential for our health. We need a new grocery store with affordable nutritious and delicious food. - New Parking Lot. A new parking lot would help with congestion and people would stop parking their cars in what is supposed to be a public Greenway. - Connect Queensbridge Park with the rest of the parks along the LIC waterfront. As members of the largest public housing complex in the country, we urge you to address our long-standing neglect and ensure that Queensbridge Houses priorities are included in the OneLIC project. The project's Environmental Impact Statement must examine the feasibility of these investments.

FRANK MCCREA	fmccrea@riissettlement.org	1025 41ST STREET LONG ISLAND CITY	New York	11101	As a resident of the Queensbridge Houses, I call on the OneLIC project to include vital improvements that will improve the quality of Queensbridge residents. For too long, Queensbridge has been excluded from the deep investments that the rest of Long Island City has received. The OneLIC project must include following : - Investment in the Queensbridge Houses. Queensbridge has extreme capital needs such as elevators that go out for months at a time, door locks that are broken so anyone can enter our buildings, and a laundry list of maintenance issues in individual apartments. - A New Community Pool in Queensbridge Park: Bring back a larger and safer version of the pool that existed in Queensbridge Park in the 1970s. Pools are not just a place for recreation but also education and community building. - A Dog Park in Baby Queensbridge Park: Our pets deserve better recreational facilities and this will lead to cleaner streets in Queensbridge. - Repairs and expansion of the PAL Early Childhood Center: Repairs have been needed to this center for a long time, and our children deserve the same resources and amenities as any other child in the city. We need additional capacity as the number of children in the development and surrounding area has increased. - Repairs for the Riis Community Center: Another vital community space in the heart of Queensbridge Houses that has been neglected for far too long. - A New Grocery Store: Access to fresh, affordable food is essential for our health. We need a new grocery store with affordable nutritious and delicious food. - New Parking Lot. A new parking lot would help with congestion and people would stop parking their cars in what is supposed to be a public Greenway. - Connect Queensbridge Park with the rest of the parks along the LIC waterfront. As members of the largest public housing complex in the country, we urge you to address our long-standing neglect and ensure that Queensbridge Houses priorities are included in the OneLIC project. The project’s Environmental Impact Statement must examine the feasibility of these investments.

Jesus Merchan	jessujesus53@gmail.com	40-11 Vernon Blvd Apt 5F Long Island City	New York	11101	As a resident of the Queensbridge Houses, I call on the OneLIC project to include vital improvements that will improve the quality of Queensbridge residents. For too long, Queensbridge has been excluded from the deep investments that the rest of Long Island City has received. The OneLIC project must include following : - Investment in the Queensbridge Houses. Queensbridge has extreme capital needs such as elevators that go out for months at a time, door locks that are broken so anyone can enter our buildings, and a laundry list of maintenance issues in individual apartments. - A New Community Pool in Queensbridge Park: Bring back a larger and safer version of the pool that existed in Queensbridge Park in the 1970s. Pools are not just a place for recreation but also education and community building. - A Dog Park in Baby Queensbridge Park: Our pets deserve better recreational facilities and this will lead to cleaner streets in Queensbridge. - Repairs and expansion of the PAL Early Childhood Center: Repairs have been needed to this center for a long time, and our children deserve the same resources and amenities as any other child in the city. We need additional capacity as the number of children in the development and surrounding area has increased. - Repairs for the Riis Community Center: Another vital community space in the heart of Queensbridge Houses that has been neglected for far too long. - A New Grocery Store: Access to fresh, affordable food is essential for our health. We need a new grocery store with affordable nutritious and delicious food. - New Parking Lot. A new parking lot would help with congestion and people would stop parking their cars in what is supposed to be a public Greenway. - Connect Queensbridge Park with the rest of the parks along the LIC waterfront. As members of the largest public housing complex in the country, we urge you to address our long-standing neglect and ensure that Queensbridge Houses priorities are included in the OneLIC project. The project's Environmental Impact Statement must examine the feasibility of these investments.

Marilyn Jones	jordie484@gmail.com	40-10 Vernon Blvd Apt 2E Long Island City	New York	11101	As a resident of the Queensbridge Houses, I call on the OneLIC project to include vital improvements that will improve the quality of Queensbridge residents. For too long, Queensbridge has been excluded from the deep investments that the rest of Long Island City has received. The OneLIC project must include following : - Investment in the Queensbridge Houses. Queensbridge has extreme capital needs such as elevators that go out for months at a time, door locks that are broken so anyone can enter our buildings, and a laundry list of maintenance issues in individual apartments. - A New Community Pool in Queensbridge Park: Bring back a larger and safer version of the pool that existed in Queensbridge Park in the 1970s. Pools are not just a place for recreation but also education and community building. - A Dog Park in Baby Queensbridge Park: Our pets deserve better recreational facilities and this will lead to cleaner streets in Queensbridge. - Repairs and expansion of the PAL Early Childhood Center: Repairs have been needed to this center for a long time, and our children deserve the same resources and amenities as any other child in the city. We need additional capacity as the number of children in the development and surrounding area has increased. - Repairs for the Riis Community Center: Another vital community space in the heart of Queensbridge Houses that has been neglected for far too long. - A New Grocery Store: Access to fresh, affordable food is essential for our health. We need a new grocery store with affordable nutritious and delicious food. - New Parking Lot. A new parking lot would help with congestion and people would stop parking their cars in what is supposed to be a public Greenway. - Connect Queensbridge Park with the rest of the parks along the LIC waterfront. As members of the largest public housing complex in the country, we urge you to address our long-standing neglect and ensure that Queensbridge Houses priorities are included in the OneLIC project. The project's Environmental Impact Statement must examine the feasibility of these investments.

Shirley Mitchell	fulloffancy@yahoo.com	40-12 12 th Apt 6c Long Island City	New York	11101	As a resident of the Queensbridge Houses, I call on the OneLIC project to include vital improvements that will improve the quality of Queensbridge residents. For too long, Queensbridge has been excluded from the deep investments that the rest of Long Island City has received. The OneLIC project must include following : - Investment in the Queensbridge Houses. Queensbridge has extreme capital needs such as elevators that go out for months at a time, door locks that are broken so anyone can enter our buildings, and a laundry list of maintenance issues in individual apartments. - A New Community Pool in Queensbridge Park: Bring back a larger and safer version of the pool that existed in Queensbridge Park in the 1970s. Pools are not just a place for recreation but also education and community building. - A Dog Park in Baby Queensbridge Park: Our pets deserve better recreational facilities and this will lead to cleaner streets in Queensbridge. - Repairs and expansion of the PAL Early Childhood Center: Repairs have been needed to this center for a long time, and our children deserve the same resources and amenities as any other child in the city. We need additional capacity as the number of children in the development and surrounding area has increased. - Repairs for the Riis Community Center: Another vital community space in the heart of Queensbridge Houses that has been neglected for far too long. - A New Grocery Store: Access to fresh, affordable food is essential for our health. We need a new grocery store with affordable nutritious and delicious food. - New Parking Lot. A new parking lot would help with congestion and people would stop parking their cars in what is supposed to be a public Greenway. - Connect Queensbridge Park with the rest of the parks along the LIC waterfront. As members of the largest public housing complex in the country, we urge you to address our long-standing neglect and ensure that Queensbridge Houses priorities are included in the OneLIC project. The project’s Environmental Impact Statement must examine the feasibility of these investments.

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Nafisa Mahdi	msmadika@gmail.com	41-05 Vernon Blvd apt 2C Long Island City	New York	11101	

maria rojas	mariaelaine4444@gmail.com	41-09 10th st Apt 3B Long Island City	New York	11101	As a resident of the Queensbridge Houses, I call on the OneLIC project to include vital improvements that will improve the quality of Queensbridge residents. For too long, Queensbridge has been excluded from the deep investments that the rest of Long Island City has received. The OneLIC project must include following : - Investment in the Queensbridge Houses. Queensbridge has extreme capital needs such as elevators that go out for months at a time, door locks that are broken so anyone can enter our buildings, and a laundry list of maintenance issues in individual apartments. - A New Community Pool in Queensbridge Park: Bring back a larger and safer version of the pool that existed in Queensbridge Park in the 1970s. Pools are not just a place for recreation but also education and community building. - A Dog Park in Baby Queensbridge Park: Our pets deserve better recreational facilities and this will lead to cleaner streets in Queensbridge. - Repairs and expansion of the PAL Early Childhood Center: Repairs have been needed to this center for a long time, and our children deserve the same resources and amenities as any other child in the city. We need additional capacity as the number of children in the development and surrounding area has increased. - Repairs for the Riis Community Center: Another vital community space in the heart of Queensbridge Houses that has been neglected for far too long. - A New Grocery Store: Access to fresh, affordable food is essential for our health. We need a new grocery store with affordable nutritious and delicious food. - New Parking Lot. A new parking lot would help with congestion and people would stop parking their cars in what is supposed to be a public Greenway. - Connect Queensbridge Park with the rest of the parks along the LIC waterfront. As members of the largest public housing complex in the country, we urge you to address our long-standing neglect and ensure that Queensbridge Houses priorities are included in the OneLIC project. The project's Environmental Impact Statement must examine the feasibility of these investments.

Nancy Molina	nmolina694@gmail.com	41-13 10th st Apt5E Long island city	New York	11101	

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Anna Mercedes	forestelourdes@yahoo.com	41-04 12th St Apt 2B Long island city	New York	11101	As a resident of the Queensbridge Houses, I call on the OneLIC project to include vital improvements that will improve the quality of Queensbridge residents. For too long, Queensbridge has been excluded from the deep investments that the rest of Long Island City has received. The OneLIC project must include following : - Investment in the Queensbridge Houses. Queensbridge has extreme capital needs such as elevators that go out for months at a time, door locks that are broken so anyone can enter our buildings, and a laundry list of maintenance issues in individual apartments. - A New Community Pool in Queensbridge Park: Bring back a larger and safer version of the pool that existed in Queensbridge Park in the 1970s. Pools are not just a place for recreation but also education and community building. - A Dog Park in Baby Queensbridge Park: Our pets deserve better recreational facilities and this will lead to cleaner streets in Queensbridge. - Repairs and expansion of the PAL Early Childhood Center: Repairs have been needed to this center for a long time, and our children deserve the same resources and amenities as any other child in the city. We need additional capacity as the number of children in the development and surrounding area has increased. - Repairs for the Riis Community Center: Another vital community space in the heart of Queensbridge Houses that has been neglected for far too long. - A New Grocery Store: Access to fresh, affordable food is essential for our health. We need a new grocery store with affordable nutritious and delicious food. - New Parking Lot. A new parking lot would help with congestion and people would stop parking their cars in what is supposed to be a public Greenway. - Connect Queensbridge Park with the rest of the parks along the LIC waterfront. As members of the largest public housing complex in the country, we urge you to address our long-standing neglect and ensure that Queensbridge Houses priorities are included in the OneLIC project. The project's Environmental Impact Statement must examine the feasibility of these investments.

Maria Leon	forestelourdes@gmail.com	41-14 10tth street Apt 3c Long island city	New York	11101	As a resident of the Queensbridge Houses, I call on the OneLIC project to include vital improvements that will improve the quality of Queensbridge residents. For too long, Queensbridge has been excluded from the deep investments that the rest of Long Island City has received. The OneLIC project must include following : - Investment in the Queensbridge Houses. Queensbridge has extreme capital needs such as elevators that go out for months at a time, door locks that are broken so anyone can enter our buildings, and a laundry list of maintenance issues in individual apartments. - A New Community Pool in Queensbridge Park: Bring back a larger and safer version of the pool that existed in Queensbridge Park in the 1970s. Pools are not just a place for recreation but also education and community building. - A Dog Park in Baby Queensbridge Park: Our pets deserve better recreational facilities and this will lead to cleaner streets in Queensbridge. - Repairs and expansion of the PAL Early Childhood Center: Repairs have been needed to this center for a long time, and our children deserve the same resources and amenities as any other child in the city. We need additional capacity as the number of children in the development and surrounding area has increased. - Repairs for the Riis Community Center: Another vital community space in the heart of Queensbridge Houses that has been neglected for far too long. - A New Grocery Store: Access to fresh, affordable food is essential for our health. We need a new grocery store with affordable nutritious and delicious food. - New Parking Lot. A new parking lot would help with congestion and people would stop parking their cars in what is supposed to be a public Greenway. - Connect Queensbridge Park with the rest of the parks along the LIC waterfront. As members of the largest public housing complex in the country, we urge you to address our long-standing neglect and ensure that Queensbridge Houses priorities are included in the OneLIC project. The project’s Environmental Impact Statement must examine the feasibility of these investments.

Robbin Davis	rdavis@riissettlement.org	10-25 41st Ave LIC	New York	11101	As a resident of the Queensbridge Houses, I call on the OneLIC project to include vital improvements that will improve the quality of Queensbridge residents. For too long, Queensbridge has been excluded from the deep investments that the rest of Long Island City has received. The OneLIC project must include following : - Investment in the Queensbridge Houses. Queensbridge has extreme capital needs such as elevators that go out for months at a time, door locks that are broken so anyone can enter our buildings, and a laundry list of maintenance issues in individual apartments. - A New Community Pool in Queensbridge Park: Bring back a larger and safer version of the pool that existed in Queensbridge Park in the 1970s. Pools are not just a place for recreation but also education and community building. - A Dog Park in Baby Queensbridge Park: Our pets deserve better recreational facilities and this will lead to cleaner streets in Queensbridge. - Repairs and expansion of the PAL Early Childhood Center: Repairs have been needed to this center for a long time, and our children deserve the same resources and amenities as any other child in the city. We need additional capacity as the number of children in the development and surrounding area has increased. - Repairs for the Riis Community Center: Another vital community space in the heart of Queensbridge Houses that has been neglected for far too long. - A New Grocery Store: Access to fresh, affordable food is essential for our health. We need a new grocery store with affordable nutritious and delicious food. - New Parking Lot. A new parking lot would help with congestion and people would stop parking their cars in what is supposed to be a public Greenway. - Connect Queensbridge Park with the rest of the parks along the LIC waterfront. As members of the largest public housing complex in the country, we urge you to address our long-standing neglect and ensure that Queensbridge Houses priorities are included in the OneLIC project. The project's Environmental Impact Statement must examine the feasibility of these investments.

Rebecca White	zw2368@nyu.edu	41-12 Vernon 4F lic	New York	11101	As a resident of the Queensbridge Houses, I call on the OneLIC project to include vital improvements that will improve the quality of Queensbridge residents. For too long, Queensbridge has been excluded from the deep investments that the rest of Long Island City has received. The OneLIC project must include following : - Investment in the Queensbridge Houses. Queensbridge has extreme capital needs such as elevators that go out for months at a time, door locks that are broken so anyone can enter our buildings, and a laundry list of maintenance issues in individual apartments. - A New Community Pool in Queensbridge Park: Bring back a larger and safer version of the pool that existed in Queensbridge Park in the 1970s. Pools are not just a place for recreation but also education and community building. - A Dog Park in Baby Queensbridge Park: Our pets deserve better recreational facilities and this will lead to cleaner streets in Queensbridge. - Repairs and expansion of the PAL Early Childhood Center: Repairs have been needed to this center for a long time, and our children deserve the same resources and amenities as any other child in the city. We need additional capacity as the number of children in the development and surrounding area has increased. - Repairs for the Riis Community Center: Another vital community space in the heart of Queensbridge Houses that has been neglected for far too long. - A New Grocery Store: Access to fresh, affordable food is essential for our health. We need a new grocery store with affordable nutritious and delicious food. - New Parking Lot. A new parking lot would help with congestion and people would stop parking their cars in what is supposed to be a public Greenway. - Connect Queensbridge Park with the rest of the parks along the LIC waterfront. As members of the largest public housing complex in the country, we urge you to address our long-standing neglect and ensure that Queensbridge Houses priorities are included in the OneLIC project. The project's Environmental Impact Statement must examine the feasibility of these investments.

Hood H	taniareidy@gmail.com	40-05 10th Street Llc	New York	11101	As a resident of the Queensbridge Houses, I call on the OneLIC project to include vital improvements that will improve the quality of Queensbridge residents. For too long, Queensbridge has been excluded from the deep investments that the rest of Long Island City has received. The OneLIC project must include following : - Investment in the Queensbridge Houses. Queensbridge has extreme capital needs such as elevators that go out for months at a time, door locks that are broken so anyone can enter our buildings, and a laundry list of maintenance issues in individual apartments. - A New Community Pool in Queensbridge Park: Bring back a larger and safer version of the pool that existed in Queensbridge Park in the 1970s. Pools are not just a place for recreation but also education and community building. - A Dog Park in Baby Queensbridge Park: Our pets deserve better recreational facilities and this will lead to cleaner streets in Queensbridge. - Repairs and expansion of the PAL Early Childhood Center: Repairs have been needed to this center for a long time, and our children deserve the same resources and amenities as any other child in the city. We need additional capacity as the number of children in the development and surrounding area has increased. - Repairs for the Riis Community Center: Another vital community space in the heart of Queensbridge Houses that has been neglected for far too long. - A New Grocery Store: Access to fresh, affordable food is essential for our health. We need a new grocery store with affordable nutritious and delicious food. - New Parking Lot. A new parking lot would help with congestion and people would stop parking their cars in what is supposed to be a public Greenway. - Connect Queensbridge Park with the rest of the parks along the LIC waterfront. As members of the largest public housing complex in the country, we urge you to address our long-standing neglect and ensure that Queensbridge Houses priorities are included in the OneLIC project. The project’s Environmental Impact Statement must examine the feasibility of these investments.

Helen Cushnie	Cushnie@gmail.com	40-08 12th Street LIC	New York	11101	As a resident of the Queensbridge Houses, I call on the OneLIC project to include vital improvements that will improve the quality of Queensbridge residents. For too long, Queensbridge has been excluded from the deep investments that the rest of Long Island City has received. The OneLIC project must include following : - Investment in the Queensbridge Houses. Queensbridge has extreme capital needs such as elevators that go out for months at a time, door locks that are broken so anyone can enter our buildings, and a laundry list of maintenance issues in individual apartments. - A New Community Pool in Queensbridge Park: Bring back a larger and safer version of the pool that existed in Queensbridge Park in the 1970s. Pools are not just a place for recreation but also education and community building. - A Dog Park in Baby Queensbridge Park: Our pets deserve better recreational facilities and this will lead to cleaner streets in Queensbridge. - Repairs and expansion of the PAL Early Childhood Center: Repairs have been needed to this center for a long time, and our children deserve the same resources and amenities as any other child in the city. We need additional capacity as the number of children in the development and surrounding area has increased. - Repairs for the Riis Community Center: Another vital community space in the heart of Queensbridge Houses that has been neglected for far too long. - A New Grocery Store: Access to fresh, affordable food is essential for our health. We need a new grocery store with affordable nutritious and delicious food. - New Parking Lot. A new parking lot would help with congestion and people would stop parking their cars in what is supposed to be a public Greenway. - Connect Queensbridge Park with the rest of the parks along the LIC waterfront. As members of the largest public housing complex in the country, we urge you to address our long-standing neglect and ensure that Queensbridge Houses priorities are included in the OneLIC project. The project's Environmental Impact Statement must examine the feasibility of these investments.
Paul Amante	pamante@riissettlement.org	10-25 41st Ave LIC	New York	11101	Please improve the quality of the life for Queensbridge residents by improving the parks and community center

Rosalee Jones	gmail@gmail.com	41-11 10th	New York	11101	As a resident of the Queensbridge Houses, I call on the OneLIC project to include vital improvements that will improve the quality of Queensbridge residents. For too long, Queensbridge has been excluded from the deep investments that the rest of Long Island City has received. The OneLIC project must include following : - Investment in the Queensbridge Houses. Queensbridge has extreme capital needs such as elevators that go out for months at a time, door locks that are broken so anyone can enter our buildings, and a laundry list of maintenance issues in individual apartments. - A New Community Pool in Queensbridge Park: Bring back a larger version of the pool that existed in Queensbridge Park in the 1970s. Pools are not just a place for recreation but also education and community building. - A Dog Park in Baby Queensbridge Park: Our pets deserve better recreational facilities and this will lead to cleaner streets in Queensbridge. - Repairs and expansion of the PAL Early Childhood Center: Repairs have been needed to this center for a long time, and our children deserve the same resources and amenities as any other child in the city. We need additional capacity as the number of children in the development and surrounding area has increased. - Repairs for the Riis Community Center: Another vital community space in the heart of Queensbridge Houses that has been neglected for far too long. - A New Grocery Store: Access to fresh, affordable food is essential for our health. We need a new grocery store with affordable nutritious and delicious food. - New Parking Lot. A new parking lot would help with congestion and people would stop parking their cars in what is supposed to be a public Greenway. - Connect Queensbridge Park with the rest of the parks along the LIC waterfront. As members of the largest public housing complex in the country, we urge you to address our long-standing neglect and ensure that Queensbridge Houses priorities are included in the OneLIC project. The project’s Environmental Impact Statement must examine the feasibility of these investments.

Calvin Williams	gmail@gmail.com	40-15 Vernon. Long Island City	New York	11101	As a resident of the Queensbridge Houses, I call on the OneLIC project to include vital improvements that will improve the quality of Queensbridge residents. For too long, Queensbridge has been excluded from the deep investments that the rest of Long Island City has received. The OneLIC project must include following : - Investment in the Queensbridge Houses. Queensbridge has extreme capital needs such as elevators that go out for months at a time, door locks that are broken so anyone can enter our buildings, and a laundry list of maintenance issues in individual apartments. - A New Community Pool in Queensbridge Park: Bring back a larger version of the pool that existed in Queensbridge Park in the 1970s. Pools are not just a place for recreation but also education and community building. - A Dog Park in Baby Queensbridge Park: Our pets deserve better recreational facilities and this will lead to cleaner streets in Queensbridge. - Repairs and expansion of the PAL Early Childhood Center: Repairs have been needed to this center for a long time, and our children deserve the same resources and amenities as any other child in the city. We need additional capacity as the number of children in the development and surrounding area has increased. - Repairs for the Riis Community Center: Another vital community space in the heart of Queensbridge Houses that has been neglected for far too long. - A New Grocery Store: Access to fresh, affordable food is essential for our health. We need a new grocery store with affordable nutritious and delicious food. - New Parking Lot. A new parking lot would help with congestion and people would stop parking their cars in what is supposed to be a public Greenway. - Connect Queensbridge Park with the rest of the parks along the LIC waterfront. As members of the largest public housing complex in the country, we urge you to address our long-standing neglect and ensure that Queensbridge Houses priorities are included in the OneLIC project. The project’s Environmental Impact Statement must examine the feasibility of these investments.

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As members of the largest public housing complex in the country, we urge you to address our long-standing neglect and ensure that Queensbridge Houses priorities are included in the OneLIC project. The project’s Environmental Impact Statement must examine the feasibility of these investments.

Janie Edwards	janie@gmail.com	46-10 Vernon Long Island city	New York	11101

Jacqueline Crine	jac@yahoo.com	40-06 12 th Lic	New York	11101	As a resident of the Queensbridge Houses, I call on the OneLIC project to include vital improvements that will improve the quality of Queensbridge residents. For too long, Queensbridge has been excluded from the deep investments that the rest of Long Island City has received. The OneLIC project must include following : - Investment in the Queensbridge Houses. Queensbridge has extreme capital needs such as elevators that go out for months at a time, door locks that are broken so anyone can enter our buildings, and a laundry list of maintenance issues in individual apartments. - A New Community Pool in Queensbridge Park: Bring back a larger version of the pool that existed in Queensbridge Park in the 1970s. Pools are not just a place for recreation but also education and community building. - A Dog Park in Baby Queensbridge Park: Our pets deserve better recreational facilities and this will lead to cleaner streets in Queensbridge. - Repairs and expansion of the PAL Early Childhood Center: Repairs have been needed to this center for a long time, and our children deserve the same resources and amenities as any other child in the city. We need additional capacity as the number of children in the development and surrounding area has increased. - Repairs for the Riis Community Center: Another vital community space in the heart of Queensbridge Houses that has been neglected for far too long. - A New Grocery Store: Access to fresh, affordable food is essential for our health. We need a new grocery store with affordable nutritious and delicious food. - New Parking Lot. A new parking lot would help with congestion and people would stop parking their cars in what is supposed to be a public Greenway. - Connect Queensbridge Park with the rest of the parks along the LIC waterfront. As members of the largest public housing complex in the country, we urge you to address our long-standing neglect and ensure that Queensbridge Houses priorities are included in the OneLIC project. The project’s Environmental Impact Statement must examine the feasibility of these investments.

Olivia Libia Jaramillo	libia@gmail.com	4109 10 apt 1D Lic	New York	11101	As a resident of the Queensbridge Houses, I call on the OneLIC project to include vital improvements that will improve the quality of Queensbridge residents. For too long, Queensbridge has been excluded from the deep investments that the rest of Long Island City has received. The OneLIC project must include following : - Investment in the Queensbridge Houses. Queensbridge has extreme capital needs such as elevators that go out for months at a time, door locks that are broken so anyone can enter our buildings, and a laundry list of maintenance issues in individual apartments. - A New Community Pool in Queensbridge Park: Bring back a larger version of the pool that existed in Queensbridge Park in the 1970s. Pools are not just a place for recreation but also education and community building. - A Dog Park in Baby Queensbridge Park: Our pets deserve better recreational facilities and this will lead to cleaner streets in Queensbridge. - Repairs and expansion of the PAL Early Childhood Center: Repairs have been needed to this center for a long time, and our children deserve the same resources and amenities as any other child in the city. We need additional capacity as the number of children in the development and surrounding area has increased. - Repairs for the Riis Community Center: Another vital community space in the heart of Queensbridge Houses that has been neglected for far too long. - A New Grocery Store: Access to fresh, affordable food is essential for our health. We need a new grocery store with affordable nutritious and delicious food. - New Parking Lot. A new parking lot would help with congestion and people would stop parking their cars in what is supposed to be a public Greenway. - Connect Queensbridge Park with the rest of the parks along the LIC waterfront. As members of the largest public housing complex in the country, we urge you to address our long-standing neglect and ensure that Queensbridge Houses priorities are included in the OneLIC project. The project’s Environmental Impact Statement must examine the feasibility of these investments.

Denise Bernard	denise@gmail.com	40-11 10th. Apt 2E LIC	New York	11101	As a resident of the Queensbridge Houses, I call on the OneLIC project to include vital improvements that will improve the quality of Queensbridge residents. For too long, Queensbridge has been excluded from the deep investments that the rest of Long Island City has received. The OneLIC project must include following : - Investment in the Queensbridge Houses. Queensbridge has extreme capital needs such as elevators that go out for months at a time, door locks that are broken so anyone can enter our buildings, and a laundry list of maintenance issues in individual apartments. - A New Community Pool in Queensbridge Park: Bring back a larger version of the pool that existed in Queensbridge Park in the 1970s. Pools are not just a place for recreation but also education and community building. - A Dog Park in Baby Queensbridge Park: Our pets deserve better recreational facilities and this will lead to cleaner streets in Queensbridge. - Repairs and expansion of the PAL Early Childhood Center: Repairs have been needed to this center for a long time, and our children deserve the same resources and amenities as any other child in the city. We need additional capacity as the number of children in the development and surrounding area has increased. - Repairs for the Riis Community Center: Another vital community space in the heart of Queensbridge Houses that has been neglected for far too long. - A New Grocery Store: Access to fresh, affordable food is essential for our health. We need a new grocery store with affordable nutritious and delicious food. - New Parking Lot. A new parking lot would help with congestion and people would stop parking their cars in what is supposed to be a public Greenway. - Connect Queensbridge Park with the rest of the parks along the LIC waterfront. As members of the largest public housing complex in the country, we urge you to address our long-standing neglect and ensure that Queensbridge Houses priorities are included in the OneLIC project. The project’s Environmental Impact Statement must examine the feasibility of these investments.

William Moyet	moyet@gmail.com	4104 vernon. 2E Long island city	New York	11101	As a resident of the Queensbridge Houses, I call on the OneLIC project to include vital improvements that will improve the quality of Queensbridge residents. For too long, Queensbridge has been excluded from the deep investments that the rest of Long Island City has received. The OneLIC project must include following : - Investment in the Queensbridge Houses. Queensbridge has extreme capital needs such as elevators that go out for months at a time, door locks that are broken so anyone can enter our buildings, and a laundry list of maintenance issues in individual apartments. - A New Community Pool in Queensbridge Park: Bring back a larger version of the pool that existed in Queensbridge Park in the 1970s. Pools are not just a place for recreation but also education and community building. - A Dog Park in Baby Queensbridge Park: Our pets deserve better recreational facilities and this will lead to cleaner streets in Queensbridge. - Repairs and expansion of the PAL Early Childhood Center: Repairs have been needed to this center for a long time, and our children deserve the same resources and amenities as any other child in the city. We need additional capacity as the number of children in the development and surrounding area has increased. - Repairs for the Riis Community Center: Another vital community space in the heart of Queensbridge Houses that has been neglected for far too long. - A New Grocery Store: Access to fresh, affordable food is essential for our health. We need a new grocery store with affordable nutritious and delicious food. - New Parking Lot. A new parking lot would help with congestion and people would stop parking their cars in what is supposed to be a public Greenway. - Connect Queensbridge Park with the rest of the parks along the LIC waterfront. As members of the largest public housing complex in the country, we urge you to address our long-standing neglect and ensure that Queensbridge Houses priorities are included in the OneLIC project. The project’s Environmental Impact Statement must examine the feasibility of these investments.

Darlene Dickson	darlene@gmail.com	41-08 10th street. 4D LIC	New York	11101	As a resident of the Queensbridge Houses, I call on the OneLIC project to include vital improvements that will improve the quality of Queensbridge residents. For too long, Queensbridge has been excluded from the deep investments that the rest of Long Island City has received. The OneLIC project must include following : - Investment in the Queensbridge Houses. Queensbridge has extreme capital needs such as elevators that go out for months at a time, door locks that are broken so anyone can enter our buildings, and a laundry list of maintenance issues in individual apartments. - A New Community Pool in Queensbridge Park: Bring back a larger version of the pool that existed in Queensbridge Park in the 1970s. Pools are not just a place for recreation but also education and community building. - A Dog Park in Baby Queensbridge Park: Our pets deserve better recreational facilities and this will lead to cleaner streets in Queensbridge. - Repairs and expansion of the PAL Early Childhood Center: Repairs have been needed to this center for a long time, and our children deserve the same resources and amenities as any other child in the city. We need additional capacity as the number of children in the development and surrounding area has increased. - Repairs for the Riis Community Center: Another vital community space in the heart of Queensbridge Houses that has been neglected for far too long. - A New Grocery Store: Access to fresh, affordable food is essential for our health. We need a new grocery store with affordable nutritious and delicious food. - New Parking Lot. A new parking lot would help with congestion and people would stop parking their cars in what is supposed to be a public Greenway. - Connect Queensbridge Park with the rest of the parks along the LIC waterfront. As members of the largest public housing complex in the country, we urge you to address our long-standing neglect and ensure that Queensbridge Houses priorities are included in the OneLIC project. The project’s Environmental Impact Statement must examine the feasibility of these investments.

Patricia Cooper	marcycoop1@aol.com	4118 Vernon Lic	New York	11101	As a resident of the Queensbridge Houses, I call on the OneLIC project to include vital improvements that will improve the quality of Queensbridge residents. For too long, Queensbridge has been excluded from the deep investments that the rest of Long Island City has received. The OneLIC project must include following : - Investment in the Queensbridge Houses. Queensbridge has extreme capital needs such as elevators that go out for months at a time, door locks that are broken so anyone can enter our buildings, and a laundry list of maintenance issues in individual apartments. - A New Community Pool in Queensbridge Park: Bring back a larger version of the pool that existed in Queensbridge Park in the 1970s. Pools are not just a place for recreation but also education and community building. - A Dog Park in Baby Queensbridge Park: Our pets deserve better recreational facilities and this will lead to cleaner streets in Queensbridge. - Repairs and expansion of the PAL Early Childhood Center: Repairs have been needed to this center for a long time, and our children deserve the same resources and amenities as any other child in the city. We need additional capacity as the number of children in the development and surrounding area has increased. - Repairs for the Riis Community Center: Another vital community space in the heart of Queensbridge Houses that has been neglected for far too long. - A New Grocery Store: Access to fresh, affordable food is essential for our health. We need a new grocery store with affordable nutritious and delicious food. - New Parking Lot. A new parking lot would help with congestion and people would stop parking their cars in what is supposed to be a public Greenway. - Connect Queensbridge Park with the rest of the parks along the LIC waterfront. As members of the largest public housing complex in the country, we urge you to address our long-standing neglect and ensure that Queensbridge Houses priorities are included in the OneLIC project. The project’s Environmental Impact Statement must examine the feasibility of these investments.

Betty William	betty@gmail.com	40-12 Vernon Blvd LIC	New York	11101	As a resident of the Queensbridge Houses, I call on the OneLIC project to include vital improvements that will improve the quality of Queensbridge residents. For too long, Queensbridge has been excluded from the deep investments that the rest of Long Island City has received. The OneLIC project must include following : - Investment in the Queensbridge Houses. Queensbridge has extreme capital needs such as elevators that go out for months at a time, door locks that are broken so anyone can enter our buildings, and a laundry list of maintenance issues in individual apartments. - A New Community Pool in Queensbridge Park: Bring back a larger version of the pool that existed in Queensbridge Park in the 1970s. Pools are not just a place for recreation but also education and community building. - A Dog Park in Baby Queensbridge Park: Our pets deserve better recreational facilities and this will lead to cleaner streets in Queensbridge. - Repairs and expansion of the PAL Early Childhood Center: Repairs have been needed to this center for a long time, and our children deserve the same resources and amenities as any other child in the city. We need additional capacity as the number of children in the development and surrounding area has increased. - Repairs for the Riis Community Center: Another vital community space in the heart of Queensbridge Houses that has been neglected for far too long. - A New Grocery Store: Access to fresh, affordable food is essential for our health. We need a new grocery store with affordable nutritious and delicious food. - New Parking Lot. A new parking lot would help with congestion and people would stop parking their cars in what is supposed to be a public Greenway. - Connect Queensbridge Park with the rest of the parks along the LIC waterfront. As members of the largest public housing complex in the country, we urge you to address our long-standing neglect and ensure that Queensbridge Houses priorities are included in the OneLIC project. The project’s Environmental Impact Statement must examine the feasibility of these investments.

Ivon e Treadwell	twell@gmail.com	40-05 10th street LIC	New York	11101	As a resident of the Queensbridge Houses, I call on the OneLIC project to include vital improvements that will improve the quality of Queensbridge residents. For too long, Queensbridge has been excluded from the deep investments that the rest of Long Island City has received. The OneLIC project must include following : - Investment in the Queensbridge Houses. Queensbridge has extreme capital needs such as elevators that go out for months at a time, door locks that are broken so anyone can enter our buildings, and a laundry list of maintenance issues in individual apartments. - A New Community Pool in Queensbridge Park: Bring back a larger version of the pool that existed in Queensbridge Park in the 1970s. Pools are not just a place for recreation but also education and community building. - A Dog Park in Baby Queensbridge Park: Our pets deserve better recreational facilities and this will lead to cleaner streets in Queensbridge. - Repairs and expansion of the PAL Early Childhood Center: Repairs have been needed to this center for a long time, and our children deserve the same resources and amenities as any other child in the city. We need additional capacity as the number of children in the development and surrounding area has increased. - Repairs for the Riis Community Center: Another vital community space in the heart of Queensbridge Houses that has been neglected for far too long. - A New Grocery Store: Access to fresh, affordable food is essential for our health. We need a new grocery store with affordable nutritious and delicious food. - New Parking Lot. A new parking lot would help with congestion and people would stop parking their cars in what is supposed to be a public Greenway. - Connect Queensbridge Park with the rest of the parks along the LIC waterfront. As members of the largest public housing complex in the country, we urge you to address our long-standing neglect and ensure that Queensbridge Houses priorities are included in the OneLIC project. The project’s Environmental Impact Statement must examine the feasibility of these investments.

William Foster	fosterman@aol.com	40-03 10th street LIC	New York	11101	As a resident of the Queensbridge Houses, I call on the OneLIC project to include vital improvements that will improve the quality of Queensbridge residents. For too long, Queensbridge has been excluded from the deep investments that the rest of Long Island City has received. The OneLIC project must include following : - Investment in the Queensbridge Houses. Queensbridge has extreme capital needs such as elevators that go out for months at a time, door locks that are broken so anyone can enter our buildings, and a laundry list of maintenance issues in individual apartments. - A New Community Pool in Queensbridge Park: Bring back a larger version of the pool that existed in Queensbridge Park in the 1970s. Pools are not just a place for recreation but also education and community building. - A Dog Park in Baby Queensbridge Park: Our pets deserve better recreational facilities and this will lead to cleaner streets in Queensbridge. - Repairs and expansion of the PAL Early Childhood Center: Repairs have been needed to this center for a long time, and our children deserve the same resources and amenities as any other child in the city. We need additional capacity as the number of children in the development and surrounding area has increased. - Repairs for the Riis Community Center: Another vital community space in the heart of Queensbridge Houses that has been neglected for far too long. - A New Grocery Store: Access to fresh, affordable food is essential for our health. We need a new grocery store with affordable nutritious and delicious food. - New Parking Lot. A new parking lot would help with congestion and people would stop parking their cars in what is supposed to be a public Greenway. - Connect Queensbridge Park with the rest of the parks along the LIC waterfront. As members of the largest public housing complex in the country, we urge you to address our long-standing neglect and ensure that Queensbridge Houses priorities are included in the OneLIC project. The project’s Environmental Impact Statement must examine the feasibility of these investments.

Amy Chen	achen2@aol.com	40-16 Vernon Blvd LIC	New York	11101	As a resident of the Queensbridge Houses, I call on the OneLIC project to include vital improvements that will improve the quality of Queensbridge residents. For too long, Queensbridge has been excluded from the deep investments that the rest of Long Island City has received. The OneLIC project must include following : - Investment in the Queensbridge Houses. Queensbridge has extreme capital needs such as elevators that go out for months at a time, door locks that are broken so anyone can enter our buildings, and a laundry list of maintenance issues in individual apartments. - A New Community Pool in Queensbridge Park: Bring back a larger version of the pool that existed in Queensbridge Park in the 1970s. Pools are not just a place for recreation but also education and community building. - A Dog Park in Baby Queensbridge Park: Our pets deserve better recreational facilities and this will lead to cleaner streets in Queensbridge. - Repairs and expansion of the PAL Early Childhood Center: Repairs have been needed to this center for a long time, and our children deserve the same resources and amenities as any other child in the city. We need additional capacity as the number of children in the development and surrounding area has increased. - Repairs for the Riis Community Center: Another vital community space in the heart of Queensbridge Houses that has been neglected for far too long. - A New Grocery Store: Access to fresh, affordable food is essential for our health. We need a new grocery store with affordable nutritious and delicious food. - New Parking Lot. A new parking lot would help with congestion and people would stop parking their cars in what is supposed to be a public Greenway. - Connect Queensbridge Park with the rest of the parks along the LIC waterfront. As members of the largest public housing complex in the country, we urge you to address our long-standing neglect and ensure that Queensbridge Houses priorities are included in the OneLIC project. The project’s Environmental Impact Statement must examine the feasibility of these investments.

M Rojas	rojasmaria@aol.com	40-10 Vernon Blvd LIC	New York	11101	As a resident of the Queensbridge Houses, I call on the OneLIC project to include vital improvements that will improve the quality of Queensbridge residents. For too long, Queensbridge has been excluded from the deep investments that the rest of Long Island City has received. The OneLIC project must include following : - Investment in the Queensbridge Houses. Queensbridge has extreme capital needs such as elevators that go out for months at a time, door locks that are broken so anyone can enter our buildings, and a laundry list of maintenance issues in individual apartments. - A New Community Pool in Queensbridge Park: Bring back a larger version of the pool that existed in Queensbridge Park in the 1970s. Pools are not just a place for recreation but also education and community building. - A Dog Park in Baby Queensbridge Park: Our pets deserve better recreational facilities and this will lead to cleaner streets in Queensbridge. - Repairs and expansion of the PAL Early Childhood Center: Repairs have been needed to this center for a long time, and our children deserve the same resources and amenities as any other child in the city. We need additional capacity as the number of children in the development and surrounding area has increased. - Repairs for the Riis Community Center: Another vital community space in the heart of Queensbridge Houses that has been neglected for far too long. - A New Grocery Store: Access to fresh, affordable food is essential for our health. We need a new grocery store with affordable nutritious and delicious food. - New Parking Lot. A new parking lot would help with congestion and people would stop parking their cars in what is supposed to be a public Greenway. - Connect Queensbridge Park with the rest of the parks along the LIC waterfront. As members of the largest public housing complex in the country, we urge you to address our long-standing neglect and ensure that Queensbridge Houses priorities are included in the OneLIC project. The project’s Environmental Impact Statement must examine the feasibility of these investments.

Ron Davis	davis@gmail.com	40-15 10th stret LIC	New York	11101	As a resident of the Queensbridge Houses, I call on the OneLIC project to include vital improvements that will improve the quality of Queensbridge residents. For too long, Queensbridge has been excluded from the deep investments that the rest of Long Island City has received. The OneLIC project must include following : - Investment in the Queensbridge Houses. Queensbridge has extreme capital needs such as elevators that go out for months at a time, door locks that are broken so anyone can enter our buildings, and a laundry list of maintenance issues in individual apartments. - A New Community Pool in Queensbridge Park: Bring back a larger version of the pool that existed in Queensbridge Park in the 1970s. Pools are not just a place for recreation but also education and community building. - A Dog Park in Baby Queensbridge Park: Our pets deserve better recreational facilities and this will lead to cleaner streets in Queensbridge. - Repairs and expansion of the PAL Early Childhood Center: Repairs have been needed to this center for a long time, and our children deserve the same resources and amenities as any other child in the city. We need additional capacity as the number of children in the development and surrounding area has increased. - Repairs for the Riis Community Center: Another vital community space in the heart of Queensbridge Houses that has been neglected for far too long. - A New Grocery Store: Access to fresh, affordable food is essential for our health. We need a new grocery store with affordable nutritious and delicious food. - New Parking Lot. A new parking lot would help with congestion and people would stop parking their cars in what is supposed to be a public Greenway. - Connect Queensbridge Park with the rest of the parks along the LIC waterfront. As members of the largest public housing complex in the country, we urge you to address our long-standing neglect and ensure that Queensbridge Houses priorities are included in the OneLIC project. The project’s Environmental Impact Statement must examine the feasibility of these investments.

Emilio Consantes	EC@gmail.com	41-08 12th street Lic	New York	11101	As a resident of the Queensbridge Houses, I call on the OneLIC project to include vital improvements that will improve the quality of Queensbridge residents. For too long, Queensbridge has been excluded from the deep investments that the rest of Long Island City has received. The OneLIC project must include following : - Investment in the Queensbridge Houses. Queensbridge has extreme capital needs such as elevators that go out for months at a time, door locks that are broken so anyone can enter our buildings, and a laundry list of maintenance issues in individual apartments. - A New Community Pool in Queensbridge Park: Bring back a larger version of the pool that existed in Queensbridge Park in the 1970s. Pools are not just a place for recreation but also education and community building. - A Dog Park in Baby Queensbridge Park: Our pets deserve better recreational facilities and this will lead to cleaner streets in Queensbridge. - Repairs and expansion of the PAL Early Childhood Center: Repairs have been needed to this center for a long time, and our children deserve the same resources and amenities as any other child in the city. We need additional capacity as the number of children in the development and surrounding area has increased. - Repairs for the Riis Community Center: Another vital community space in the heart of Queensbridge Houses that has been neglected for far too long. - A New Grocery Store: Access to fresh, affordable food is essential for our health. We need a new grocery store with affordable nutritious and delicious food. - New Parking Lot. A new parking lot would help with congestion and people would stop parking their cars in what is supposed to be a public Greenway. - Connect Queensbridge Park with the rest of the parks along the LIC waterfront. As members of the largest public housing complex in the country, we urge you to address our long-standing neglect and ensure that Queensbridge Houses priorities are included in the OneLIC project. The project’s Environmental Impact Statement must examine the feasibility of these investments.

Chanele Wainright	none@gmail.com	40-10 10th street Lic	New York	11101	As a resident of the Queensbridge Houses, I call on the OneLIC project to include vital improvements that will improve the quality of Queensbridge residents. For too long, Queensbridge has been excluded from the deep investments that the rest of Long Island City has received. The OneLIC project must include following : - Investment in the Queensbridge Houses. Queensbridge has extreme capital needs such as elevators that go out for months at a time, door locks that are broken so anyone can enter our buildings, and a laundry list of maintenance issues in individual apartments. - A New Community Pool in Queensbridge Park: Bring back a larger version of the pool that existed in Queensbridge Park in the 1970s. Pools are not just a place for recreation but also education and community building. - A Dog Park in Baby Queensbridge Park: Our pets deserve better recreational facilities and this will lead to cleaner streets in Queensbridge. - Repairs and expansion of the PAL Early Childhood Center: Repairs have been needed to this center for a long time, and our children deserve the same resources and amenities as any other child in the city. We need additional capacity as the number of children in the development and surrounding area has increased. - Repairs for the Riis Community Center: Another vital community space in the heart of Queensbridge Houses that has been neglected for far too long. - A New Grocery Store: Access to fresh, affordable food is essential for our health. We need a new grocery store with affordable nutritious and delicious food. - New Parking Lot. A new parking lot would help with congestion and people would stop parking their cars in what is supposed to be a public Greenway. - Connect Queensbridge Park with the rest of the parks along the LIC waterfront. As members of the largest public housing complex in the country, we urge you to address our long-standing neglect and ensure that Queensbridge Houses priorities are included in the OneLIC project. The project's Environmental Impact Statement must examine the feasibility of these investments.

Natasha Collins	collinsqueen9@aol.com	41-12 10th street Lic	New York	11101	As a resident of the Queensbridge Houses, I call on the OneLIC project to include vital improvements that will improve the quality of Queensbridge residents. For too long, Queensbridge has been excluded from the deep investments that the rest of Long Island City has received. The OneLIC project must include following : - Investment in the Queensbridge Houses. Queensbridge has extreme capital needs such as elevators that go out for months at a time, door locks that are broken so anyone can enter our buildings, and a laundry list of maintenance issues in individual apartments. - A New Community Pool in Queensbridge Park: Bring back a larger version of the pool that existed in Queensbridge Park in the 1970s. Pools are not just a place for recreation but also education and community building. - A Dog Park in Baby Queensbridge Park: Our pets deserve better recreational facilities and this will lead to cleaner streets in Queensbridge. - Repairs and expansion of the PAL Early Childhood Center: Repairs have been needed to this center for a long time, and our children deserve the same resources and amenities as any other child in the city. We need additional capacity as the number of children in the development and surrounding area has increased. - Repairs for the Riis Community Center: Another vital community space in the heart of Queensbridge Houses that has been neglected for far too long. - A New Grocery Store: Access to fresh, affordable food is essential for our health. We need a new grocery store with affordable nutritious and delicious food. - New Parking Lot. A new parking lot would help with congestion and people would stop parking their cars in what is supposed to be a public Greenway. - Connect Queensbridge Park with the rest of the parks along the LIC waterfront. As members of the largest public housing complex in the country, we urge you to address our long-standing neglect and ensure that Queensbridge Houses priorities are included in the OneLIC project. The project’s Environmental Impact Statement must examine the feasibility of these investments.

Irene Treadwell	intrea@gmail.com	4010 10th Lic	New York	11101	As a resident of the Queensbridge Houses, I call on the OneLIC project to include vital improvements that will improve the quality of Queensbridge residents. For too long, Queensbridge has been excluded from the deep investments that the rest of Long Island City has received. The OneLIC project must include following : - Investment in the Queensbridge Houses. Queensbridge has extreme capital needs such as elevators that go out for months at a time, door locks that are broken so anyone can enter our buildings, and a laundry list of maintenance issues in individual apartments. - A New Community Pool in Queensbridge Park: Bring back a larger version of the pool that existed in Queensbridge Park in the 1970s. Pools are not just a place for recreation but also education and community building. - A Dog Park in Baby Queensbridge Park: Our pets deserve better recreational facilities and this will lead to cleaner streets in Queensbridge. - Repairs and expansion of the PAL Early Childhood Center: Repairs have been needed to this center for a long time, and our children deserve the same resources and amenities as any other child in the city. We need additional capacity as the number of children in the development and surrounding area has increased. - Repairs for the Riis Community Center: Another vital community space in the heart of Queensbridge Houses that has been neglected for far too long. - A New Grocery Store: Access to fresh, affordable food is essential for our health. We need a new grocery store with affordable nutritious and delicious food. - New Parking Lot. A new parking lot would help with congestion and people would stop parking their cars in what is supposed to be a public Greenway. - Connect Queensbridge Park with the rest of the parks along the LIC waterfront. As members of the largest public housing complex in the country, we urge you to address our long-standing neglect and ensure that Queensbridge Houses priorities are included in the OneLIC project. The project’s Environmental Impact Statement must examine the feasibility of these investments.

Fernanda Thompson	grandmothompson@aol.com	41-16 Vernon blvd Lic	New York	11101	As a resident of the Queensbridge Houses, I call on the OneLIC project to include vital improvements that will improve the quality of Queensbridge residents. For too long, Queensbridge has been excluded from the deep investments that the rest of Long Island City has received. The OneLIC project must include following : - Investment in the Queensbridge Houses. Queensbridge has extreme capital needs such as elevators that go out for months at a time, door locks that are broken so anyone can enter our buildings, and a laundry list of maintenance issues in individual apartments. - A New Community Pool in Queensbridge Park: Bring back a larger version of the pool that existed in Queensbridge Park in the 1970s. Pools are not just a place for recreation but also education and community building. - A Dog Park in Baby Queensbridge Park: Our pets deserve better recreational facilities and this will lead to cleaner streets in Queensbridge. - Repairs and expansion of the PAL Early Childhood Center: Repairs have been needed to this center for a long time, and our children deserve the same resources and amenities as any other child in the city. We need additional capacity as the number of children in the development and surrounding area has increased. - Repairs for the Riis Community Center: Another vital community space in the heart of Queensbridge Houses that has been neglected for far too long. - A New Grocery Store: Access to fresh, affordable food is essential for our health. We need a new grocery store with affordable nutritious and delicious food. - New Parking Lot. A new parking lot would help with congestion and people would stop parking their cars in what is supposed to be a public Greenway. - Connect Queensbridge Park with the rest of the parks along the LIC waterfront. As members of the largest public housing complex in the country, we urge you to address our long-standing neglect and ensure that Queensbridge Houses priorities are included in the OneLIC project. The project’s Environmental Impact Statement must examine the feasibility of these investments.

Shanay Mason	masonshanay36@yahoo.com	41-16 vernon Lic	New York	11101	As a resident of the Queensbridge Houses, I call on the OneLIC project to include vital improvements that will improve the quality of Queensbridge residents. For too long, Queensbridge has been excluded from the deep investments that the rest of Long Island City has received. The OneLIC project must include following : - Investment in the Queensbridge Houses. Queensbridge has extreme capital needs such as elevators that go out for months at a time, door locks that are broken so anyone can enter our buildings, and a laundry list of maintenance issues in individual apartments. - A New Community Pool in Queensbridge Park: Bring back a larger version of the pool that existed in Queensbridge Park in the 1970s. Pools are not just a place for recreation but also education and community building. - A Dog Park in Baby Queensbridge Park: Our pets deserve better recreational facilities and this will lead to cleaner streets in Queensbridge. - Repairs and expansion of the PAL Early Childhood Center: Repairs have been needed to this center for a long time, and our children deserve the same resources and amenities as any other child in the city. We need additional capacity as the number of children in the development and surrounding area has increased. - Repairs for the Riis Community Center: Another vital community space in the heart of Queensbridge Houses that has been neglected for far too long. - A New Grocery Store: Access to fresh, affordable food is essential for our health. We need a new grocery store with affordable nutritious and delicious food. - New Parking Lot. A new parking lot would help with congestion and people would stop parking their cars in what is supposed to be a public Greenway. - Connect Queensbridge Park with the rest of the parks along the LIC waterfront. As members of the largest public housing complex in the country, we urge you to address our long-standing neglect and ensure that Queensbridge Houses priorities are included in the OneLIC project. The project’s Environmental Impact Statement must examine the feasibility of these investments.

Queens Organizing,

As a former resident of the Queensbridge Houses, whose 95 year old grandmother still resides there, I call on the OneLIC project to include vital improvements that will improve the quality of Queensbridge residents. For too long, Queensbridge has been excluded from the deep investments that the rest of Long Island City has received.

The OneLIC project must include following :

- Investment in the Queensbridge Houses. Queensbridge has extreme capital needs such as elevators that go out for months at a time, door locks that are broken so anyone can enter our buildings, and a laundry list of maintenance issues in individual apartments.

- A New Community Pool in Queensbridge Park: Bring back a larger version of the pool that existed in Queensbridge Park in the 1970s. Pools are not just a place for recreation but also education and community building.

- A Dog Park in Baby Queensbridge Park: Our pets deserve better recreational facilities and this will lead to cleaner streets in Queensbridge.

- Repairs and expansion of the PAL Early Childhood Center: Repairs have been needed to this center for a long time, and our children deserve the same resources and amenities as any other child in the city. We need additional capacity as the number of children in the development and surrounding area has increased.

- Repairs for the Riis Community Center: Another vital community space in the heart of Queensbridge Houses that has been neglected for far too long.

- A New Grocery Store: Access to fresh, affordable food is essential for our health. We need a new grocery store with affordable nutritious and delicious food.

- New Parking Lot. A new parking lot would help with congestion and people would stop parking their cars in what is supposed to be a public Greenway.

Crystal Sessoms-Wiggins csessoms12@gmail.com 6202 High Ridge Ct Wappingers Falls New York 12590 - Connect Queensbridge Park with the rest of the parks along the LIC waterfront.

					As a resident of the Queensbridge Houses, I call on the OneLIC project to include vital improvements that will improve the quality of Queensbridge residents. For too long, Queensbridge has been excluded from the deep investments that the rest of Long Island City has received. The OneLIC project must include following : - Investment in the Queensbridge Houses. Queensbridge has extreme capital needs such as elevators that go out for months at a time, door locks that are broken so anyone can enter our buildings, and a laundry list of maintenance issues in individual apartments. - A New Community Pool in Queensbridge Park: Bring back a larger version of the pool that existed in Queensbridge Park in the 1970s. Pools are not just a place for recreation but also education and community building. - A Dog Park in Baby Queensbridge Park: Our pets deserve better recreational facilities and this will lead to cleaner streets in Queensbridge. - Repairs and expansion of the PAL Early Childhood Center: Repairs have been needed to this center for a long time, and our children deserve the same resources and amenities as any other child in the city. We need additional capacity as the number of children in the development and surrounding area has increased. - Repairs for the Riis Community Center: Another vital community space in the heart of Queensbridge Houses that has been neglected for far too long. - A New Grocery Store: Access to fresh, affordable food is essential for our health. We need a new grocery store with affordable nutritious and delicious food. - New Parking Lot. A new parking lot would help with congestion and people would stop parking their cars in what is supposed to be a public Greenway. - Connect Queensbridge Park with the rest of the parks along the LIC waterfront. As members of the largest public housing complex in the country, we urge you to address our long-standing neglect and ensure
Dana D	dana@gmail.com	40-10 10th street Long Island City	New York	11101	that Queensbridge Houses priorities are included in the OneLIC project. The project's Environmental Impact Statement must examine the feasibility of these investments. We in Queensbridge Deserve The Following: * Investment in the Queensbridge Houses. Queensbridge has extreme capital and maintenance issues that must be addressed immediately. * A New Community Pool in Queensbridge Park: Bring back a larger version of the pool that existed in Queensbridge Park in the 1970s. Pools are not just a place for recreation but also education and community building. * A Dog Park in Baby Queensbridge Park: Our pets deserve better recreational facilities and this will lead to cleaner streets in Queensbridge. * New Parking Lot. An extension of the southern parking lot with an entrance on 21st Street. * Connect Queensbridge Park with the rest of the parks along the LIC waterfront. Repairs and expansion of the PAL Early Childhood Center: Repairs have been needed to this center for a long time, and our children deserve the same resources and amenities as any other child in the city. * We need additional capacity as the number of children in the development and surrounding area has increased. * Repairs for the Riis Community Center: Another vital community space in the heart of Queensbridge Houses that has been neglected for far too long. * A New Grocery Store: Access to fresh, affordable food is essential for our health. We need a new grocery store with affordable
Karah Edwards	karahedwards@yahoo.com	40-16 Vernon blvd Astoria	New York	11106	nutritious and delicious food.
Gwendolyn Wilson	gwilson436@aol.com	40-02 Vernon Blvd Long Island city	New York	11101	I believe that the money should be spent on a dog park, parking for residents and repairing the PAL daycare center

Angela Glover	angiebones53@gmail.com	41-06 Vernon Boulevard 6C Long Island City	New York	11101	As a resident of the Queensbridge Houses, I call on the OneLIC project to include vital improvements that will improve the quality of Queensbridge residents. For too long, Queensbridge has been excluded from the deep investments that the rest of Long Island City has received. The OneLIC project must include following : - Investment in the Queensbridge Houses. Queensbridge has extreme capital needs such as elevators that go out for months at a time, door locks that are broken so anyone can enter our buildings, and a laundry list of maintenance issues in individual apartments. - A New Community Pool in Queensbridge Park: Bring back a larger version of the pool that existed in Queensbridge Park in the 1970s. Pools are not just a place for recreation but also education and community building. - A Dog Park in Baby Queensbridge Park: Our pets deserve better recreational facilities and this will lead to cleaner streets in Queensbridge. - Repairs and expansion of the PAL Early Childhood Center: Repairs have been needed to this center for a long time, and our children deserve the same resources and amenities as any other child in the city. We need additional capacity as the number of children in the development and surrounding area has increased. - Repairs for the Riis Community Center: Another vital community space in the heart of Queensbridge Houses that has been neglected for far too long. - A New Grocery Store: Access to fresh, affordable food is essential for our health. We need a new grocery store with affordable nutritious and delicious food. - New Parking Lot. A new parking lot would help with congestion and people would stop parking their cars in what is supposed to be a public Greenway. - Connect Queensbridge Park with the rest of the parks along the LIC waterfront. As members of the largest public housing complex in the country, we urge you to address our long-standing neglect and ensure that Queensbridge Houses priorities are included in the OneLIC project. The project's Environmental Impact Statement must examine the feasibility of these investments.

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lay alston	c.alston.35@gmail.com	40-10 vernon blvd lic	New York	11101	We need funding for our community. I been in Queensbridge for over 30yrs.
Maggie Hemphill	mgnavyblue@gmail.com	40-02 10th Street apt 4B Long Island City	New York	11101	We need improvements in our parks
Annie McCray	anniemac6980@yahoo.com	40-16 Vernon Blvd. Apt 2A Long Island City	New York	11101	Please Provide funding for our parks and community
William Moyet	williammoyet1959@mail.com	41-04 Vernon Blvd apt 2E Long Island City	New York	11101	We need lots of fixures for our community , I am a senior her in Queensbridge and we are forgotten while our parks and streets look terrible. we need fund to make our communtity better for the next generation. Pleaee help us
ylma cormdo	cowcuttie@gmail.com	40-08 Vernon Blvd Apt 6A Long Island City	New York	11101	We need fund for our communnity
eddie ortiz	eddieortiz77@yahoo.com	40-08 10th Street Long Island City	New York	11101	We need Funding for our community. were in need
Yakima Levy	sewithus@gmail.com	41-02 10th street apt 5e Long Island City	New York	11101	I've been a resident now at queensbridge for over 27 years. During the past few years I've seen a lack of art projects for tenants in the Riis Community Center. We need more funding for QueensBridge.
Pamela Wheeler	pwheeler1949@gmail.com	40-06 10th street apt 2D Long Island City	New York	11101	Thank you
Marilyn Jones	jordie484@gmail.com	40-10 Vernon Blvd Apt 2E Long Island City	New York	11101	Request Funding for Queensbridge
Fernando Thompson	grandmothompson@aol.com	40-08 Vernon bld apt 4E Long Island Cit	New York	11101	More Funding for pool
Terrina Johnson	terrinaj@gmail.com	4011 Vernon Blvd, Apt 6E Long Island City	New York	11101	Being raised in Queensbridge since 1973 on the 40th side of 10th st then being down sized in 99' to the 40th side of Vernon I can tell you first hand ALL the changes QB has went through -good and bad. I am Queensbridge. I petition for all these upgrades that our community needs and desires. We have children, pets, elderly that would thrive with these services and resources. Queensbridge is a community. I say yes to it all.

Madison Froelich	froelichmadison10@gmail.com	41-03 12th Street, 5C Long Island city	New York	11101	Why expand the grocery store when it barely has anything worth going there? There’s 101 overpriced items on way beyond cluttered shelves that nobody wants. Why not close down and completely rethink the sales plan because the only sales it truly get are if people are truly desperate, don’t feel like going to queen’s plaza (for an even worst selection of overpriced garbage), or the homeless and jobless who scrap the bottles and cans for spare change in the front. There’s no clothing spots or healthy food places just junk, delis, and more junk.Open a family owned restaurant or a healthy grocery with fresh produce instead of half rotten vegetables and fruits without proper refrigerated areas and/or containment. Another thing there’s an infestation of rats under the building chewing the wiring for everything in the building why not put more effort into making sure people aren’t in their homes with no service or no Wi-Fi. Another thing, if you going to have seniors and handicap residents, why not have handicap entrance and elevators that don’t give out every 3 hours? Give the people of Queensbridge an actual chance to thrive in the community instead of just promising garbage and not deliver on any of it.