

Community Board 1, Queens – Board Meeting Minutes

June 21, 2022

Meeting opens with Chairperson, Marie Torniali at 6:00 p.m. - Good evening, good to be with you again.

Dan Egers - I am a Land Use Attorney at Greenberg Traurig, representing the applicant on 40-25 Crescent Street. I am joined here by Henry Rosenwach, Principal, The Rosenwach Group, ownership, as well as Nora Fernandez, Architect, Gene Kaufman Architects, the project Architect and Alex Lieber from AKRF, the Environmental Consultant. The owner is an affiliate of the Rosenwach Group, a major supplier and servicer of water storage, tanks, towers and cooling products and services in the tri-state area and has been for decades. (*Presentation Attached*)

Elizabeth Erion - Good evening, I just wanted to tell you that this was basically a straightforward review, and the applicant did comply with a few of the requests that we had. One thing that I did want to follow up with the applicant is whether the status of your discussions with HPD about a deeply affordable income tier for eligibility in the building.

Dan Egers – We are not having discussions with HPD at this time. Again, it is in our opinion, a little early for that, because that would presume approval of the project, but when the time comes, and certainly when we are before the Council, towards the end of the ULURP process, we will be more than happy to have a discussion about providing deeper levels of affordability. I do want to note that currently we are proposing MIH Option 1 as opposed to MIH Option 2, which is the deeper of those two options with 10% of MIH Option 1, under the zoning resolution being affordable at 40% AMI.

Elizabeth Erion - I just want to reiterate that the Committee recommendation was to approve the proposal or the application and there was a discussion about parking. There was a concern about the elimination of the vendor parking there, is that being replaced?

Dan Egers – I have been told by ownership that the street vendors have a new location on 13th Street, just north of the bridge and to provide a little more color as to what happened with the vendors who are at this site. There was no problem with the individual vendors. There was a lease between ownership and a contractor, or for lack of a word, a middleman and that there were severe issues with non-payment and lack of services to the building and also to the vendors themselves. There were no issues with the vendors themselves, but this person that they did have the lease with was not doing right by either ownership or the vendors as I have been told, and that led to, unfortunately, the vendors having to vacate, but they do have a new location at 13th Street, just north of the bridge.

Chair, Marie Torniali – Does any board member have a question?

Q&A/Comments with the Board Members and Members of the Public:

Evie Hantzopoulos - Do you have a breakdown of the affordable housing units? You had said some of them could be as high as 13% of the AMI, I would like a breakdown.

Dan Egers - The bands have not been selected yet and they will be if the project is approved in consultation negotiation with HPD, but one band would be at 40%, that is required under the zoning resolution under MIH Option 1. The average has to be 60% and no band can be more than 130%.

Evie Hantzopoulos - It would have been good to have something to look at because right now we are voting on the MIH, and we do not even know what it is going to look like.

Chair, Marie Torniali - Does any other board member have a question?

Brian Romero - For the street vendors, you said were relocating to 13th Street. Did you work with a community group, like the street vendors project to determine that new location?

Dan Egers - It was okay, it was that middleman for lack of a better word that the vendors had the contract with. He found the new location and they followed him there.

Brian Romero – So, that is a, no?

Dan Egers – Correct, I said no.

Diana Limongi - When you say 173 (unit) market rates at market rate, what does that mean? Give me a number like, if I was, a family of four, what does that look like, a two-bedroom apartment, three-bedroom apartment? What does that look like?

Dan Egers - In terms of the market rate or the affordable units?

Diana Limongi - No, the market rate. Do we have numbers on that or for fun how about both?

Dan Egers - For the affordable, I have that because that is based on the formula, as I am sure a lot of you know, for instance, the 40 AMI units, a one-bedroom, would be approximately a \$1000 a month, two-bedrooms would be approximately \$1200 a month and a three-bedroom would be approximately \$1400 a month. The 60% one-bedroom

would be about \$1500 a month, a two-bedroom would be \$1800 a month, and a three-bedroom would be about \$2100 a month. We do not know what the market would be.

Diana Limongi - Do you know what numbers, and what the market rate is now for a two- or three-bedroom apartment in Astoria and how much a person would have to make to pay that.

Dan Egers - Alex Lieber, the Environmental Consultant from AKRF Inc. I believe, has those figures which were done as part of the Environmental Assessment Statement. According to the figures we have here, studio at market would be \$2500, a one-bedroom would be \$3,000 and a two-bedroom be \$3,900.

Chair, Marie Torniali - Does anyone else, have a question? Do we have members of the public who want to speak?

George Stamatiades - Good evening, the Dutch Kills Civic Association has fought 13 to 15 years to change the zoning from M1 manufacturing to residential. This project is perfect for what we ask, we need the residential. We need the improvement in the neighborhood, we need the jobs, and we need the industry. That is going to come within that building. The only concern is the off-street loading and unloading that must be solved. We vote to have you vote yes on this issue; it will improve the entire community. Thank you.

Rosemary Yelton - I am a Community Board Member, here is my question when it comes to these affordable units, how are they accessed? How do you sign up, let's say, is that through NYC Housing Connect, that people would sign up for the affordable units?

Dan Egers- Yes and it is through the usual MIH process, right, there is, half preference given to the Community Board, and we would, at the appropriate time, work with an affordable housing provider and of course we want to hear the affordable housing providers that the Community, and especially the Community Board favors and would like to see us work with should we be approved.

Rosemary Yelton - It seems to me that, like the NYC Housing Connect, it is a fantastic program, obviously, but it is not neighborhood specific right? If we are talking about affordable units that are going to improve our neighborhood, would we not want to actually have our neighborhood residents there?

Dan Egers - Correct and there are HPD's policies and rules that we need to work with, but we will definitely if we are approved and we are having these discussions with HPD ask if they would be able to give a preference to people who live in this specific neighborhood as opposed to the Community Board in general, we would be more than willing to make that request.

Chair, Marie Torniali - Rosemary, that is normally 50% for the Community, that is it, but no I cannot speak for HPD. That could very well change, right?

Doreen Mohammad - Here and based on that question of affordability, if you are asking us as Community Board Members and Community Members, what is needed, like 60 out of 223, is like not sufficient, especially if they are not going to be at 30 AMI or less. Many New Yorkers make under \$50k a year, especially for focus on families, people who have dependents and responsibilities. The fact that street vendors got wiped out have to be displaced for that, and this is not even truly affordable. You cannot give us much more affordable. We need things that are 75% affordable. All the units, 100% affordable, unless you are coming to us with 30% AMI amounts and less, I will be voting No on this and I hope my other Community Board Members will feel similarly, thank you.

Dan Egers - I do want to be clear that the bands have not been selected and that it is possible that, with the way the bands will be selected that there could be a band at 30% AMI.

Vanessa Jones-Hall - Is there any reason why you have not reached out to HPD? Just to give us an idea what it would be for the talks. I see some add-ons that you have done. That is fine, but it is still where you were saying that you have not spoken to HPD yet or you have not had any conversation looked into that situation yet and I just want to know why not, especially when these are the things that we are looking for you to be improving on.

Dan Egers - Right, it is-and it is generally in my experience, typically not done at this stage of the ULURP process having these conversations with HPD, because we have not designed the building. At some point, HPD is going to ask for a certain unit, mix and units of various sizes at the various income bands and it is going to be formulated as the building is actually designed and we do not have a thorough design. We do not want to presume that this is going to be approved, but we do have a conceptual design and there is a framework that we do have to work within, and we are certainly going to take these very clear comments regarding affordability under advisement as we go forward in the ULURP process.

Jerry Loveman - I want to comment in strong support for the proposed application, rezoning 40-25 Crescent Street. I lived a couple blocks from this location on Crescent Street and think the proposed building will be very beneficial to the neighborhood and the city. The R6A zone would match, with other lots on this block and on Crescent Street are already zoned, four, as you can see, R6A would allow seven-story buildings and there is already a nine-story hotel across the street. There are existing old five-story residential buildings on this block and just down one block are ten-story buildings, this proposed building would fit in well with the built context of the area. Currently, this block is not friendly to pedestrians, it has a gas station and multiple parking lots. A mixed-use building would be a great addition, it would help to activate the block and make the streetscape more attractive. I am a renter, and I would therefore appreciate the additional housing supply that this project would bring, as the additional supply would put downward pressure on rents. The area needs more housing options which are removed from the very noisy, elevated subway in Queens Boulevard. We need as much housing in this area as we can get, both affordable and market rate. I had to find an apartment last year, and it was very tough, available apartments would get taken

immediately. Landlords would get many applicants; they would raise the rent hundreds of dollars. Blocking this development won't mean fewer people will want to live in Dutch Kills. The area is a quick subway ride to Midtown. Please ignore the slogans and really think through the impact of less housing. This development will also help fight climate change and is very close to the Queens Plaza, to the Queensboro Plaza subway stops where there are seven different subway lines. Adding in-field housing here would allow more people to commute on mass transit and live in a walkable neighborhood, therefore, I think this proposed rezoning will bring substantial housing, affordability and environmental benefits. I hope the Community Board and Council approve this request. Thank you for your time.

Chair, Marie Torniali - Thank you, any other member of the public want to comment on this project?

Bernard Garrett - I am a resident of Queensbridge Houses and have been for about 60 years. I own Queensbridge Cleaning, which is a minority business enterprise, and I am here to show my support for the project in the early stages of the project. The development committee are working with us minority businesses like Queensbridge in the developing stages and a lot of times these projects are going up in our neighborhoods and the people from the neighborhood are not getting privileges to the projects. With this development, we are here at the ground floor. Queensbridge Cleaning has been putting people to work for the last past 25 years. A few years ago, they had a project in Astoria by the Durst Organization and Queensbridge employed over 25 people and the reason I am saying we employed 25 people, because if you had end of all the incarceration years that the people were working, you had over 200 years of jail time and I say that, because with crime going on in the neighborhood and all this gun violence, these kids do not have an opportunity. They do not have a chance, if we give them an opportunity to work, then we can keep the streets clean and give these people life after death. I am here to speak on behalf of Queensbridge Cleaners, Queensbridge Housing, and we are definitely for the project.

Chair, Marie Torniali - Thank you. Does anyone else want to speak on this Project? Hearing none, this public hearing item is closed. We will be voting on this during the business section. Thank you. Next item, if you have a question or comment, please limit it to one minute, even Board Members, because there are a lot of members of the public who wish to speak. One question, one comment, one minute only.

Tracy Capune - I am with Kaufman Astoria Studios. I am here with the development team that represents Innovation QNS, which includes, Jamison Divoll from Silverstein Properties and Jay Martin with Bedrock Real Estate Partners and to give the technical presentation Jesse Masyr and Jerry Johnson, our Land Use Counsels, Linh Do and Alex Lieber, our Environmental Consultants and Steven Lee, our Landscape Architect.

Jesse Masyr - Thank you for having us here. Our project is a five (5) lot project, it is somewhat large and complicated, but we are going to do a summary tonight and we are of course available to answer all the specific questions you have for us. This is one of the most exciting projects that any of us as professionals have worked for because of the guiding principles that we started out with. You can see from the table of contents what we are going to try to cover tonight but I said the guiding principles what I meant was we started out with certain things that we felt we needed to accomplish in this five (5) block rezoning. First was the idea that we could not cover the site with the development we had to respect the fact that this area is one of the most efficient areas of open space in all of Queens, in fact, in all of the City, we dedicated ourselves to set a principle that 25% of our land would not be covered with buildings but would be open space that would be open for the public and maintained by us. The second guiding principle was to have a strong community facility sense of not-for-profits that enliven this development, and you will see that also and third was the idea that we could bring a significant amount of commercial office space in the idea that the future of our city, a lot will depend on being able to live and work in the same area. Finally, was the idea of creating housing, the basic principle behind our development and to be able to develop a very significant amount of affordable housing, not to tease it but you will, see over 700 units are permanently affordable, fully subsidized by the developer, not by the city and finally, sustainability. We all live in this current environment that we know that is a critical issue for all of us, and those were the guiding principles that led us into our development. (*Presentation Attached*)

Q&A with the Board Members:

Chair, Marie Torniali – Thank you, Mr. Masyr, are there any changes from the last Land Use Committee meeting?

Jesse Masyr - No, the changes. We showed the changes.

Elizabeth Erion - I have a question also that relates to the floor area that was moved from the 35th Avenue frontage, the buildings there. Where is that now have you eliminated it or is it not?

Jesse Masyr - It was relocated. I can show you; Jerry will get the drawing up. Essentially what they did, they were put onto the buildings as they approached Northern Boulevard, you see up on the top, which is 27, 26. That is where the script most of the square footage was relocated there and some of it on blocks A and B. We went, not significantly up a floor or two on those blocks. There was no reduction of floor area.

Elizabeth Erion - I would like to let the Board Members and the Public know that this was a long process. The Land Use Committee and Community Board Members attended when this started in 2019, December 9, 2019, and at that time, some of the issues that we are facing today with respect to this project, still exist and largely has to do with the scale of the development, the size of the buildings and the density of the project. This is unprecedented in this Community District and we as a Board over the years very often have supported large developments. We supported the Astoria Cove Development and recently the Hallett's North Development, and we are open to redeveloping areas of Astoria and Long Island City as long as the development is appropriate, it is contextual, and it is not overbearing to the local community with that. I just want you to know that we met with the applicant more than 12 times during the course of the last couple years. It has to do with the project being out of context. With Astoria's development

patterns, it has to do with the number of people who will be brought in to work, not only residents but workers who will be working in the office building and the impact they will have on the infrastructure of the Community, the open spaces. The gentlemen have spoken about the issues that we have, and I do not think that the Committee was convinced that this is not like these open spaces in some cases are not accessory to the commercial ground floor uses, the shadows were a big problem. It was mentioned that it is still an impact, I am not sure, was it noted to be unmediatable. We have playground 35, that is in shadows almost continuously during the year, and that is, I believe, the only sanctioned playground in the area. We were concerned about the fact that the retail space in the development was going to compete with Steinway Street and that the development itself and the zoning that is being proposed will set a precedent for redevelopment in that area of Astoria and Long Island City, and we know that area is going to be redeveloped because of the massive undue amount of underutilized lots with all of the auto facilities and car sales. It is just a matter of time, we acknowledge that they did reduce one of the buildings on 35th Avenue from 16 to 8 stories, the density; the massing and the building heights did not just complement the Community. There were no changes in the open space, we do acknowledge the Recreation Center and applaud the applicant for doing that, and but lastly, we were concerned also about the economic impacts of the more than 2000 market rate units that are going to be introduced into the Community. During May, we had a Subcommittee that worked on making a recommendation, what were we going to do with this project? We acknowledge as I said before, the Community Board has supported large developments as long as they are reasonable, and we agreed at that particular meeting that the development as it was proposed, as it was presented to us, was really an inappropriate development for the Community and would have an impact on it in negative ways. We thought, I have mentioned a couple times already, the massing and the zoning issues. What we did was suggest the concept of lowering it down near the residential area and gradually building up to the Northern Boulevard corridor, and this is what they did, but what we wanted was to have the zoning districts that they use, be contextual, which would affect the other properties that are not included in this restrictive declaration of land use. The large-scale development plan, there are several parcels, very large parcels that are not bound by this development plan and they can build as of right. What we would like to see is a contextual district that will give them the height and the density that they want, but at least it would be contextual. We came up with a proposal for specific zoning districts R8X along the Northern Boulevard area, which would give a maximum of 17 stories an R7D in the mid-block, which would be a maximum of 11 stories. It is going down and then by 35th Avenue, we propose what would be acceptable as an R6A, for which eight stories is the maximum. The applicants at our last meeting said that they were not going to change the request, not modify the request, the zoning that they made in the application. The other issue was the problem with Playground 35, I think we had already mentioned it, but we do acknowledge the additional active recreational space, that is being provided. At the June 1st meeting, the Land Use Committee voted seven (7) to three (3) to disapprove. The applicant did address it tonight and I had a question about it, was the waiver we needed for stores larger than 10,000 square feet?

Jesse Masyr - No, what I said, and I thought I was clear, but perhaps I was not, that we need the special permit one for the supermarket, and then we designated two (2) blocks because we do not know where PC Richards will agree to relocate, but we do not have a desire to bring in any other large-scale retail, that is our limitation. I tried to explain, I thought I did, but that is what it is: those two blocks and the grocery, but those two blocks limited for our relocation of PC Richards.

Elizabeth Erion - At our meeting you had said something about having the ability to have in the future a tenant if they possibly need something more than ten thousand square feet. Are you saying that it is not limited?

Jesse Masyr – No, what you had asked for is that we come back to you each time we want a tenant. We are saying we do not need to come back to you, we are not. We do not want those tenants. We just want to relocate the existing PC Richards, which is in our site and the grocery, and we do not need to come back to you for additional approval because we do not want them.

Elizabeth Erion - So you will not object to it being a condition.

Jesse Masyr - I would, that is a completely reasonable condition.

Elizabeth Erion - The Land Use Committee did, as I said, vote to disapprove the applications, and there were no conditions related to that.

Chair, Marie Torniali - Now, I will ask Board Members if they have any questions. Please one minute, one question. We have many people who have been waiting here to speak from the public.

Evie Hantzopoulos – I will talk about the Environmental Impact Statement because later we will talk about housing when the Housing Committee reports before the vote. You had talked about the impacts and many of them were unmitigated. I want to talk about the traffic, you said there were 42 areas, and you can only mitigate half of them, that means 21 areas cannot be mitigated, I just want clarity on that.

Linh Do – No, there were, that is from a traffic perspective, there were 42 intersections that we analyzed, 24 of them were impacted, half were fully mitigated. The other half are partial or unmitigated, partly because some of the baseline area already experiences high congestion. I would also note that, currently, between draft and final, in consultation with D.O.T, we are currently updating the analysis.

Richard Khuzami - I just actually want to make a comment-and this is not to the applicant here, but I just want to make a comment on the role that City Planning has played in this. For the last 10 years, we have been trying to get this neighborhood, create a neighborhood rezoning, unsuccessfully, and that is what was created. A lot of the issues that we have today, have been. This is the third development that has been attempted on this site and without context, without an actual neighborhood resulting of the area between the 2010 Rezoning of the area, north of 34th Avenue, and then the Dutch Kills Special Rezoning without having context there, it is impossible for us to make any

decisions with clarity. I really call upon City Planning and the City Councilman in that area to initiate this study, we need this study.

Amy Hau - I really applaud what the development team has done in terms of community benefits coming into our neighborhood. Many of our partners in organizations that we work with will have new spaces to do more programming and bring more programs to our teams and it is going to be a real asset to the neighborhood. Thank you.

Jeffrey Martin - I just want to quickly build off something that Richard said, because it was something that was his big picture and something that was brought up from the very beginning back in 2019 into 2020 we had asked right away for a planning framework, because what this project would do would be to set that framework and without some guidance from City Planning and for the area specifically, we could see developments happen all along Northern Boulevard that are of this scale. Currently, the zoning on Northern Boulevard, I believe it is R7X, which goes up to about 12 stories and on 35th Avenue, it is R5, which is three to five stories, and we felt that was something that was needed.

Daniel Aliberti - I think that a large, complex development and it is a complex development in this area is certainly as people have said, unusual. It is the first time such a large complex has been proposed. It does not mean simply because it is the largest it is not good, it does not mean because it is the first time it is not good, I think that it is mixed. It has all sorts of aspects to it. It is not the entire Community Board and I think that we need to look at it as a corner of the Community Board where a large development like this is proposed and look at it that way, it is not across the entire Community Board.

Katie Ellman - I want to second some of Amy's comments and that it is wonderful that there will be all of this community space, which is greatly needed, but caution that the trade-off for what comes with that will lead to more inequity, displacement of residents and just a complete change of our community. Many of us are being pushed out due to the high cost of rent and high cost of living, especially families with young children. What do we want our community to look like in the next year, five years, ten years? A vibrant community is diverse in backgrounds, diverse in ages and diverse in incomes. My fear with this, it will change the entire scope of Astoria. I am a third generation Astorian, I can barely afford to live here now. How many of us will be pushed out? Thank you.

Andre Stith – I have been hearing all of those against and I keep hearing over and over they are going to push us out; we won't be able to afford. I understand that I spent most of my life surviving, I have children, grandchildren, nieces and nephews who are going to live, I am not going to tell them that just because something is new and shiny that they cannot afford, and it is not for them. I am going to tell my kids to go out and get. For that reason, I most likely will be voting for because I am not going to tell them, because it is new, you won't be able to afford it. My kids will go out and get and that is all I have to say.

Jean Marie D'Alleva - I am on the Board and yes, I love the idea of increasing jobs and affordable housing, but I have a humanitarian issue. What happens to the poor people that are currently living there and are going to be displaced, their children going to school, their friends, if you have children and grandchildren here? Are they going to be told they have to go into a shelter, in a one-room shelter where the City and State pays \$5,000 a month, cram them in, I mean we also have to consider that? Are there any provisions for these people that are currently living in the area that will be displaced?

Jay Martin - Thank you for your question. It is a very valid question; I think most of the people here today are here because of this very concern, and we totally understand where your question is coming from. I want to be clear: I want to answer in two parts. Within the actual project area of our project are six apartments, now I know your question relates to what is called indirect displacement, people that surround the project area, but just to be very clear: we are creating 2,800 new homes in a city that desperately needs more housing, built in an area where very few homes exist within our project area. Regarding the Community that surrounds the project area, I want to be clear about something else, which is that the racial equity report that was released under the city's methodology on Friday, showed that this project would actually help to address inequities in the city with respect to housing by creating 711 permanently affordable units of housing. This project alone will increase the number of affordable apartments created by 70%, and that is meaningful and I also want to say one last aspect that is important is that this racial equity report, which is very important for everyone to read, to understand the data and what is really happening in the Community, 61% of the renter occupied units in the half mile radius of this project are under some form of rent protection. That means they are either under rent stabilization or their income restricted. That figure of 61% does not include the one- and two-family homes that are very prominent in this area that often are owner occupied. While we totally understand your question, we believe that between creating housing where very little exists and the rent protections that exist in this community, that concern is won, as the racial equity report found that actually, this project will be beneficial. If you are referring to these six apartments in the area, we are working on helping them return into the project or relocate, depending on their preferences.

Chair, Marie Torniali – Clarification, are you saying six apartments or six apartment buildings?

Jay Martin - Within the project area, six apartments occupied by roughly 15 people more or less. Now within the rezoning area, which to be clear, there are some other apartment buildings, but our project is affecting six units of apartments.

Shahenaz Hamde – Hi everyone, with all the concern about the shadow traffic and the transportation, we are going to have in the area school because they cannot build any schools there. Yes, we agree you are going to have a really good partner here, you are going to have affordable housing, but still, this is not affordable for our community. These people live here, not making high income. We have low income here; I am one of the people. I cannot pay

for this kind of rent. Please, I am asking the Board to Vote No, because this will not help us, this will harm us. Thank you.

Amin Mehedi - Thank you, good evening. I think you did not answer the questions. The question was that the affected people in that area was existing. What you are doing for them, you are not answering that question, please? We want to hear that because they are worried about it. I know it is a wonderful project, but we do not want to affect anybody there.

Jay Martin - Well, there are many aspects of the project that addressed that issue. Some of them are the ones I have already mentioned. This project will create 1700 permanent jobs of all kinds that will create opportunities for everyone at different skill levels, different educational levels, those are the permanent jobs. The jobs during construction are 3,700 jobs that will last over 10 years, and these are meaningful opportunities for people. Putting aside the services and programming that community organizations like Jacob Riis Settlement will provide within the project, LGBTQ Network will provide wellness. The Floating Hospital will provide a free or reduced medical clinic for the Community. These are all opportunities for the Community to benefit from the project, not just relating to the housing and people that are currently living there. We have a very strong program to direct opportunities that the project creates, whether it be jobs, construction towards local members of the Community. Please give me your business card for any organization or groups that feel that they want to benefit from the opportunities of the project. We are going to create a database to make sure those opportunities are delivered to the members of the Community.

Kathleen Warnock – Now, for my questions, I actually have several, and some of them are rude. You were talking about the commercial office space, and I know this project was conceived before the pandemic, but I have to question, the wisdom of developing new office space, considering that, since the pandemic, there has been a significant reduction in real estate, footprint of offices and companies and, in fact, up in Albany they are making laws now to convert office space into other things. Is this kind of like a white elephant even before you start?

Jesse Masyr - No, not at all. What we think makes our office space unique and special. We see it as part of the living experience in our project. I think a lot of my offices are in Midtown, I understand a little bit. What you are saying in terms of desolation row, because there is not a residential population, to support, the massive amount of office space in Midtown, but here it is a modest amount. It is 200,000 square feet of office space. We think it will work well with the existing community of residents, they could live and work in the same area. I think commuting is, we have learned, disturbing to some people. They do not want to commute to work. This gives an ability to walk to work. We think it is not a white elephant at all, we think it is an exciting part of the project.

Diana Limongi – I am member of Community Board 1. I have lived here my entire life. When my parents got married in 1979, my dad was a garment worker and later a doorman and still to this day, a union man, at 75. My parents were able to rent an apartment in Long Island City. That apartment today is \$2,300. If my father was starting his life today, he would not be able to live in the Community where I grew up. We need housing here, but we do not need luxury housing. We heard earlier \$2,500 for a studio, close to \$4,000 for a two bedroom, that is not affordable for many working families. I want to take a moment to address the union job issue tonight, because I know there are a lot of union people in the room. I am unequivocally pro-union. My father is a union man, he is a Shop Steward at 75 years old. I am grateful for the health care, the fair wages and everything that a union job has given my father and my family growing up. I am 40 years old, but I can be pro-union and I can also be pro-affordable housing.

Doreen Mohammed - I am a proud Queens Community Board 1 Member, born and raised in Queens, a first-generation Bangladeshi American. I just want to point out that 45% of Queens Community Board 1 have been identified as very low income and low income, the only type of affordable housing that will meet the needs of our neighbors, our working-class neighbors, our immigrant neighbors, our elderly, and our disabled. We need things that are 30% AMI or less 540 apartments out of 2,800 apartments are not enough, it is not sufficient. Any luxury development that is going to yield gentrification displaced from the area is unacceptable. I will be voting No, and I urge my Community Board members to defend our vulnerable neighbors and vote No on this project. Thank you.

Adam Fisher-Cox - I am a Board Member, I just have two quick questions. First of all, the number of parking spaces. Here, it is quite a lot, it is going to add a lot of cars to the streets. I am curious if you have done everything you can to get every waiver you can for Mandatory Inclusionary Housing and everything else to minimize that as much as possible, and then I am also curious what you could build here by right and what the difference is between that and your plan?

Jesse Masyr - Yes, we agree 1300, it sounds like a large number. It is actually quite significantly less than what the zoning resolution would say is required, so we are producing less than the zoning resolution requirement, which would be a huge number, probably more than a thousand more spaces. We come to the parking number really out of a demand analysis. We would like not to build as much parking also it is expensive, it is costly, it is tough to operate, but that is with all the studies, including our environmental studies, show that demand. The cinema is a large demand on traffic. Supermarkets are a large demand on parking, yes, we are doing the minimum that we could believe is adequate for the project, not what the zoning calls for. We have actually reduced that significantly and I am sorry I forgot the second half of your question.

Adam Fisher-Cox - I was curious about the difference between what you can build by right and with this plan, and how much of that would be affordable.

Jesse Masyr - Right now, that you could build as a right, predominantly is no residential at all the site other than the Steinway Street corridor. We are looking at manufacturing zoning, which does not permit residential at all.

Huge Ma - I agree with others who believe that this development, the size and scale of it, is unprecedented. We also live amidst a housing crisis, that is also unprecedented. We see this in how tenants are competing for the same housing, where Manhattan rents are now at all-time highs where we are pushing our neighbors to live in basements. While I do agree that dense transit, adjacent housing is how we get out of this crisis. I struggle to vote for a development that provides us the bare minimum, 25% affordability. You said in this meeting and the last meeting you were working on providing more affordability. What is that number, because, without more guidance from you, I am going to assume that the baseline is 50%, which is what the 145 developers offered in their development? Thank you.

Jesse Masyr - We said we are working on it; we are exploring other avenues. I imagine that the Board, in its resolution will articulate its position on the amount of affordability, I mean until we get the project to prove it is difficult to explore certain avenues to increase affordability. I am sure the Board will articulate its point of view.

Rod Townsend – I am a member of the Board; I have a question for Chair Erion. Do you believe this has completely been negotiated and we have reached a floor here or do you believe that we could refer this back to Committee and get more from this development?

Elizabeth Erion - My experience has been that the negotiations continue to the point of the City Council and that is where the influence is. Your role here, in my opinion, is to state the positions, as was mentioned about whether what kind of affordability. We are advisory, there are other issues concerning that this project, concerns that can be dealt with in respect to City Planning, who is in charge of the zoning and HPD. We all we have to get what it is that would make this development good for the Community into the recommendation.

Christina Lastres - I have a few questions, given that you guys are a private real estate investment firm. I am just wondering if your return on investment can potentially come from rents on the commercial space rather than the residential space. I know one of your other projects, has a one bedroom listed for \$3,400 and you are only giving us 25% of affordable housing. My second question is: What does the retail rent look like on one of these spaces? I know, your website mentions a lot of space for small businesses, I am just wondering if those small businesses will be able to afford the retail space you guys are making available. My third question is: it looks like you guys, just reallocated the height of the buildings, you were asked to make it smaller to other buildings. Why did you not remove the height altogether rather than reallocate it, and my last question is rather than invest in a completely new development, why not invest in existing empty spaces on Steinway Street.

Jesse Masyr - Let me just try to address the general question you answered when you say where is our return. There is a lot of expense in this project, the open space, the maintenance of the open space, the deliverance of the open space is an expense. It is not a profit center, the affordability is a cost, not a profit center and a lot of the Community facility spaces, we know have to be greatly under market for the kinds of Community tenants that we want. We believe that benefits our project, we are not asking for a round of applause. We think it is the right thing to do, but it is below market in many instances, all of those go into the economics of the project and we hope the office space is profitable. We need these spaces to be profitable, to be able to afford the benefits that we are providing.

Mackenzie Farquer- I see in your packet, you also did not answer my colleague's question that you have a commitment to small, locally owned businesses. I happen to have one of those and I am just curious, how will you prove this commitment and a decade from now, how much will the retail rent be, and will any actual local retailers be able to afford them at all?

Jay Martin - The commitment is real, and it will take many forms first and foremost. We just said earlier tonight that we are not going to seek this waiver across the whole site for larger retail spaces, we are going to limit it to address the grocer and PC Richard. The reason why is because the vision for the project is what makes Astoria great today when you walk around the Community, these small restaurants and shops that represent the diversity of Queens and the diversity of Astoria. We want to bring that into this corner of Astoria that currently has things like surface parking and warehouses, it will take the form of giving early opportunities to local retail and small businesses like yours to have the first opportunity to look at retail spaces and take them before they are marketed more widely throughout the City, and that is just one example: we will certainly have some opportunities for reduced rent for small local businesses, and all of this is part of a larger plan to create opportunities for the existing community, while we also create a destination for the whole city.

George Alexiou - I am a member of the Community Board for over 20 years. It is a beautiful conversation over here, everybody expresses themselves. The only thing is this: whatever we share over here, whatever we are going to vote over here, they go to the City Council. They make the decision and that is a fact, because this big project, they have expensive lawyers, they pay the money and they do not listen to us and that is what is a fact. Thank you very much.

Antonella Di Saverio - I just want us before we consider any more large-scale projects. We need to make our infrastructure stronger right now. I think this project is going to probably add between 6,000-9,000 people, maybe more. I do not know if you have taken the subway, but it is like a sardine can. I mean you have to look at the subways, you have to look at the crowding now, the traffic on Crescent Street, you have to look at 21st Street, now it is going to one lane. All these people are probably going to be commuting to Manhattan, the schools, the infrastructure, the sewer. We really need as a community to look at that before we start even considering anymore, we just approved 1300 units, 800 units.

Irak Dahir Cehonski – Hello, I just want to disclose that I cannot vote on this ULURP, my boss sits on the City Council Land Use Committee, it will be a Conflict of Interest. The only comment I want to make is that clearly

your proposal as it is something that a lot of people feel very strong against about, I really encourage you to look further into the affordability, because that was up for what I can tell is: what will make or break your project.

Brian Romero – Good evening, I am a CB1 Member. At seven years of age, my immigrant working class mother could not afford the rent and we were displaced to live with different family members across Astoria, we were homeless. That is what putting profits over people does, even the developers have acknowledged, we need more public housing, but are only willing to provide 25% of affordable housing units, given our housing inequity. What is so innovative about Innovation QNS to my fellow CB1 Members, the developers have shown where they stand, I hope you will join many of us and show them that Astoria is not for sale. Thank you.

Vanessa Jones-Hall - Good evening, I am also a member of the Environmental Committee. I am glad my Committee Member brought that up, because many times when the developers do come here presenting all these wonderful things that they want to put here in Astoria, a lot of times, we do not hear how you are going to strengthen the infrastructure, because you share and tap into our water system, electrical system and all the others that are in the sewage. Astoria is also known as it was hit by Hurricane Sandy and damaged a lot of infrastructure. The area is very old, and I do not hear a lot of you come in talk about how you are going to strengthen that, how you are going to help build it. We see the situation, that is along the water by Astoria Houses that affects this entire neighborhood, not just that one area. I would like to even hear some of the developers that come in this community, talk about that, along with other things.

Public Comments:

My name is Mary Catherine Ford, and I am here to add my voice to many of my neighbors here tonight and ask the Community Board to Vote No on Innovation QNS. No to this luxury development with towers up to 27 stories high. I have lived in Astoria for 20 years, and I have raised my two children here. My husband is an immigrant and has had a small business for almost 30 years here in Astoria and I know, and value Astoria as a community of immigrants and working-class families. They are the ones who open the restaurants and small businesses we frequent and love. Bringing this developer into the area, will push this development out. The developers argue it will bring affordable housing to Astoria, but even to apply for those few apartments, you have to be well above the poverty line, well above the income level of the majority of Astoria residents. This development is being put by Kaufman Astoria Studios, which many in our community feel they have a relationship with, but I learned recently that Kaufman Astoria has been bought by two hedge funds. Do we really believe that hedge funds have the interest of the Community of Astoria at heart, no I sure do not, and we do not need them to curate a food hall for Astoria? We who live in Astoria know where the good food is, you can ask us, and we will tell you.

My name is Rachel Brown and I have lived in Astoria for eight years. During these eight years, I have made between \$30-\$40,000 a year and paid between \$700-\$1000 in rent. I also have a master's degree, I work in education, non-profits and the arts, and therefore, I urge the Community Board to oppose this, because it is not affordable. I would not be able to afford to live in this development, because I fall on the very bottom end of the AMI which is not based on what people actually make in this community. I would say we need zero to 30% AMI like at least 50% of the apartments that would be in this development in order to make it actually useful and a place where community people would live. I am not anti-development. I am anti-displacement. We need housing for the people, not for profit.

Jenny Dubnau - Hi everybody. The two main points I want to make are, first of all, if we give the developers this rezoning, they are building 10-20-27 stories on the same footprint where they were previously only allowed to build one, imagine the windfall in profit they are going to make. Given that, I wish they would open their books and show us why they cannot make 80% of this development deeply affordable, they will still make a killing. The other thing I wanted to say to all the union guys here, I come from a union family too, my brother is with the CWA, there is no one here who is against unions. We need to unite to build deeply affordable housing. Please do not let them divide us up like this, please Vote No to this project.

Hi, I am Greg Kinsey, I have lived in this community for six years. I am three to one, three expensive apartments to one affordable apartment. You have these signs saying that you are about middle class, I am the definition of middle class. I am a teacher in this community, and I cannot afford your apartments, say No on this community, please.

My name is Sara DiBona, and this unprecedented housing crisis is because of projects like this it, will just exasperate the housing crisis here in Astoria by make building much more unaffordable housing for us. Many of the people in this community are middle class, like myself, like Greg who just spoke, we need affordable housing to stay here. This combined with the lack of planning for infrastructure, as well as the total disregard for the trying to muscle in this overbearing development into a historically low-rise area. I urge the Board to vote against Innovation QNS.

Good evening all my name is Noah. Thank you for giving me the opportunity, as an active member of the Queens DSA Housing Working Group and a Queens native since childhood. I oppose the Innovation QNS development proposal, despite the alleged benefits of this resonant project, such as increased local business revenue, job creation, storefront space and increased taxpayer revenue. This particular rezoning proposal comes with a set of specific concerns. My first concern is the lack of affordability, although 725 of the units are designated as affordable under the Mandatory Inclusionary Housing program, the average rent for the remaining 2120 units would be expensive luxury rental rate that are out of reach for the typical working-class New Yorker. My second concern is the lack of appropriate community resources or public space. This five-block development does not feature a school, a full library or an outward facing park. Although the proposed development would include a daycare center performing arts center and community resource center, there was an insufficient amount of community engagement.

My name is Donnelly Rodriguez, I am a lawyer, and I grew up down the block. My entire life, two things have been going up in Astoria, it is the rent and luxury buildings. This is a luxury project that is tasked to do the same thing that is done to me, and my family displace us from our home time and time again. Just the other day, Innovation QNS was out in Queensbridge asking people to sign a petition for breadcrumbs, that was not giving bread to people in public housing for the purposes of signing the petition, that is disgusting, and it is reminiscent of what this project is. It is a project that wants to give us the bottom of the bag, it wants to give us breadcrumbs. It does not want to give us what we deserve. Revolutionary feminist Bell Hooks said that love is to intentionally and actually work to promote the well-being of other people and yourself. This project does not love our community because it does not intend or does not act to benefit our people and our community, it works the opposite. You do not do the bare minimum in love; you do the maximum. We want 100% affordable housing for this project, all power to the people, Astoria is not for sale.

Carl Alston - Good evening, everybody first of all, let's address the bread in Queensbridge, New Yorker bagels, which is in Ravenswood, gave the people at the pantry free bagels. It did not come from innovation, anything, number one. Number two is my name is Carl Austin and I was born in 1959 in Queensbridge Houses, and I am a proud resident and change is good, even though many people may not like change. If we had not had change, you people, us would not even be here, he would not even be here. We need to embrace change and figure out what it is and try to come to a common place where we can get some stuff built for us, because we know we need housing, we know we need jobs. What are we doing? Let's get together, let's make it happen.

Lucia – I am Brazilian, I have been here for 25 years, and I was actually very shocked when I got here and I saw everybody screaming outside, because it seemed that we were on opposite sides. Just like that Board Member said we are not on opposite sides; we are the same side. We want to make Astoria always affordable for us who have been living here for two years, three years, 20 years. I do have a question, you mentioned that you will sign a restrictive declaration that requires you fulfill the promises you are making here. My question is: what parts of the project are actually bound by the restrictive declaration of land use? What parts are not covered and further? What happens if you violate this declaration, is there any penalty or oversight that ensures you will be penalized if you don't fulfill your promises? That is my question.

Chair, Marie Torniali – Will you respond?

Jesse Masyr - Yes, I will respond. The obligations that we in the restrictive declaration encompasses all the elements of the project, because it involves the amount of residential, the amount of affordable, the open space. As to your question about what happens if in the event it is violated, I am sorry, the city is the enforcer of the restrictive declaration and what they hold is the most important power for any building that is built, the certificate of occupancy. If we violate the restrictive declaration, we are in violation of our certificate of occupancy, and that interferes our ability to collect rent, our ability to conduct business. It is a very severe punishment if we were to violate any of those terms.

Good afternoon, my name is Infinite George, from the hospital I was brought to Long Island City, Queens. This man right here, Bernard Garrett, as a young man, he gave me my first job since then the City has been built on our head, they are moving forward this way, nobody said nothing, until now, we have developers here willing to help us. I understand what you all are saying: affordable housing, you are not going to get 100% affordable housing nowhere in New York City, Manhattan, Brooklyn, the Bronx and Queens. It got to happen in stages, let's not play this number game now. I represent also Local 79 Union. I started with that man here, he is giving jobs to guys like me, that is taking us out of crime, to finally to the union to work. I represent this Innovation QNS as well. Now we could go back and forth and play this number game from the hospital. I went to every school in Long Island City, I am able to be a successful middle-class member of society taxpayer because of the union, and developers like this that want to help us build. Nowhere in America, you are going to need a 100% affordable housing where the whole project is not full. Let's stop playing this, we need to support this, we need to build a 100% union.

Juan Ochoa – I am a representative, Local 79, I am going to speak in Spanish (spoke In Favor of the Project). Community Board vote for the Project, yes, please. Build together, build better, build safer and build the union.

Hello everybody, my name is Anna Mulhoc. I have been living for 10 years in Astoria, high rent is a constant problem. No developers reach out to me about this project, I am saying No to Innovation QNS, because as a working-class person, I want to live in my neighborhood with affordable rent. If this project happened, I think rent is going to go up and low-income people will be pushed out of this neighborhood. Say No to Innovation QNS.

Hello, my name is Nomiki Konst, and I am a resident of Astoria. To so many community (members), I know so many people have talked about their immigrant story, but for my family, Astoria was literally our entrance point, and many people have this story where their families came with five dollars, ten dollars, stayed in homes that were overpopulated, insecure at a time when there were literally very few opportunities. No credit, no banks, no nothing and we are about to lose that because of something I keep hearing over and over market rate. In the last year, since the pandemic, since people lost their jobs, lost their health care, lost their loved ones, are dealing with not having hazard pay. In the last year, New York City apartments have increased by 33%. Do you know why it is not because suddenly people are making more money to pay those rents, it is because the real estate industry has created a speculative bubble and bubbles crash and who is hurt when bubbles crash, the Community.

My name is Jannatul Ahmed, and I am a New York City Public Educator Pedagogue for about 25 years. I have been living in Astoria for more than 40 years, and this area has a lot of issues with rent, affordability and displacement. Within our own neighborhood in the apartment buildings, we have some places, do not have gas for a couple of months, mine included. We do not need another Manhattan, please, I have been here in Astoria my whole life. We had our doors open; people came in and out. We experienced different foods and cultures and what is happening right now, our student population is declining, we are losing our children because families cannot afford to live here.

Our schools are shrinking, the population is shrinking. We have a very high vacancy rate, there is a 12% vacancy rate for apartments all over the city, where affordable housing is available, less than 1% vacancy rate. We need affordable housing in Astoria, a mega luxury development proposed to line the pockets of billionaires is a spit in the face for people who are working class, and I am just hoping you guys can hear me. I really would like and demand that this Community Board Vote No, please to this Innovation QNS. That is all I have to say, thank you very much.

Good evening, everyone, my name is Sofia Pajaj, and I am the Program Director of Social Services at HANAC. HANAC is a multifaceted social services organization with extensive experience in affordable housing, especially in Queens, we have served vulnerable population in New York City for over 50 years, touching the lives of over 30,000 individuals annually with a wide range of programs and services. I am here this evening to speak in favor of the Innovation QNS project, in my position at HANAC, I help seniors every day, create profiles and applications for the HPD, affordable housing lotteries for any new, affordable housing developments in Queens, throughout New York City. Waiting lists for senior housing apartments can be over five and a half years. Our most recent building, we received about 50,000 applications for 68 units of senior housing. Innovation QNS will bring hundreds of vital, necessary, affordable units to the Astoria Community, including senior, affordable housing. In my work for HANAC, we have a first-hand view of the severity of the housing prices in the city. We need projects like Innovation QNS, to move forward, we can begin to address this housing disparity. I live in Astoria, and I think this project would mean a lot for the local community, especially my clients, who would be able to find more housing. Thank you so much.

My name is Abed. I have been living in Astoria for 22 years. Living here I feel like there has been many issues of high rent displacement of my people, my community, and not enough investment in public schools. I feel like this development will hurt my community, I feel like there is not enough support for the public education, I feel like this development is only for profit, for greed. I want to see more for my community, I want to see more for the public schools, especially I want to see more infrastructure. I want to see more support to give my people, jobs and I want this development to support us. What I really appreciate is if we stop talking about market rates and we start talking about income rates. I want this development to focus more on us. Thank you so much for your time.

Hello, I am speaking on behalf of Johnny Farraj, who could not be here and reading his statement. My name is Johnny Farraj; I am reaching out to you as a concerned resident, and I am urging you to Vote No to the Innovation QNS rezoning. I have lived in the area a block away for over 15 years and I am completely opposed. First of all, the developers have not reached out to the area the community. The businesses have not talked to them about their impending displacement, and they have not renewed leases for small immigrant and working-class businesses that are right there and have no voice. I am concerned about the effect of the high-end market rate housing, which will be unaffordable to the average Astoria resident and will be targeted towards a wealthier class of people who have the most choices with housing. While our lower income neighbors get priced out, we must not allow billionaires and hedge funds to dictate what housing in our neighborhood looks like, nor what the supposed needs are. They have spent an obscene amount of money on PR, Facebook and Ads trying to fool the Community to disguise what this project is really about. What we really need is a majority of deeply affordable and active public spaces, not luxury developments, private parks and shopping corridors that serve only the wealthy. As an immigrant, I came to this neighborhood and hoped to continue to raise my family here. Thank you.

Good evening, everyone, my name is Reverend Hassan Clark, and I am the Senior Executive Pastor of the Center of Hope International. I want you to know, emphatically we approve Innovation QNS. When I begin to think about public housing and the way I was raised, I heard all the testimonies and those with the master's degrees and the different college educations. I represent the public housing developments in Long Island City, Queensbridge, Ravenswood, Astoria, Woodside, the people that you all look at as the people that are under the stairs, this project will give us the ability to have jobs, to have placement for the next five to ten years. We Vote Yes to this project. Thank you.

Thank you for having me here, tonight. My name is Reverend Bobby Moore, I am the overseer and Senior Pastor of the Astoria Baptist Church located at 31-17 21st Street. Our church has been there for over 60 years, I have served there for over 20 years, and I am here to support this project on tonight. Innovation QNS is more than just a development project, it is bringing together existing communities, building on rather than replacing all things that already make our area great. This project brings in newly located owner shops and restaurants that complement rather than compete with those that are already existing here. This project will expand our bustling and driving community. I am here to tell you tonight that I am in support of this project. I am looking forward to our community growing from this project, instead of all of the development that is happening in Manhattan, that it would happen right here in Long Island City. Innovation QNS approaches differences as they have sought out their opinions and needs of the existing residents early on in this project, giving the current economic climate, Amen. I am looking forward to this and I support it. God Bless you.

Good evening, my name is Pastor Corwin Mason, I am the Senior Pastor of the Community Church of Astoria, located at 14-42 Broadway we have been in existence for almost 90 years. As an advocate for my community, I am always looking for projects that will bring truly affordable options to our residents. New, affordable housing in western Queens is not a desire, but rather a need. Many NYCHA residents are living in substandard conditions where they are constantly overlooked and grossly undeserved. Affordable housing is incredibly limited, leaving many residents with no way out of the NYCHA cycle. I am here today to express my support for Innovation QNS, while 800 plus new affordable units will not benefit every resident in need, it is a glimpse of hope for thousands of Astoria residents seeking new, affordable housing. I am also excited about the innovation in business and workforce development, that will be a very important part of this project.

Hi everyone, my name is Rana Abdelhamid, and I am born and raised in Astoria. Growing up my father ran a small business here, and my family and I were displaced exactly because of the type of real estate development that these developers are advocating for. When they are asked the question, what are they going to do for the small businesses

that exist right now? What are they going to do for the communities that exist in this community right now? I know exactly what that looks like, it looks like gentrification, it looks like loss, it looks like being pushed out of our homes, that is exactly what happened to me and my family as an Astoria resident and as small business owners. They have not spoken to the Community. I am from Little Egypt, there is no Steinway without Little Egypt. No one has spoken to the North African Arab Muslim Community that exists in Astoria. No one has listened to our voices and asked us how this project will impact our community. We will continue to be gentrified out of this neighborhood, just like so many of my neighborhood and community members have been, and this is exactly why I urge the Community Board to Vote No, against this project. Astoria is not for sale. Thank you.

My name is Lorenzo Brea, I am from Ravenswood Houses, I am an organizer, a housing organizer, and I am speaking directly to the people who are going to have a vote on this project tonight, if you have heard anything, I think you have heard about how this project can be better. If anything, it is something completely opposite that the Community is leading that we can possibly have for Astoria, but this is not what that is. If there is something better that we can do as a community that will be led by community outreach and not begged for or not have Innovation QNS come up in public housing where I am from and pay people to say that they need to Vote Yes on this project without speaking to anybody else, but the \$25 or whatever that they gave to people to come up in our neighborhood and act like they have done community outreach for months. I mean as long as you understand that there is better, that there is Community Land Trust, that the Community Board should be making sure that a project that the community wants is something that happens as long as you understand that there is something better, please for the sake of all communities that surround. There is a guy, a block away, that did not know about this project, that the Innovation QNS did not reach out to. Please Vote No on this project.

Hello, my name is Gil Lopez and I love Astoria. I love Astoria the way Bell Hooks encourages me to love. First and foremost, ULURP, is broken and MIH and AMI are nothing more than constructs of the real estate lobbyists. They are not affordable to the actual residents here and they must be reformed, until that happens, Astoria should take a stand against any new development without truly and deeply affordable housing. Despite their claims, the developers are not available for our questions. Innovation QNS' public engagement effort has been nothing more than a PR stunt when community members actually showed up to their Town Halls to express our concerns and ask real questions about the development, we got no real answers. Instead, we were fed a string of logical fallacies and lies, proving they think we are dumb and disposable. Let's talk about green washing if the city and the Community Board want more open space, let's take back the street we gifted the Kaufman Studios and give it back to the people as a park, and let's talk about private.... No enforcement.

My name is Rina Grossman, and I am reading on behalf of Fabian Fernandez, my partner. As a disabled resident of Astoria, Long Island City for 37 years, I strongly oppose the massive Innovation QNS development, we deserve better and more. Over the last 20 years, residents of the neighborhood have already witnessed hundreds of small homes and apartment buildings being renovated or converted into bigger, more expensive spaces. This myriad of buildings and their costly residences have already caused us to have already made it difficult for me and my neighborhood neighbors to live here. These dramatic residential changes are, in addition to the expensive high-rise dwellings constructed in LIC and Queens Plaza, which are driving up the cost of living. Adding thousands of high-income residents into a massive multi-building development threatens the ability of rent-stabilized limited income for tenants like me to remain here, I am a person of color. My family were immigrants from the Dominican Republic. I see the area becoming less and less diverse, both as a matter of income and race. Thank you.

Hello, my name is Aki Benjamin, I am a 13-year-old student at P.S.122, up on 21st and Ditmars, and I would like to say that I am adamantly against this plan. This will push my friends who live in this area out, not just these six apartments that they keep bringing up, but actually the people that live in the area around it. They have not answered any of the Community Board's questions about the people that live in the area around it. They just seem to dodge it by mentioning these six apartments, but actually everyone will be affected. I get that this will create many jobs for union workers. My uncle was President of his local union, upstate in Albany, but either way I can be like Community Board Members before me said: I can be both pro-union and against this development, because I am not against development in general, I am against development that will push people out of their homes, not create enough affordable housing and actually work against what we are trying to do here. Thank you.

Hello, I am James O'Neill, I am an Astoria resident for 17 years and I represent the Queens County Model Railroad Association, who have been active for 77 years in this community, outreach to schools and entertained people in senior centers and family events, we are in favor of this project. It is not for profit spaces and community involvement. I am an arts educator as well and I like the idea of these spaces for dance, music and outdoor events, which really do create a sense of community and bringing people together, 700 affordable units and I hope more and more jobs in the community will benefit all of Astoria. Thank you.

Hi everyone, my name is Jewel Ahmed, I am 23 years old, and I was born and raised here in Astoria. I am here today to speak against Innovation QNS, my family and I live only two blocks away from the proposed development. Why is it that none of you guys have reached out to us before wanting to set up shop here? Why do we as people who have been living here for 20 to 30 years, not get a voice on whether we support a multi-billion-dollar luxury development that will only favor those who have money and power? Do the brown immigrant working-class residents of Astoria not deserve to exist without the threat of losing their lives? According to Innovation QNS, definitely not. We all know that these new luxury rentals are only affordable to those with income levels, way out of reach for most of us here. Innovation QNS, 10-year project will deteriorate, Astoria's air quality, even more congestion, will increase, and no infrastructure will be there to support such an influx. What I hate the most is that developers will be getting tax breaks and profiting off of our financial demise. Please Vote No.

Good evening, all, different choices, different ideas, my name is Tom Grech, I am the President and CEO of the Queens Chamber of Commerce. I am here in full support of the Innovation QNS Project. Thank you. In addition to a number of positive points which are worth repeating in a moment, I think it is important for folks to understand

and know the following. The rest of our country in the world is not standing still waiting for New York. Sorry to tell you that there are a number of projects whose benefits do not come near Innovation QNS that are being put forth and executed around the U.S., places like Austin and other places like that. This project does not include or require public funds to be implemented or executed over the coming years. New York City and New York State will need all the private support we can garner. When the once in a lifetime federal funding finally dries up, while vibrant, our county needs development partners that listen and work with the Community. No, does not serve that purpose, but input from all sides and all parties does. This is a great project that will create over 2000 apartments, including 700 affordable homes. Thank you, I strongly urge a Vote of Yes for this project.

Good evening, my name is Jason Hilliard, I am the Director of Government Affairs for the New York Building Congress, and I would like to thank you for giving me this opportunity to express our support. At the height of the pandemic, unemployment in Astoria was 30%, significantly composed of lower income communities of color. The Innovation QNS Project will create more than 5,000 needed jobs for the community, including 3700 construction, jobs and 1700 permanent jobs, with so many residents who are unable to work in the neighborhood that they live in, this project will finally change that. Additionally, this development will spark \$50 million and new spending to existing nearby small businesses, something Astoria needs. Innovation QNS will also create upward of 2,800 units of affordable housing, affordable apartments, which 700 units will be permanently affordable at deeper levels of affordability.

Good evening, my name is Shafquat Chaudhary, I am 74 years old, I have been living in Queens about 50 years, I own some property, own a few businesses here in the area. I am here to support the project because without more apartments you cannot have more availability, and unless you have more availability, the rents could not go down. We cannot be doing all the development in Manhattan; we need to bring development to Queens. We have two airports; we have the best infrastructure in the world here supporting two big airports. We need to create more jobs, construction, businesses, offices and all kinds of jobs. Instead of going to Manhattan, we want to bring people here. Thank you.

Hi good evening, my name is Teresa Jones McKinney, and I am speaking on behalf of Ms. Claudia Coger, who was trying to get here, but she could not because of the traffic. Good evening, my name is Claudia Coger and I have been a resident of Astoria Houses for over 60 years and am the former President of the Astoria Houses Resident Association. I am a tireless advocate for social welfare, education and tenants' rights in the Astoria Community. As an advocate for my community, I speak today in support of the Innovation QNS Project, because it will bring new investment resources and affordable housing options to our neighborhood. For the past two years, Innovation QNS has proven to be a true community partner and has shown a vested interest in our neighborhood. This is beyond a simple promise for affordable housing in a new building. The Innovation QNS team has been on the ground talking to residents, hearing our opinions and lending support when we were most in need, whether it was food distribution, holiday gifts for the children and Turkeys for Thanksgiving. We need to support Innovation QNS.

Good evening, my name is Laverne Wilson, and I am a resident of Ravenswood Houses. I am speaking today to show my full support for Innovation QNS. As we are all well aware, affordable housing in western Queens is near impossible to find. If you are working and making a modest wage, it is hard to find a home that you can afford. This project will bring 725 plus permanently affordable units and senior apartments with more than 75% of them under \$1500 a month. Right now, it is very difficult and nearly impossible to find a two-bedroom apartment for less than \$1500, let alone one in a luxury building. For us NYCHA residents, we are left with no way of out of the NYCHA cycle due to the lack of unaffordable housing options. We need more housing solutions.

Good evening, everyone, my name is Shonda Sutton, and I am a lifelong resident of Queensbridge Houses. I also work in the neighborhood, and I am speaking today in support of Innovation QNS. I heard everybody's concerns and I do believe that there is some fear when you hear about change and new things coming, but I think that we should move beyond the fear we should not let fear stop us from trusting and believing that change is good for our neighborhoods. Thank you.

Hi, my name is Steve, and I am in support of the Innovation QNS. I am a union member and I also teach the apprenticeship. All the Queens members that we have, that support their families and provide good benefits for them due to work that they find here, locally and what this is going to provide for the workers in Queens. Who is going to bring the amount of jobs this building is going to provide? I am in support for it, thank you.

My name is Peter Caines, and I am speaking today in support of the Innovation QNS Project. I am a member of the Center of Hope International and a member of the staff as well. Given my involvement in the Church, I have grown to love the Astoria area and those who reside here. Most of my days are spent in Astoria or Long Island City, but unfortunately, given the astronomical rents in the area, moving closer to where I work, and worship is not an option. When I was first informed of the Innovation QNS Project, I was thrilled to hear of the new, affordable housing. This project would offer an additional 300, plus, affordable units in our community. It would give people like me a chance of moving into this great neighborhood. I support any project that will provide affordable housing, which is desperately needed. I hope you consider the Innovation QNS for approval. Thank you for giving me this opportunity to speak today.

My name is Sebastian, I am a lifelong resident of Astoria, my family has been in the neighborhood for over 30 years. My Mom is a Union Educator, my Dad is in the construction trades. I am speaking No to this proposal, and I am urging the Community Board to Vote No. Everybody on the Community Board and in the crowd knows this project is not about the working class, it is about the wealthy. It is not about the people; it is about profit. We know that the people working there, they are not going to be guaranteed a job in the new development. We know that, even though there is a recreation center, there are kids from the school right across the street, from the proposal on 37th Street between 35th Avenue, 36th Avenue, they probably won't be able to get into the recreation center, because we do not know how much they are charging for the recreation fees-and we know this housing is not affordable. It

is not about the construction trades versus the Community, it is about the working class and this project hurts the working class. It will make the neighborhood more unaffordable. The developers talk about how there is a housing crisis, you are the housing crisis. When you invest money into our community for the sake of profit, you displace us, No to Innovation QNS. Thank you.

Good evening, my name is Ariadne Colon, and I grew up in Astoria, I went to P.S. 166, 204 and Long Island City High School. I am here to say that I am against the Innovation QNS Project. Job and housing opportunities are absolutely vital, however, Innovation QNS is encouraging everyone to play checkers during a chess match. Although I am not a fan of gentrification, some changes in Astoria have been necessary and, in the long run, proven to be instrumental for the growth and betterment of Astoria, however, this rezoning proposal by Innovation QNS that is being presented before the Board, is neither necessary nor, in the long run, beneficial. Innovation QNS' proposal of 27-story buildings unprecedented in this community, is grotesque and will absolutely overwhelm the residential buildings located nearby and cast unbelievably long shadows where children play. No one who grew up in Astoria, grew up in buildings this size, although I do not expect the real estate developers to consider Astoria or be mindful of how their plans will take away far more than it will.

Good evening, everyone, my name is Ajden Suca and as someone who resided in Astoria, works and has many other ties here in Astoria, I would like to offer my support for the Innovation Project. Although I love Astoria, improvements and developments are necessary for the neighborhood to give its residents the community, they deserve. Community services and amenities, such as the Community Innovation hub, will work to help and support our residents. Thank you.

I am DeeAnne Gorman, an Astoria resident 22 years, licensed New York City sightseeing guide and volunteer for many causes. I am opposed to Innovation QNS. If this project is so great for the community, proper outreach to the Community should have been done: a glut of luxury housing in an already unaffordable market rents around rising. As a result, sustainability to the area has not been well enough examined. Examples already during rainstorms raw sewage overflows into our cities, rivers and streams and basements flood and already traffic congestion, pollution and air quality in Astoria is horrible. I see the results of luxury buildings in this city every day, vacant investment properties, while hardworking New Yorkers cannot afford rent, empty storefronts, sunlight blocked out, heightened traffic and pollution when big real estate interests bully for top priority. I ask you the Board to consider and protect the people, fabric and infrastructure of this community. Thank you very much.

Hi, my name is Caitlyn Moyer and I agree there is a need for more housing in Astoria, but luxury high-rise apartments are not the solution at presumably over \$3,000 for a market rate, one bedroom. This is a spit in the face to the needs of the residents of Astoria, who are these 2,000 market rate apartments for? who can afford them: corporate lawyers and bankers? What about the teachers, the service workers and the artists who live here? Innovation QNS is not centering the needs of the Community, and that is why I do not support this project. Thank you.

Hi, my name is Connie Murray, I am a 25-year resident about three blocks away from the north end of this development, we have a grocery store, it is called the Food Bazaar. I do not know that the developers have ever heard of it, but we do not need that replaced. I love that there is attention for keeping PC Richards around and the Movie Theater, but there are many other businesses which are being displaced as well. There are census tracts, the census tracts in the area, reflect people as much as a quarter percent of the population living effectively and even comfortably at the poverty level, because it is such a deeply affordable area-and we should be building on to increase that as opposed to bringing this luxury 10-year development that is going to completely alter what is a thriving, low-income (area). Thank you.

My name is Amanda Vasquez, and I am against the Innovation QNS Development. I am not opposed to new businesses of residential housing, but in there are two things, affordability and needs to be cohesive. With the area offering a meager, 25% affordable units and creating 27 story buildings. In your three-story buildings is not what we need. You repeatedly were told by the Community about this, yet there has been very little change. The infrastructure is already over stressed and adding all these residents will only hurt our area as a negative impact on our already overcrowded schools, parking, mom and pop businesses, and air quality-and we don't want to live in shadows, say No to this project. There will be other developers that will offer what the Community needs, and they will actually care what we ask for. Thank you.

Good evening, everyone, my name, is Nakeah George and I have lived here for over 30 years, and I am in full support of this project. I wanted to express that at this time it is critical that we invest in our city in general, more specifically, the boroughs outside of Manhattan. The project will create over 2,800 units of housing. The city desperately needs 700 units of which would be permanently affordable. There is a breakdown in which homes had a wide range of affordability levels over two acres of new, publicly accessible, open space, an estimated of 50 million of annual economic activity at neighborhood businesses, 3,700 construction jobs, 1,700 permanent jobs, 10 times the number of jobs currently within the five-block radius, including good union jobs that pay families sustaining wages. We have many members who are unable to work in the neighborhood they live in, and this project will finally change that. Thank you. I am in support of this development.

My name is Christina Chaise, and I am here today, as Vice President of the Ravenswood Resident Association, and a member of the Justice for all Coalition. Above all, I am a long-time resident of western Queens, who is greatly concerned about the gentrification of my neighborhood. Private, affordable housing initiatives have distracted from public housing investment and has favored private developers more than people. Affordable housing is not inclusive of extremely low-income families and disregards many poor and working-class residents. The median income of NYCHA residents is below \$30,000. We and many like us cannot access the space. This proposal will disrupt, disturb and displace many of us who comprise the Community, including myself, the blacks. I have traversed, all my life has become unfamiliar occupied by new restaurants and boutiques, many which are economically

inaccessible. I feel estranged from the very land that raised me. I used to play in the playground on Steinway Street as a kid, I had my first date at the Movie Theater and the Applebee's across the street, I finished my master's thesis in that Panera and graduated Columbia. Please Vote No. Thank you.

Good night, my name is Omar Robinson, I have been in Astoria for about 18 years, I am an immigrant. Astoria was not what it was 20 years ago, we cannot be scared of changes, we need to embrace it. Nothing in Astoria has been the way it was when you came here, when I came here. We cannot forget that if we do not change, if we do not grow, if we do not invest in Astoria, we will lose Astoria. Let's look at what we are losing. Let's look at what you are saying No to, 700 low-income apartments, retail that the local Astoria Community will have access to, the amount of people that will be coming into Astoria spending money in Astoria, revitalizing Astoria. Let's look at what is in our cup, and what is not in our cup, it is half full. Please Vote Yes, on the Innovation Project. Thank you.

Hi good evening, everyone, my name is Costas Diamantis, I am in favor of the Innovation QNS Project. It is a critically important time in our city's history, we must invest in our communities. Innovation QNS creates jobs and on the back of the pandemic, where people are losing their jobs at unprecedented rates, this is an important step in building back for our future. I work in the area and have for the last 17 years, and I just see the future of this project, and we know we have so many people that live and members who live in this area and these 3,700 jobs that we created will help people to work in, live and invest in our community having localized jobs is important in many aspects, as was spoken of earlier: shorter commutes, not only better for the individual, but for the environment, workers can inspect, spend their hard-earned money and livable wage in their communities. Please support this project to build a better future for western Queens. Thank you.

Hi, Maria Fattiore, I have been living in Astoria as a renter for over 25 years. It is a vibrant, vital community and Innovation QNS will destroy that. They have been consistently disingenuous, vague, and they do not substantiate their claims with any hard data at the workshops. Recently they were challenged regarding barring entry to community residents. They said it was a misunderstanding, but there is a YouTube video that shows exactly what happened: the 1700 jobs that they promise are vaguely described as being business services and building services. There are no projected salaries attached, there is no outright description. The census data shows that most people in Astoria would be prevented from even entering the housing lottery. HANAC has said it will be an Option 1 according to the city. Thank you, Vote No.

Hi, thank you, my name is James Bassi. I have lived here in Astoria for 38 years and I urge Community Board 1 to Vote No on Innovation QNS. Some important reasons, one, this is a blatant gentrification scheme. The people proposing this have no interest, other than the lining of their own pockets. Number two, if this project went forward at least half the units would remain empty, just like the Queensboro Plaza High Risers. The only people profiting will be the owners who would get their big fat, annual tax breaks and write-offs. Three, the project would destroy our community and the story of forcing out the working-class people and people of color. Point four, they have offered absolutely no hard data regarding the projected creation of 1700 permanent jobs, none whatsoever, talk is cheap. This and many of the crucial questions remain unanswered or blatantly dodged and finally, massive luxury towers do not belong in our area and the so-called affordable housing does not meet the income requirements of Astoria residents. It is a matter of public record, most of us are rent burdened and can barely afford to live here, as it is, please Vote No. I thank you very much.

Hello, I am Sarah Frazier, I live in the area, and I have three kids. I am a public-school parent, my kids go to P.S. 166, a school that is mere feet from Kaufman Astoria and until this year, and this project came up, was not materially supported in any real way by Kaufman Astoria, only until they had a reason to did, they find it in their hearts to help that Title I School. I would like to say that in my two decades of living in New York City, I have yet to see any solution provided by the addition of luxury or market rate housing. I do not think it is anything that is going to be ultimately beneficial in keeping the character of Astoria and as a homeowner in this area, that is very important to me as well. To allow this development to proceed with a paltry operating of 25% Affordable rates would be antithetical to this Community Board's charge of protecting and serving its community. Thank you.

Hi, my name is Beth Maria. I have lived in Astoria several years, but more importantly, I want to point out that I am from Brooklyn, born and raised 30 years. 130 years, my family has been in south Brooklyn, and it has been a mix of immigrants and born and raised New Yorkers. Only in the last 10 years have I seen any of my family leave. My mother is the only one left, displaced from the luxury developments that were flagged green. We have been promised everything that you were promised here tonight. We have been promised a better cool community, etc. I did not move to Astoria because it is cool and trendy, I moved to Astoria because of this Community Board. I moved to Astoria because you stand up against big corporations and developments. Please Vote No.

Good evening, chair, good evening, Community Board, my name is Peter (Grillo). I am here in support of Innovation QNS. Jobs that pay living wages are very important to creating economic equality in communities. With Innovation QNS Project, they are going from permanent jobs and temporary jobs, they are going to provide over 5,000 jobs. That is a lot of opportunity for the Community as a whole. We have a lot of members that live and work in the Community, it does not just benefit them, it benefits the community as a whole. Living in a city that is constantly developing, I do not see how this is not a good option. I appreciate your time and consideration. Thank you.

Good evening, my name is Juan (Bernal), and I am in favor of the Innovation QNS Project. The addition of public green spaces is important in every community. The proposed two acres of public spaces here will make our city more beautiful, more sustainable for the future and, most importantly, more livable public spaces are incredibly important in building a tight-knit community and bringing people together. On top of this adding 10 times, the amount of jobs currently in the area will make Astoria a better place to live. Many of our local members have to travel far to find work, but now we can bring the work to their doorstep, contributing to the local economy commercially through the addition of small businesses in the area. This part of Astoria will thrive, add this to the

new public spaces and housing units and our residents will not only have a place to work but to live and raise their families in order to create a family-friendly neighborhood. I ask you for your backing of the Innovation QNS Project.

Good evening, everyone, my name is Rama. I am a community activist on behalf of the Arabic and Muslim Community. I have lived in Astoria as a young immigrant coming from Morocco, I enjoyed living in Astoria having to afford my beautiful apartment where I raised my daughter and working with immigrant groups and newcomers. I have been recommending Astoria as a beautiful town, the town of diversity, and to fulfill your dreams. I am afraid that I cannot recommend Astoria anymore to new immigrants. This new project not only threatened the very authentic and the special character of Astoria's diversity, which we fought for, embraced and built. Every immigrant has offered something to Astoria, worked hard to go into college and open their business. Where anywhere in the world, you can have authentic Moroccan food, Indian food, all kind of foods, mosques, synagogues this diversity? Some big companies won't take advantage of it. I do not support it, I would please ask every member of the Board, Vote No to this iconic imperialist project. Astoria is not for sale. Thank you.

Good evening, my name is Robert (Bob) Madison. I am the Associate Executive Director at Jacob Riis Settlement, and I have a co-responsibility, overseeing a dedicated team that provides an array of services to youth, seniors, immigrants and adults. Long Island City has been home to Riis Settlement for the past 65 of its 133 years of existence and I am speaking in support of Innovation QNS. Prior to my 11 years at Riis Settlement, we have partnered with and had a relationship with the team at Kaufman Astoria Studios. Together through cultural and civic interactions, we built bridges and connected the local school community, children and families, and through these efforts, have gained our trust and show that they have been open and willing to work with the Community when the Kaufman team, along with their partners approached Riis Settlement regarding the Innovation QNS Project. We at Riis immediately recognized the myriad of opportunities that this project could bring to Astoria and Long Island City through its commendable, affordable housing. They will create over 2800 apartments, including over 700 permanently affordable homes.

Hello, good evening, everyone, my name is John Bahia, and I am a Woodside resident as well as a member of my local Community Board. I just cannot stand idly by while my Astoria neighbors and friends are facing potential mass displacement by gentrification in Queens. This proposal is not for the needs of this community and this proposal is not made for the people of this community; this proposal is for profit. The youth, the western part of Queens, says No to Innovation QNS. I urge the Board Members to Vote No to this proposal. Astoria is not for sale; Queens is not for sale. Thank you, good night.

Good evening, everyone, my name is Rony (Luna), and I am here today to actually show my support in favor of this Innovation Project. As someone who works in the neighborhood, especially in that particular area that you guys are actually speaking about, I see the need for the development to revitalize the area. In addition, of well-paid living wage jobs, both permanent and temporary, it is incredibly important in the era where cost of living is increasing significantly faster than the wages. In addition to 2,800 mixed housing units is something the city desperately needs. I get what the young lady said on the Board, where the average income is \$35,000 to \$45,000, I get it, but I think this is a very positive thing, moving forward. I hope you actually Vote Yes for this. Thank you.

My name is Houssain Akhtar, and I have been living in Astoria for 22 years. A major issue arising in our community is the rise of gentrification and the rise of high-rise buildings. As the firstborn of a single American immigrant mother, the push for high-rise, not only breaks down the community that was built, but also breaks down the many cultures built in within this area. Why do we need to break our homes for you? Innovation QNS may open and lead improvements in Astoria and in LIC, but it is at the cost of breaking what we call home. The project does not profit us, but rather breaks down and helps those of the upper tax bracket. New York City might be an ethnic hotpot, but actions like these may very well be a rise for it to diminish the very ethnic groups helping to make the city grow. The push for Innovation QNS is a gateway for more developers to break the very community we have built; therefore, I urge you guys to Vote No for Innovation QNS. Thank you.

Abdus – I have been living in Astoria for 24 years and I love Astoria. I am very sick; I only came here to voice my opinion. We have 6,000 Bengalis living here, in this area, in the Astoria community. Bengali community, everything is here is fine. I like this, the Bengalis here, the Bengali groceries, community people they are going to suffer if this project gets built. I like it the way it is here right now. Number one, the next generation, I understand, the people that are going to suffer the most are the next generation. I love this area, I want to live in this area, and I am Voting No to this project. Thank you.

Hi, good evening, my name is Putul Begum. I have been living here for last 10 years. This area has issue, with hiring and that will get issues every year. 35 families in my building, including me that developer did not reach out to us. If they had, they would know that, as a concerned member of the community, as well as a single mother of two boys is me: I do not want to make a development here that will displace my people. Where would we even go? They are absolutely a zero liability for the developer that are trying to build this while they take income, 100% of the profit. The immigrants Bengali are already struggling. I demand that Community Board Vote No Innovation. Thank you so much.

My name is Sathara Begum, I have lived in Astoria for the past three years. The rent here is too much, I struggle with my one bedroom, but we need a two-bedroom apartment now. I have two boys and one girl. My parents are older and live close by. We also have more family back home. Rent, grocery, in general needs bleed our incomes dry. We cannot go on outings or do something just for ourselves. Our house does not get maintenance, an entire side of our building has not had gas in a month. We do not get air or sun in our apartment. Our children are getting sick, but our rent was still raised by a hundred dollars. If this rezoning goes through, my rent will go up and so will my cost of living, which is why I strongly urge Community Board 1 and our district Councilwoman Julie Won to Vote No to this rezoning application. Thank you.

Hi, my name is Colin White, I am an Astoria resident, and I am urging you to Vote No on the Innovation QNS Rezoning. The large number of luxury market rate units proposed for the Innovation QNS Project would lead to increases in property taxes and area rents. That would be untenable for the people who have already lived, worked and invested their lives into this neighborhood. Even the minimum income requirements of their proposed, affordable units will already preclude those who need housing the most from having access. They have no adequate plan to bolster our already overtaxed infrastructure to handle the increase in pedestrian and driver traffic that this project will bring, and, despite all this, they will be receiving staggering tax breaks that we will pay the bill for down the line. We must not settle for the bare minimum positive impact at such a monumental cost. Look at their Environmental Impact Statement, think of all the immigrant and working-class businesses that face being displaced without compensation or even adequate communication or outreach. Think of the quite literal massive shadows that these 20-plus story-luxury high-rises, will cast on the homes and businesses for us to be at their feet. We have a chance to make the revitalization of Astoria community-led and community oriented, we can come together to find the people. Astoria is not for sale. Please Vote No.

Good evening, my name is Will Kaplan and I live here in Astoria with my wife. I work full-time here in Queens as an Art handler and my wife works full-time as a therapist in a public clinic, with our combined income, we could not afford a unit in Innovation QNS, let alone start a family. We cannot rely on a lottery for housing. We all deserve a guarantee. Please Vote No on Innovation QNS. Thank you.

Thank you everybody for doing this, and for being here, my name is Maria. I am a retired nurse and I live literally across the street from where all this is going to happen or may happen. I hope Innovation QNS will continue meeting directly with the Community Board and our elected officials, go back to the drawing board and create a plan that addresses the legitimate concerns being raised here. You can do this; you have already demonstrated a creative ability to adjust plans after community feedback. What you do now can be a blueprint for the rest of Queens and it will help your plans, the good Kaufman name that we know so many years in Astoria and help the Community, meet with the Community. I will personally send Greek Spanakopitas (Spinach pies) to your meeting when you meet the Community Board, because they know what our concerns are directly. Thank you to the architect who keeps adjusting stuff. Thank you.

(Name inaudible) – I am a Venezuelan immigrant; I have lived in Astoria for the past six years. I want to keep living here and I believe Innovation QNS will make that very difficult. I would not qualify for the affordable units because I am not a permanent resident or a U.S citizen. Up until two months ago, I was undocumented, now I have temporary protective status. I wonder how many undocumented individuals and families will be displaced from their homes in Astoria, without even a chance to qualify for the bare minimum, affordable housing at 25%, affordable housing. I wonder how far people like me will have to move, just so we can have a place to live. I am all for innovation when it benefits everyone, especially vulnerable people, but the rent hikes that will result from this project will not help us at all. Community Board, please Vote No on this project. We do not want scraps from billionaire developers. We want, need, affordable housing. Thank you.

Hello, good evening, everyone, my name is Shawnte Alston, and I am from Astoria Mansion, better known as Astoria Houses. I just wanted to make things clear, that I am opposed and want the Community Board 1 and City Council to say No. Astoria Houses is not for sale, Astoria Houses is not for sale, drip. Can you help me find it? Astoria Houses better known as the Mansions, I reside as a violated resident, Astoria is not for sale, it is plain and simple. I wish we could work together as a unified collective, where we could bring our ideas together and have a seat at the table for everyone to be, included. We do not want to be excluded, I just hope that stands out because I have been residing in Astoria Houses with my mom since 1989 and she is a powerful woman, and she is also a dominate queen.

Hi, I am speaking in the name of Noel Palombo, I am here to implore you to Vote No to this rezoning. Astoria was the first place my mother came when she arrived in this country. My family lived and worked here happily for years, because it is a welcoming place of opportunity. This is not a playground for the rich developers to get their share of it, it is a community with rich, diverse, that will be eliminated by this rezoning, though Innovation QNS has attempted to frame this development as an investment into the Community, this is an exploitation at its finest. Ask yourselves who has the most to gain here? It is only the developers in the long run, longtime residents of Astoria deserve to be a part of an improvement of the city that they helped build, and this will only push people out. The overwhelming number of wealthy people who move in will drastically undermine the ability of the working class and immigrants to remain. Lastly, and perhaps most importantly, the shady and manipulative tactics used by Innovation QNS to gain support throughout this process illustrates their complete lack of ethics or morality. Billionaire developers who make tons of money should not, be the ones shaping our neighborhood.

Hello, ladies and gentlemen, my name is Jeremy Estrada. I urge everybody to Vote No on this. I want everybody to understand that there is a 75% of people that are going to have to pay extreme prices for these apartments and it is going to affect everybody severely, negatively. If anything, please think about the Community and Vote No. Thank you.

Hi, my name is Demi Amindeneau, and I am here to speak out against Innovation QNS and really urge the Community Board to Vote No, please for many of the same reasons many people have spoken about just now. The severe lack and bare minimum of affordable housing being offered, people in this neighborhood, where would their kids move out to if they cannot afford to move into a new home? I am sure parents do not want their kids living in their house forever. I want to thank the Community Board Member for bringing up the Environmental Impact of a development like this. The weight is an incredible factor that it does not seem like they have considered, I live on that block. I live on 32nd Street, I walk past there a lot. I do not think, wow, I really want more high-rise buildings filled that are vacant actually, because nine out of 10 times that is what happens with these developments, we have seen it city wide. We want more community space, parks. Well, we live in Asthma Alley, and this would just be a way better use of our development. Thank you.

Hi, my name is Amy Kenyon, I am a resident and a renter here in Astoria, I am asking you to Vote No to this rezoning for three reasons: one the developers have not engaged meaningfully with the Community, rather they have focused on shiny marketing materials, bagel and bag giveaways and paid PR campaigns.

Groups like CAAAV (Organizing Asian Communities) that are accountable to their low-income community members and have come out against this proposal and I stand with them, as well as with the almost 3,000 residents and neighbors who have signed a petition against this rezoning. I think we have a stack of them to give to the Board tonight and those were collected by volunteers, not by paid organizers or people with things to give away. Two, despite calls for more deeply affordable housing, these deep pocketed developers have refused to commit any more than the bare minimum of affordability required, while the 75% of the apartments will be out of reach. Finally, the proposal is not providing more public facilities or upgrades to public infrastructure. We have seen time and again in large redevelopments that the benefits the Community fail to materialize, while the development and finance sector makes record price. As a gift, let's demand more from it. Thank you.

Hi, my name is Fariah Akhtar, I am the lead organizer of our Astoria Chapter at CAAAV (Organizing Asian Communities). We have been organizing over the course of honestly the last four months and have spoken with hundreds of families who live within a mile of the Innovation QNS proposed development site. Not only have they not heard of it, but they are also extremely concerned. This format is incredibly inaccessible because of language and because of time. We had over 35 people come here tonight to speak, and many of them had to leave because they could not wait four hours or three hours in order to speak for one minute. I have 25 families who have submitted written oppositions, that I can give the Community Board. I have also emailed a list of 50 different families who have opposition, including their zip codes and full names. The reality is, there is a housing crisis, yes, but Innovation QNS is just the latest chapter of the cause. Luxury apartments are vacant, and they are not what we need, deeply affordable housing and I can give you these testimonies, it is not six apartments. Thank you. It is thousands of people who live here, and we will be in that ship.

Chair, Marie Torniali – Anyone else who has not had the opportunity to speak? We will be closing this hearing; we will vote on it during the business section. Thank you.

The Chair, Marie Torniali asked for a Motion to adopt the May 2022 Minutes.

Motioned by Vanessa Jones-Hall; Seconded by Rod Townsend

Chair, Marie Torniali - There will be no Chairs Report and no District Manager Report. The Committee Reports are up next, and Land Use and Zoning is first.

Elizabeth Erion - I think, we need a Motion on the floor, to begin discussion on this. This is for 40-25 Crescent Street.

Chair, Marie Torniali - Can we get a Motion on the floor?

Motioned by Amin Mehedi; Seconded by Doreen Mohammed

Chair, Marie Torniali – The Motion on the floor is to disapprove the 40-25 Crescent Rezoning, any discussion.

Amin Mehedi – We have been talking about the parking for the vendor, they are saying it is on 13th Street and the project is on Crescent Street, 21st is the busy street. It does not make any sense to have a parking out of that area.

Chair, Marie Torniali - I do not think it is parking, I mean, I think they have been relocated to that area. Different landlord, it is a relocation.

Chair, Marie Torniali - Can you withdraw that Motion?

Amin Mehedi – I am withdrawing, I am going for the approval.

Motion to approve by Amin Mehedi; Seconded by Andre Stith

Chair, Marie Torniali – Any further discussion? This is a roll call vote.

Evie Hantzopoulos – No, I just wanted to express my disappointment that we did not get any detailed information about the affordable housing, it was very vague and I feel that since they came to the Community Board to our Land Use Committee, twice I think, before today, if I have not lost count and we have asked for it, it is just frustrating not to get it, because it is hard to make an informed decision and really look at what the income bands are going to be. I said this at the Land Use Committee, we got kind of very different responses each time we asked about the street vendors that were parking there and the story keeps changing and for me what is my concern is that the project overall, I don't think it is a bad project but what concerns me is these street vendors were evicted; they were not relocated.

Sam Massol – I pass this lot every day, this is a parking lot for food trucks. These are not street vendors, these are food trucks that park there, they have been relocated to another location. These vendors are not being displaced. Their operation is in no way impacted by this. Their ability to make a living is not impacted by this relocation of where they are parking. I pass that lot every day, they parked there. They clean their trucks with hoses, they could probably do a better job of that too. I do not think this negatively impacts the street vendors, to make this an issue about the street vendors is interesting to me. Thank you.

Kathleen Warnock - I want to confirm what the Committee's recommendation was, because I tend, not always but I tend to take my guidance from the Committee's recommendation.

Chair, Marie Torniali- Well, the Committee's recommendation, I believe, was in favor.

Elizabeth Erion – That is right, the Motion was made and seconded to approve the application.

Richard Khuzami - Just one comment I want to make, it would be a shame that, for some reason of prejudice or negativities that these people were moved from one spot to the other, but from what I understand this is from a third party that did not pay the rent. I mean we give every community a chance to do everything they can but at a certain point if they are not following their responsibilities, they should pay a price.

Chair, Marie Torniali - Any other questions or comments? Seeing none, we are going to call the vote.

Roll Call vote by Amy Hau.

Chair, Marie Torniali - The Motion on the floor is to recommend approval.

Vote is, 18 in favor and 16 against, 1 Abstention

Chair, Marie Torniali - The Motion carries.

Elizabeth Erion - This is for the Innovation QNS and large-scale development. It is a vote on 10 applications that would comprise and facilitate the construction of this development. We need a Motion on the floor.

Motion to disapprove by Brian Romero; Seconded by Jean Marie D'Alleva

Elizabeth Erion – Open for discussion.

Richard Khuzami – I would like to make a Motion to amend the main Motion that was just made. No, that is not the case at the point of order. Actually, if you look on our Community Board website, if you go to the Resources section, then look at the Parliamentary Rules, page 24, it gives precedence in terms of what particular Motion can be accepted at a certain time? In this particular case, a Motion to amend, it takes precedence over a main Motion. I want to do a Motion to amend. I am still keeping the Motion in terms of negative, okay. What I would like to say is, number one, that I meant it to condition the approval or disapproval on compliance of the Land Use Committee's May 4 Memorandum regarding zoning heights and massing meaningful on-site sustainability measures beyond code requirements, including power generation, water treatment and, if possible, pass of house construction and number three deeper and more affordable housing beyond MIH requirements. Lastly, maybe Liz can help me with this, I want to put something in there about the 10,000 square foot limitations, I am not sure how to word that, I think this is very important, because we have to give guidance to the next steps that are coming the Borough President and to the City Council. They have to know what is important so that this can facilitate their discussions, I think a flat No is doing a disservice to all the work that we have done. I think we need to point them in the right direction. This is an amendment to add these stipulations on the main Motion.

Chair, Marie Torniali – There are several amendments here. Move to amend the main Motion to condition the approval or disapproval on the following compliance with the Land Use Committee's May 4th Memorandum regarding zoning height and massing meaningful onsite measures beyond code requirements, including power generation, water treatment and passive house construction, deeper and more affordable housing beyond MIH limit, the 10,000 square foot, those are the conditions.

Brian Romero- Can I ask Board Member Townsend to rescind the calling the question if folks have comments on this amendment? Thank you. I would like to just comment that these indicators are not really specific. The yes or no does not really, I think give us specific benchmarks. We would need to meet in each of these areas to then determine a yes or no. That is my comment on that.

Doreen Mohammed - I agree with Brian on that and we should be voting on the project as is. Again, there has been lots of back and forth with the Land Use Committee, etc. Let's vote on the project, as is.

Brian Romero - For example, just on this last point, cheaper more affordable housing like what exactly or what is the exact number that you are looking for? If not, we are going to come back to this and say well, what was our goal? What was our benchmark? How do we know, which is cheaper or affordable?

Huge Ma - I agree that the amendment is not specific enough. The community is asking for more affordable housing. The developer is asking us to give them a number, I do not believe that we can leave tonight without giving a number to offer that guidance both for the deliverer and for the City Council or whoever is down the line.

Kathleen Warnock - The reason I support the amendment is because it does give a road map that could lead to approval, and since many of us have experienced that votes that we have taken almost unanimously have been ignored by the Borough President and the City Council Members, they cannot say: well, we do not know what they want. This is like saying: okay, you have to say that you do not even want to consider these things that we are mentioning I think it holds their feet to the fire, the Borough President and the City Council.

Chelsea Lopez - I think a conditional No will be a disservice to everyone. We listened to when people spoke, they said Vote No, not no, let's ask for more affordable housing. I think when Cabán went against what we voted for unanimously, she gave the excuse, I do not know what you want to call it, that she was there on the spot. I think our

next step is to keep pushing forward and arguing for this. No, it is not No because conditions, it is basically saying maybe we will say yes, I think it is going to take away from the power of a No vote, if you want to Vote No.

Rod Townsend - The more appropriate action, I think would be to direct the Chair, including the Land Use and Housing Chairs, to write a memo that would be addressed to the City Council, the Borough President and our Council Members that are involved in this project. I think that is a much more logical and understandable way of proceeding.

Brian Romero - For clarification, the Land Use Committee did say it is not enough affordable housing to ignore the fact that was discussed, voted on with a seven to two vote to disapprove. This project also, I think goes against precedent, usually the CB votes, with what a committee has recommended. It is not that we did not have this discussion, we had several discussions about it. They chose to not do more than 25%, this is not a new thing. We had that conversation; they chose not to do it. They did the presentation the Chair asked. In fact, this was one of the concerns that we had.

Evie Hantzopoulos - We have not, I hope everybody read the Housing Committee Memo because we really did do a deep dive into the affordable housing and what the real issues are with this project. Besides, just the MIH in general and the fact that when you look at what the AMI is for Ravenswood or for Queensbridge or for that area, it is significantly below any qualifying income, actually zero units will be built for your average NYCHA person. Zero units will be built for anyone who is under 30% AMI, 45% of the people in that area, and I am not just talking about the zoning map. I am talking about that whole section of Astoria. I have listed in my memo one, two, three, four, five, six Census tracts where we took the data and looked at that no units are going to be built for those folks. I think I would appreciate what you are trying to do, and I do not disagree with the things on here. We can still Vote No or Vote Yes and add our recommendations without it being this kind of amendment, which then does not actually give the guidance that we need. It does not give the guidance that we are going to like, it waters it down.

Chair, Marie Torniali – I am going to disagree here, at least on the affordable housing. I have always felt we should give a number right, but we do not know what we aspire, but I think adding too many things just watered this down.

Elizabeth Erion - This is really for the benefit of some of the Members who do not know what goes on behind the scenes in the Land Use Committee. One of the most responsible, important things that we have to do is communicate to the City Planning Commission and our elected representatives what goes on here and what the importance of what is being expressed here when this vote is taken and completed. We write a letter to the City Planning Commission, who will be the ones who either approve, disapprove or modify. They can modify the application to a degree as long as it does not exceed the Environmental Study that went with it. What we put into the letter can persuade them one way or the other. It could perhaps make them reduce the zoning that is there, they may say well we are going to do one of these applications, but not the other. It gives them something to base their opinions on, and the letters that often go to City Planning Commission for large or rezoning projects, are very thorough. They cover everything that has occurred from the time we got the application, to the discussions we are having now, in my opinion, I believe a simple vote up or down is necessary. Behind that, within the letter, all of these baselines, if you want to call them or requirements, however, they should they end up being phrased, gets put into the letter so that it can become record of what your position is and go forward from City Planning to the City Council, to the representative. I just wanted to clarify that.

Kathleen Warnock - I think that was very useful Elizabeth and I really think that this means for me, that I think we can do an up or down vote and maybe include that our serious ground level recommendations are attached to our letter. It is really a matter of making sure that this is seen not just by City Planning but by the Borough President and by the Council Members.

Richard Khuzami - Given that, I withdraw the amendment.

Chair, Marie Torniali – I am just a little concerned, we have to articulate our recommendations. We have a Motion on the floor, we have a Motion to disapprove the application. We are just discussing what could be part of a recommendation while you are all here, it is called having it both ways: we are going to vote to disapprove, but in the letter, as suggested by some of you, we will put in recommendations.

Evie Hantzopoulos - We have the memos from Land Use and Housing Committees.

Chair, Marie Torniali – Evie we are looking through to make sure everything is there, so we can tell the Board Members where to refer to on the recommendations.

Elizabeth Erion - I hope that would make this much easier, if the Board Members were able to read the report.
Chair, Marie Torniali - You will see the recommendations in there.

Elizabeth Erion - The recommendation is in there to the extent that they outline what was the background for our recommendation to not approve the applications, among them, you will have to forgive me because they are kind of interspersed, there was a zoning recommendation which recommended that an R8X be on along Northern Boulevard or at least capped the number of stories at 17 along the mid-block areas. The R7D would cap the development at 11 stories and R6A along 35th Avenue, which would cap it at eight stories. The issue here was to keep the scale that complemented the adjacent community, the recreation. We will acknowledge in the letter what the applicants did provide and that is the Recreation Center and making the adjacent open area, more active. I think they were recommending a kind of exercise area with respect to the school of what was formerly there was a recommendation for a school on the property, and the Committee believed that the applicant has complied with that, the square footage that was being set aside for the school is now the Recreation Center, as I understand it. We did mention that under no circumstances, should it be a private gymnasium, like a Planet Fitness or something like that, it should be

an active recreation area. The last one was about the objection to the proposed waiver that would permit retail spaces in excess of ten thousand square feet. If I believe I heard correctly, it is limited on two sites. Is that right and I am sorry, I see yes nods and a no from Mr. Masyr, correct, the supermarket piece? Okay, and where is the third site, sir? What we recommended was that any request for a space greater than 10,000 square feet must be considered a major modification of the large-scale development plan and reviewed by the Community Board on a case-by-case basis. That is all I have with respect to the applications.

Chair, Marie Torniali – Do we have a recommendation?

Evie Hantzopoulos – Here is the recommendation, only 35% of households in CB1 make above the incomes of the MIH thresholds, yet 75% of the units are for those households. I do not really feel comfortable, making a recommendation on the spot because we really should be discussing it as a committee. 75%, that would be my recommendation, but based on the actual data and what the Community's needs are 75% affordable units, AMI. I do not feel comfortable just coming up with the number on the spot.

Doreen Mohammed - I agree with Evie's assertions, that it should be inversed where they were doing 75% market rate, 25% affordable. We are in a housing crisis, most New Yorkers need 30% AMIs or less, they are making 50k or less.

Chair, Marie Torniali - I just want to point out Doreen that we are not going to fix the MIH program here. We are doing the best we can.

Doreen Mohammed - I know, I am not saying that and the best we can because it should be a 100%, deeply affordable housing. If we are going to compromise, it is going to be 75% deeply affordable and 25% market rate.

Elizabeth Erion – I would like to make a Motion to call the question at this point.

Vanessa Jones-Hall - Can I ask a question, because this is really getting out of control? I am concerned because we are talking about that it was disapproved, but then we wanted to do some amendments.

Chair, Marie Torniali - There are no more amendments.

Vanessa Jones-Hall - Where will we put those recommendations in the disapproval letter, to try to be fair to everybody.

Chair, Marie Torniali - Elizabeth was reading the recommendations we had made to the developer.

Elizabeth Erion – That is correct.

Vanessa Jones-Hall - The letter that you already did.

Chair, Marie Torniali – Strictly on zoning.

Elizabeth Erion - Yes, they just strictly relate to zoning. The issues concerning the affordability are things that are not within the purview of City Planning and Land Use, it is within HPD's purview. That is a separate but parallel track. We will write up that part and tell them as a recommendation.

Roll Call by Amy Hau

Chair, Marie Torniali - Do we have a Motion to disapprove the project? The amendment has been withdrawn.

Amy Hau - Okay, everybody knows what they are doing?

Chair, Marie Torniali- Disapprove the project correct.

Jeffrey Martin - To be clear, a Yes Vote means you disapprove, and a No Vote means you approve.

Richard Khuzami - How binding is this letter? How binding is a letter on this, the recommendations we are putting together?

Chair, Marie Torniali – It is a recommendation, it is not a stipulation. Roll Call.

Amy announced there are 24, Yes; 8, No and 3 Not Voting for Cause

Chair, Marie Torniali – The Motion carries, the meeting is not adjourned, there is another item.

Elizabeth Erion - This is a non-ULURP item. You might have read the letter that was sent to you this afternoon. We are asked to write a letter in support with our comments on new non-ULURP items. What was before the Land Use Committee, were two applications that concern Queens Plaza North, the entryway to the Queensboro Plaza elevated subway station and these applications. The first concerns of the chair certification that attests to designating an MTA easement within a new building, that is being constructed on Queens Plaza North. What is happening is, that under the zoning for the Transit Easement Volume MTA Zoning for Accessibility. Yes, it is only for accessibility. The City Planning Commission can approve a 20% floor area bonus if the developer of the property that MTA is authorizing an easement if they construct it and maintain it. In this case, the discretionary actions will be facilitating improvements that will enhance an MTA program, that is now underway to upgrade the

Pedestrian Bridge that connects the station to the building on Queens Plaza North. There are improvements to the Mezzanine that will be done that eventually will provide what is going to go into this easement, the ADA access and elevator, and it will improve the Pedestrian Access and circulation area, this will all be enclosed within this transit easement, volume within the building. What the developer is going to do is replace and widen the staircase, they are going to install a new elevator from the ground floor up to the Mezzanine. They will replace and improve the Subway entrance itself for security purposes, and they will be providing additional graphics, etc. for pedestrians for subway users, and then the last is that the building owner will actually be responsible for the maintenance of the staircase and the elevator. The transit volume that is being transferred from the building to MTA or will be used for MTA equals approximately 43,800 square feet and the zoning bonus that they are receiving is approximately 49,000 square feet. When we discussed it in Committee, we were supportive, very supportive of this transaction. This is the first application of this particular zoning amendment that is being utilized outside of Manhattan. There were suggestions about increasing the use of glass surrounding the entryway and the elevator to increase the visibility for people and safety for people using the elevator. Maintaining a temporary stair on Queens Plaza North until the enclosed staircases are functional and opening within the building and providing signage at Queens Plaza North to indicate that there is an ADA accessibility on the other side of the plaza. We generally believe that the design is a significant improvement and then the improvements are actually now underway on the south side, which is Community Board 2, at Queens Plaza South and it is going to make the station ADA accessible within a couple of years. If I could have just a Motion to approve a letter that states these facts, that is all we need.

Motioned by Jeff Martin; Seconded by Amy Hau

Chair, Marie Torniali - Anyone oppose the Motion? Hearing none, the Motion carries.

Katie Ellman, Parks/Recreation/Cultural Committee - They presented modified renderings of Baby Queensbridge Park and we, as a Committee, voted to approve that (you have to give me the language, Florence and Marie), with the stipulation, that they do correct proper outreach to the Queensbridge Houses Tenants' Association. Corinne, we wanted to hear your feedback about how that went.

Corinne Wood-Haynes – Hi, good evening. They came and they did a presentation at the Residents Association Meeting. There were about 10 in attendance virtually and there were roughly around 30+ in person, the presentation was received very well. They asked a few questions, and the questions were answered adequately, the residents were engaged and were super excited. I took a vote afterwards and it was unanimous, they wanted it.

Katie Ellman – Great, I just want to share that Corinne's presence at the Committee Meeting was vitally important to show the Parks Department what proper engagement looks like. I also want to go on record, Kathleen and I are thanking the Parks Department for going outside of their original, and typical response of how we do outreach and actually accommodating this meeting.

Corinne Wood-Haynes - I did just want to add that the people had no knowledge at all of the project, that was completely new to them, and they are seasoned residents, they are not people who do not engage. It was very successful; it was very helpful for the information to be brought to the Association Meeting the way it was.

Katie Ellman - We voted in favor of the changes to Baby Queensbridge Park.

Chair, Marie Torniali - Okay, a letter will be going out.

Katie Ellman – We have made the recommendation to approve a Motion and send a letter saying that we approve the changes to Baby Queensbridge Park.

Seconded by Marie Torniali

Chair, Marie Torniali - Anyone opposed? Hearing none, the Motion carries.

Jean Marie D'Alleva (Giving Report on behalf of Dino Panagoulas), Consumer Affairs - You should all have received via email the liquor license list for the month of June. We need approval for the liquor license requests with feedback from the 114th Precinct Community Affairs Unit, there were no reported negative issues with any of the applicants, I am seeking a vote in favor of these applications. I need a Motion to Second.

Seconded by Amin Mehedi

Chair, Marie Torniali - If anyone opposed, please raise your hand, I have seen no one oppose the Motion carries. Anybody else here who would choose to speak? Hearing none, Motion to Adjourn, happy summer everyone. Thank you for all you do, see you in September.

Meeting Adjourned: 10:30 p.m.

ATTENDANCE FULL BOARD MEETING

Community Board Member	Yes	No	Abs.	Community Board Member	Yes	No	Abs.
Helene Abiola		✓		Chelsea Lopez	✓		
George Alexiou	✓			Huge Ma	✓		
Daniel Aliberti	✓			Jeffrey Martin	✓		
Louise Bordley		✓		Sam Massol	✓		
Ann Bruno	✓			Amin Mehedi	✓		
Gerald Caliendo			E	Antonio Meloni	✓		
Irak Dahir Cehonski	✓			Andreas Migias	✓		
Jean Marie D'Alleva	✓			Doreen Mohammed	✓		
Tenzin Dechen			E	Eric Mouchette			E
Antonella Di Saverio	✓			Stella Nicolaou	✓		
Katie Ellman	✓			Dino Panagoulas			E
Elizabeth Erion	✓			Juliet Payabyab	✓		
Mackenzi Farquer	✓			RoseMarie Poveromo			E
Dean Feratovic	✓			Brian Romero	✓		
Adam Fisher-Cox	✓			Thomas Ryan	✓		
Tyrone Gardner	✓			Dominic Stiller			E
Shahenaz Hamde	✓			Andre Stith	✓		
Evie Hantzopoulos	✓			Marie Torniali	✓		
Amy Hau	✓			Rod Townsend	✓		
Helen Ho	✓			Judy Trilivas	✓		
Vanessa Jones-Hall	✓			Kathleen Warnock	✓		
Richard Khuzami	✓			Mitchell Waxman			E
Amr Kotb		✓		Corinne Wood-Haynes	✓		
Cristina Lastres	✓			Rosemary Yelton	✓		
Diana Limongi	✓						
Number Board Members Present <u>39</u>							
Present <u>39</u>				Absent <u>3</u>			
				Excused <u>7</u>			
				</			

40-25 Crescent Street Rezoning

From: M1-2/R5B and M1-2/R5D

To: M1-2/R6A

Dutch Kills Subdistrict of the Special Long Island City District



40-25 Crescent Street Rezoning

Summary of Proposal

Rezoning from
M1-2/R5B and
M1-2/R5D
districts to M1-
2/R6A district



Mandatory
Inclusionary
Housing
("MIH") area



Mixed-use
building with
approximately
175,000 sf of
floor area

40-25 Crescent Street Rezoning

40-25 Crescent Street Rezoning



NYC Digital Tax Map

Effective Date 12-22-2020 15:17:16

End Date Current

Queens Block 406



Legend

- Streets
- Miscellaneous Text
- Possession House
- Boundary Lines
- Lot Face Possession House
- Regular
- Unlabeled
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon

Development Site

Area Proposed to be Rezoned

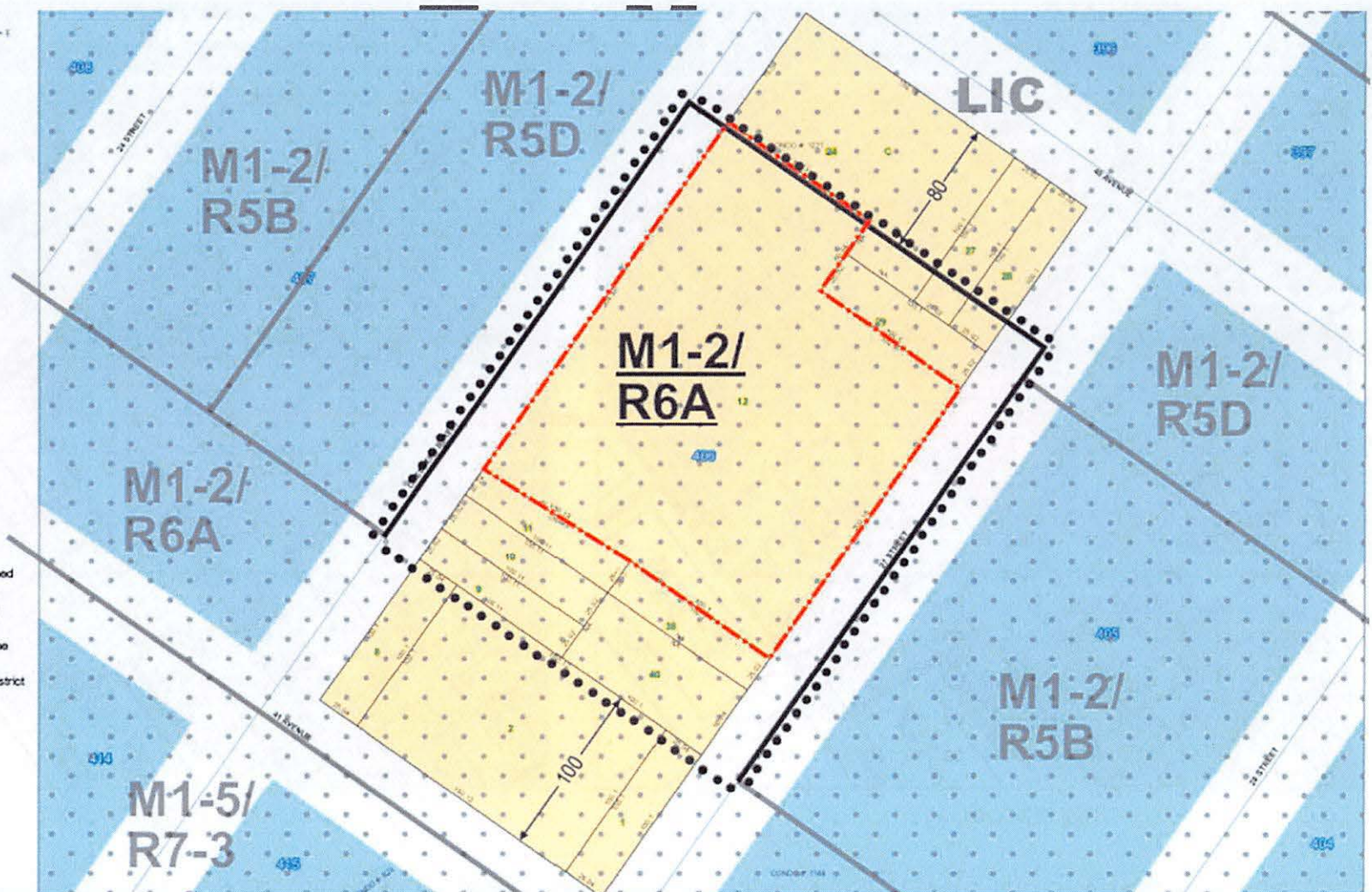
Existing Zoning District Line

Proposed Zoning District Line

Existing Special Purpose District

M1-2/
R5D Existing Zoning District

M1-2/
R6A Proposed Zoning District



40-25 Crescent Street Rezoning

Rezoning Area and Development Site Bounded by Crescent Street, 27th Street, 40th Avenue and 41st Avenue

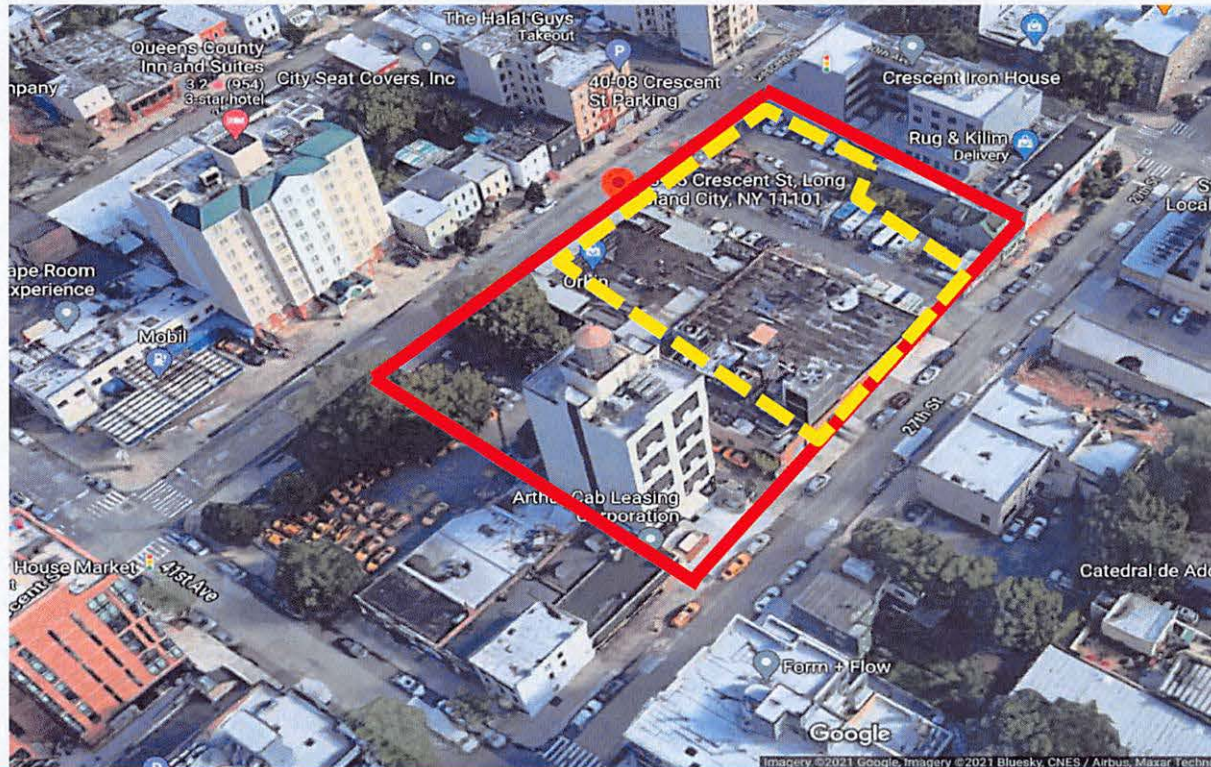
LEGEND



Rezoning Area



Development Site



40-25 Crescent Street Rezoning



Existing Conditions

The Development Site is improved with four one-story buildings, currently utilized as an office space for Orkin (an exterminating service), a facility in which the applicant stores and tests its water-storage and cooling tower products and a parking lot



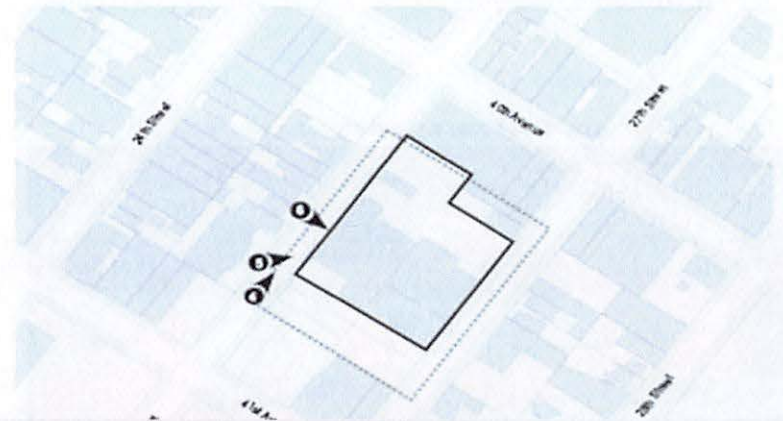
4. View of Crescent Street facing northeast (Development Site at right).



5. View of the Development Site facing east from Crescent Street.



6. View of the Development Site facing southeast from Crescent Street.



Photos from Crescent Street

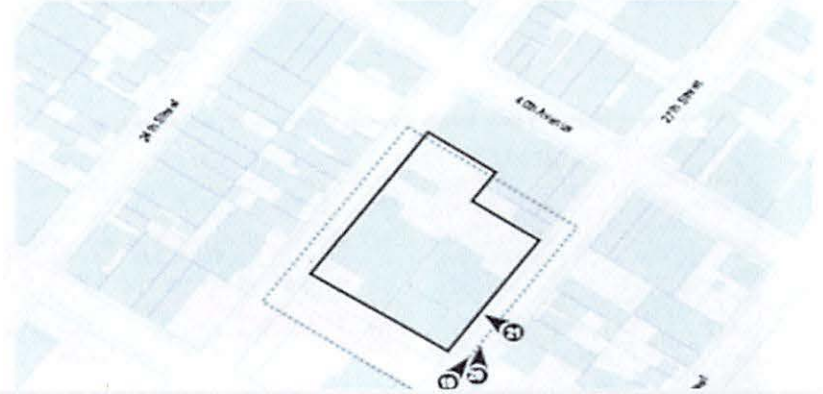
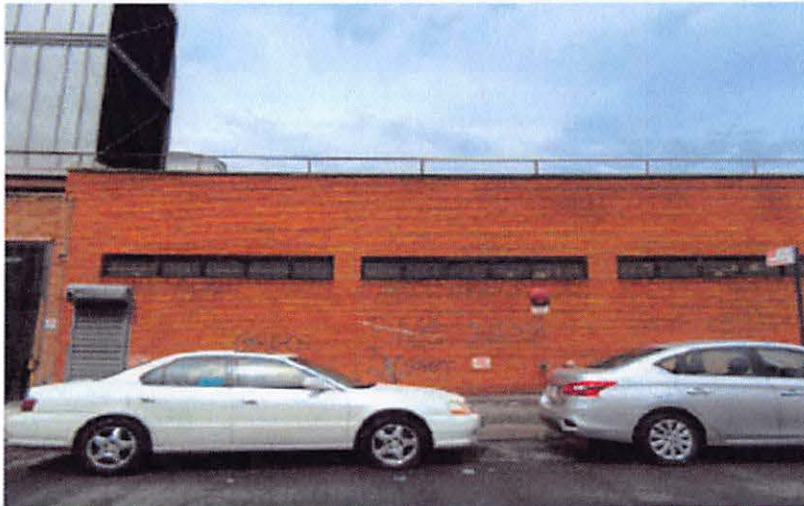
40-25 Crescent Street Rezoning



19. View of 27th Street facing northeast (Development Site at left).



20. View of the Development Site facing north from 27th Street.



Photos from 27th Street

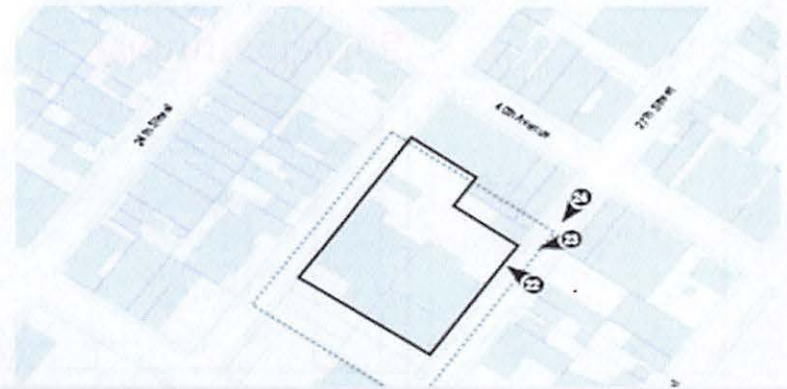
40-25 Crescent Street Rezoning



22. View of the Development Site facing northwest from 27th Street.



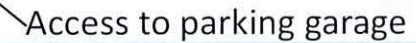
23. View of the Project Area facing west from 27th Street (Development Site at left).



More Photos (27th Street)

40-25 Crescent Street Rezoning

- Loading/Unloading



40-25 Crescent Street Rezoning

Building Details

Floor Area

175,000 total sf:

- 17,000 sf – c/m
- 158,000 sf - residential
- 39,500 sf - affordable pursuant to MIH Option 1

Dwelling Units

233 units

- 60 affordable units
- 173 market rate units

Height

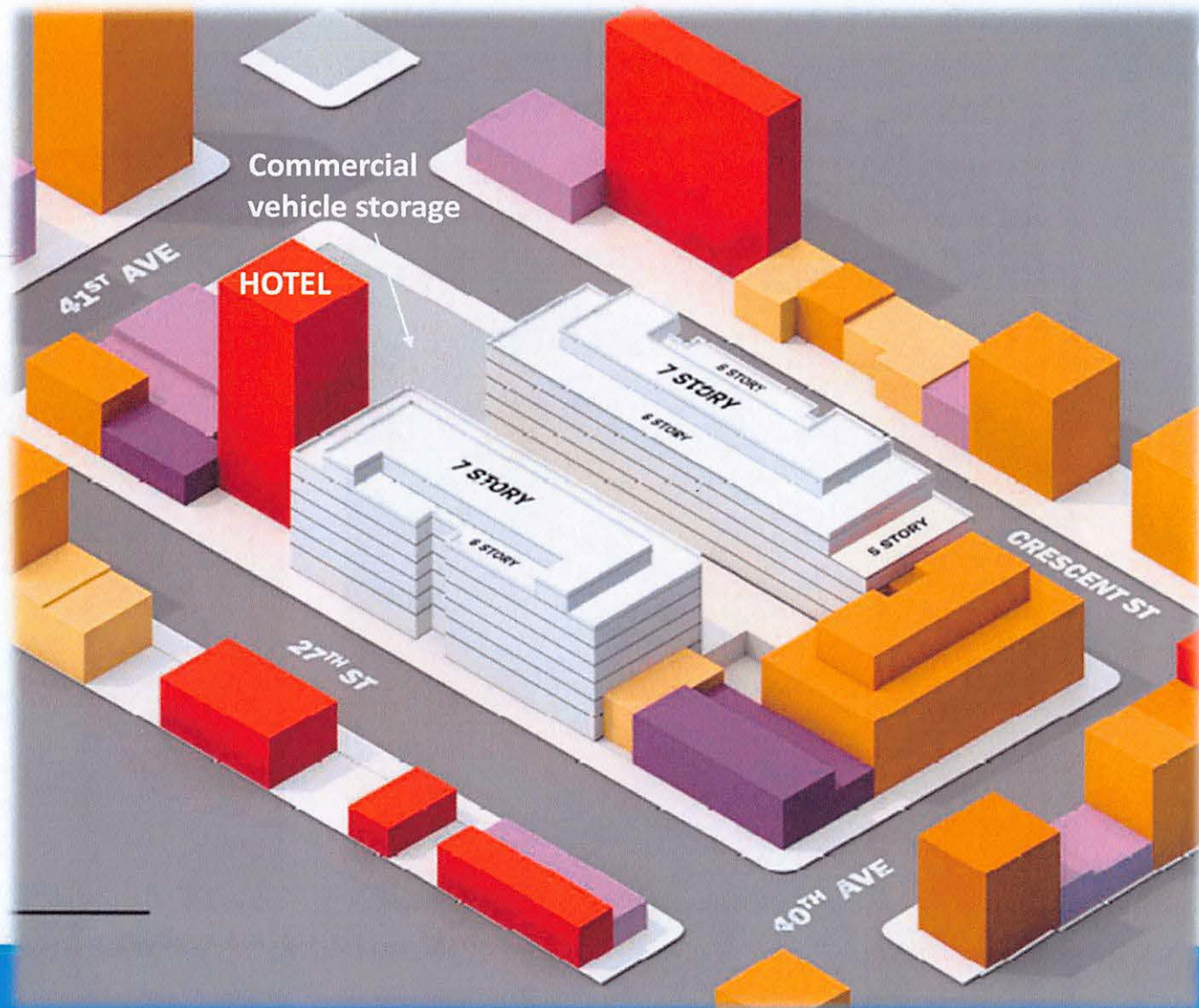
- **Base height:** 65'
- **Building Height:** 75 feet, except a portion fronting Crescent Street will be 55 feet

Parking/ loading

118 parking spaces in the cellar:

- 88 residential
- 30 c/m
- The parking garage would be accessed from 27th Street
- Loading will be accessed from Crescent Street

Land Use Diagram Showing Proposed Building and Existing Uses



40-25 Crescent Street Rezoning

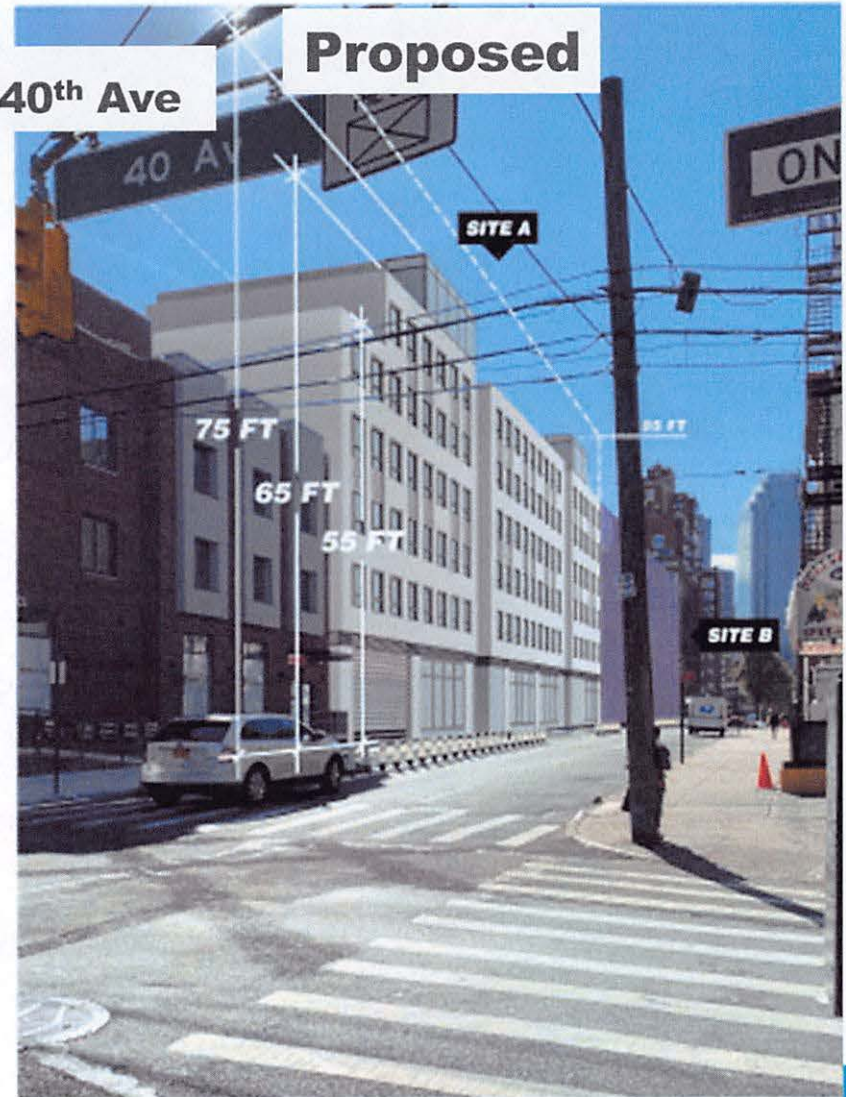
Existing

View from 40th Ave

Proposed



No Action (Existing)

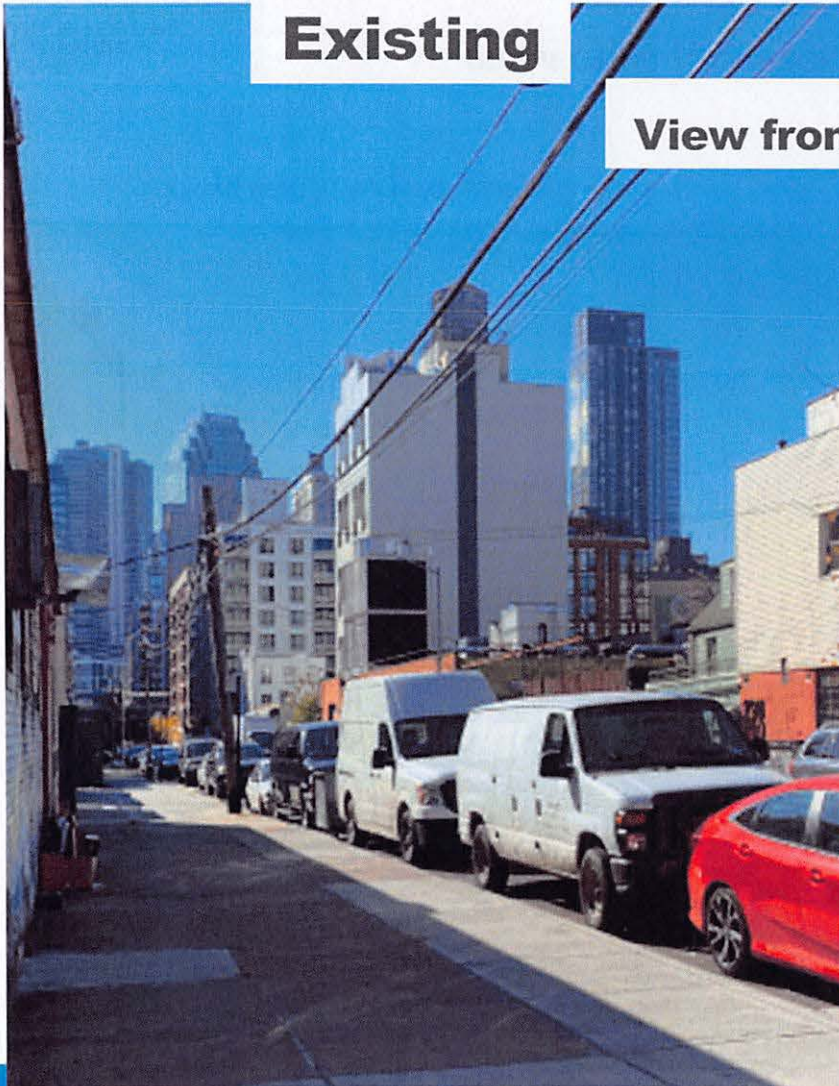


With Action

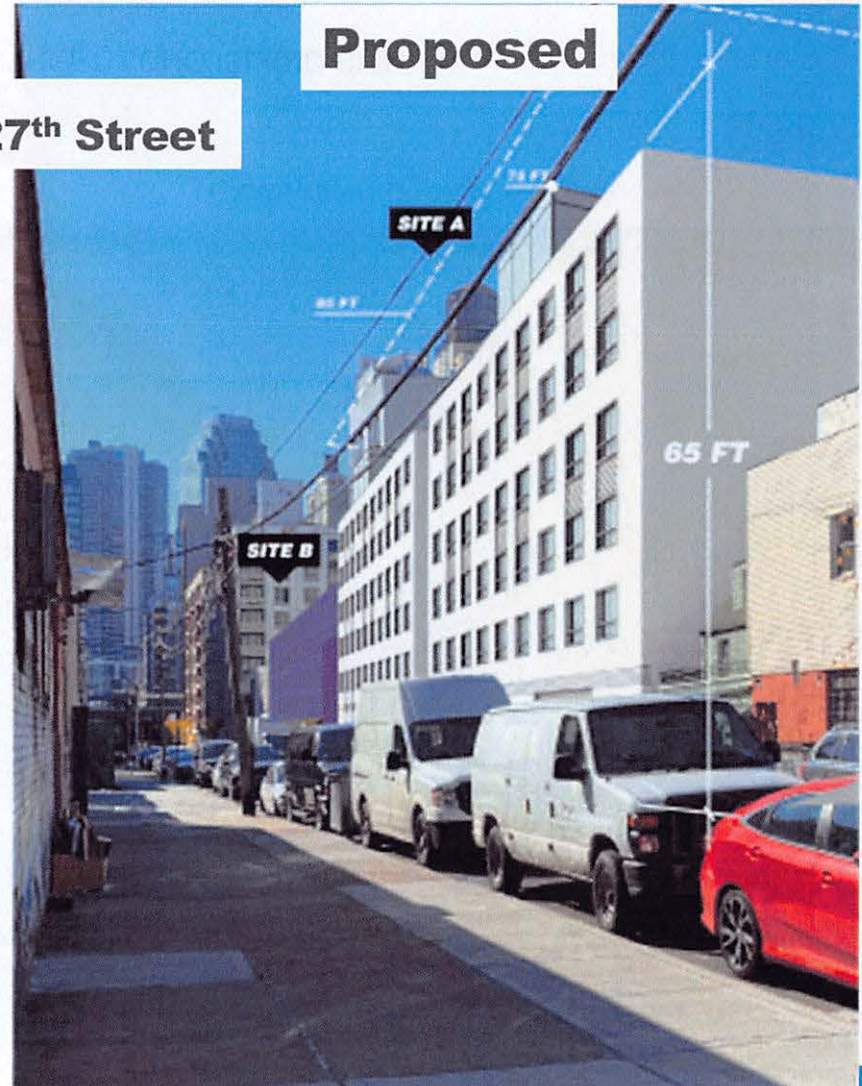
Existing

Proposed

View from 27th Street



No Action (Existing)



With Action



LOOKING NORTH FROM CRESCENT ST & 41ST AVE



LOOKING SOUTH FROM 27TH ST & 40TH AVE

Thank You



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Community Board - Land Use Presentation

June 1, 2022

Land Use Committee Input

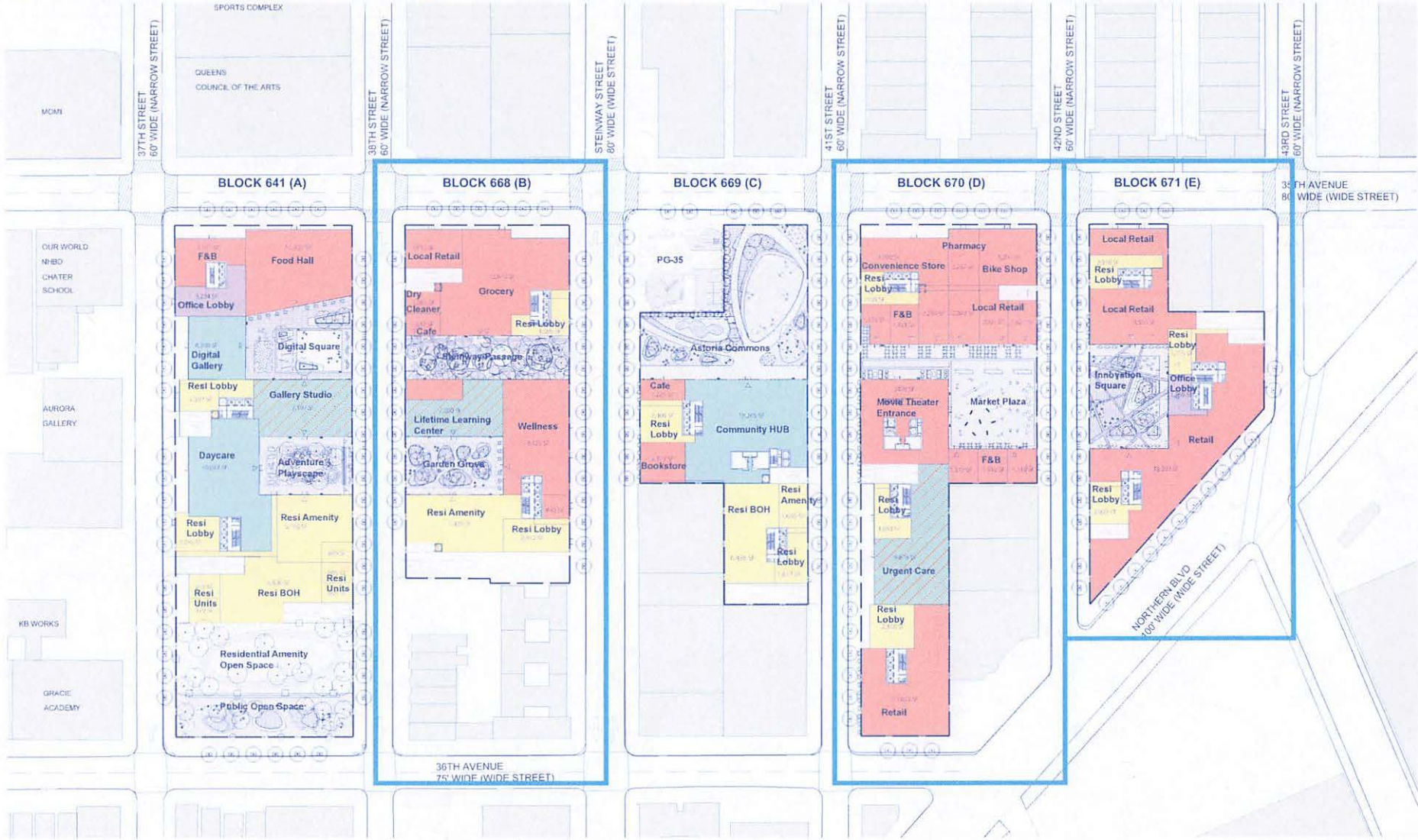
Land Use Committee Input

- A) The proposed zoning and special district with the large-scale development and height and setback waivers, and building massing as presented are not respecting the character and bulk of the adjoining residential blocks.
- B) It was consistently agreed that the massing of the development should be designed to be higher on Northern Blvd. and step down to 35th Avenue.
- C) It was generally agreed that the "open spaces" that are being proposed as a major benefit to the community, and which the developer is basing his rationale for being permitted to build more and higher, when closely reviewed seem to be designed to be commercial corridors as access to the proposed retail stores, as in a shopping mall.
- D) It was generally agreed that the "passive recreation space" which is proposed adjacent to Public Park:35, is again designed as a supplement to the commercial and community facility "rental" spaces and not programmed specifically to the public. With that, it was generally agreed that the developer should provide an "active recreation" space such as a small soccer field, basketball court, etc.
- E) It was generally agreed that since the "school" that the developer originally proposed was not agreed upon by the City, that the developer should substitute other beneficial community oriented uses for this space, such as: a YMCA or Variety Boys & Girls type facility that is sorely needed in this area with the potential for indoor swimming, basketball, gym, youth after school classes, etc. Adult Trade School was also suggested to be incorporated.
- F) It was generally agreed that the proposed waiver to permit a retail space to be in excess of 10,000 sq.ft. was objected to and in lieu of that waiver a provision that any request for a space greater than 10,000 sq.ft. must come back to the Community Board for a separate review and approval.

Proposed Large Retail Waiver

- F) It was generally agreed that the proposed waiver to permit a retail space to be in excess of 10,000 sq.ft. was objected to and in lieu of that waiver a provision that any request for a space greater than 10,000 sq.ft. must come back to the Community Board for a separate review and approval.

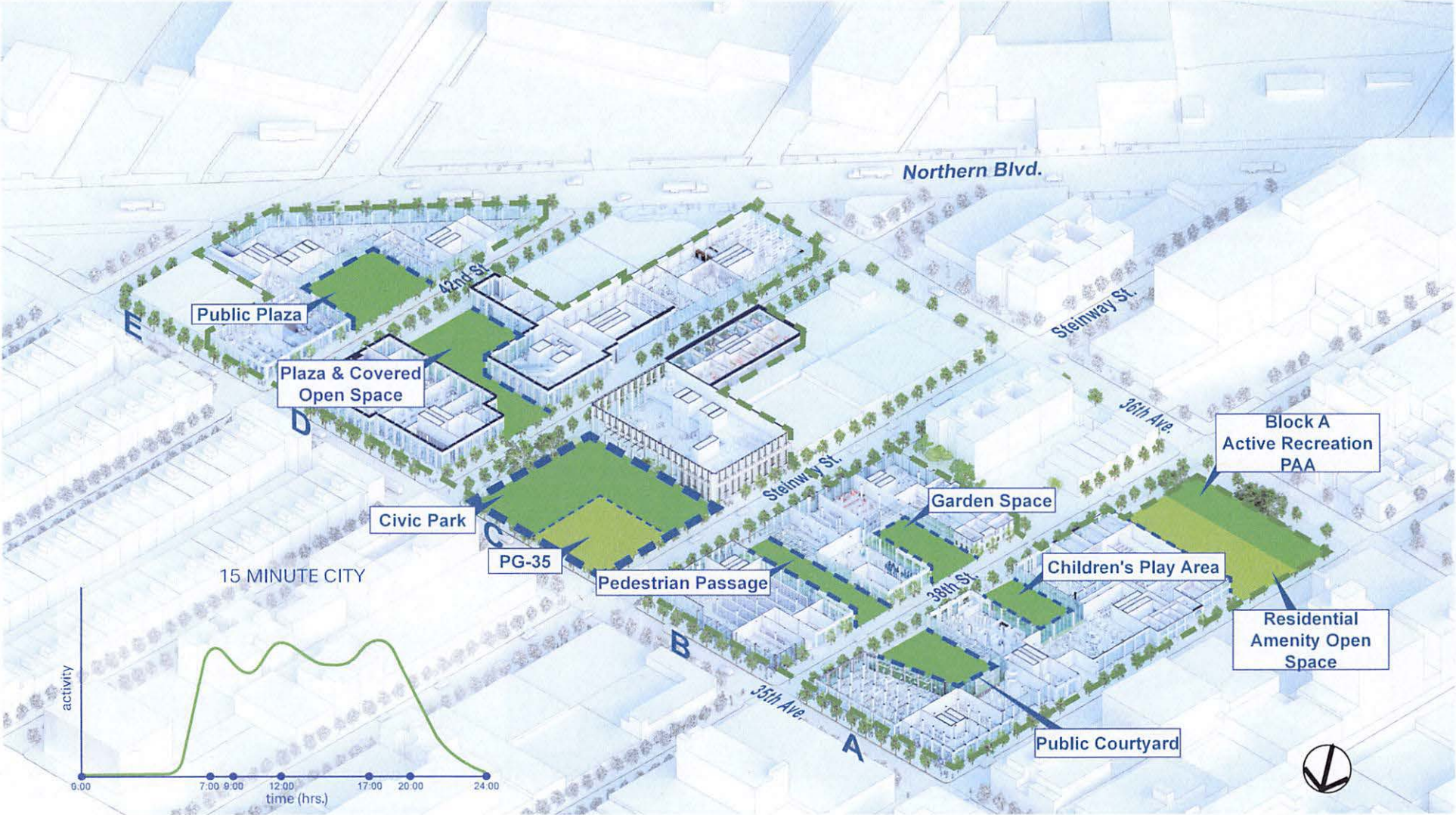
Proposed Waiver: Potential Large Retail Locations



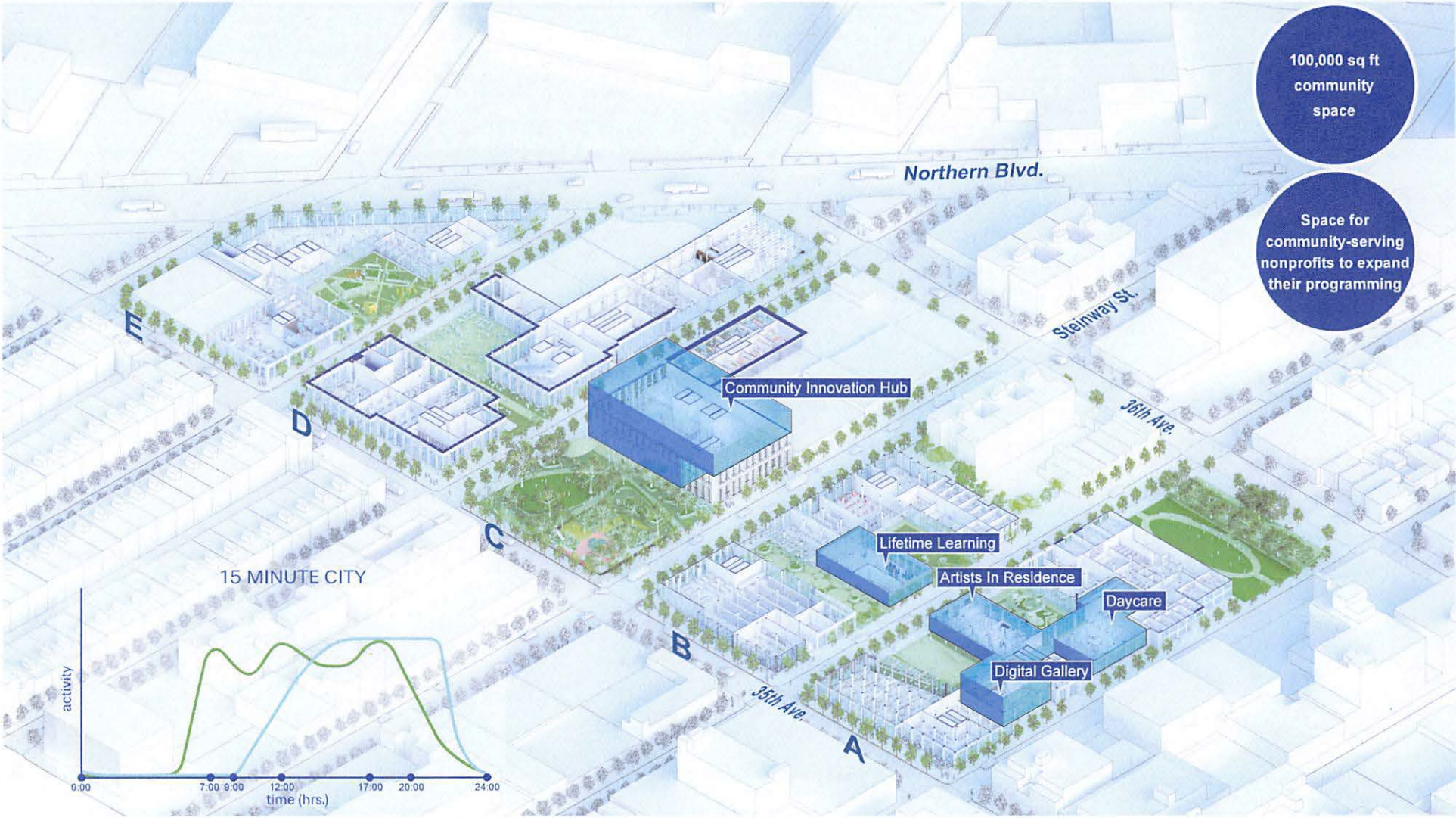
Open Space

- C) It was generally agreed that the “open spaces” that are being proposed as a major benefit to the community, and which the developer is basing his rationale for being permitted to build more and higher, when closely reviewed seem to be designed to be commercial corridors as access to the proposed retail stores, as in a shopping mall.
- D) It was generally agreed that the “passive recreation space” which is proposed adjacent to Public Park:35, is again designed as a supplement to the commercial and community facility “rental” spaces and not programmed specifically to the public. With that, it was generally agreed that the developer should provide an “active recreation” space such as a small soccer field, basketball court, etc.

Open Space: Ground Floor Open Spaces



Open Space: Community Space



15 MINUTE CITY

activity

time (hrs.)

0.00 7.00 9.00 12.00 17.00 20.00 24.00

200,000 sq ft diverse retail offerings

\$50 Million in new annual local spending at existing Astoria Businesses

Local Retail

Movie Theatre

Local Retail

Local Retail

Local Retail

Local Retail

Wellness

Grocery

Local Retail

Food Hall

F&B

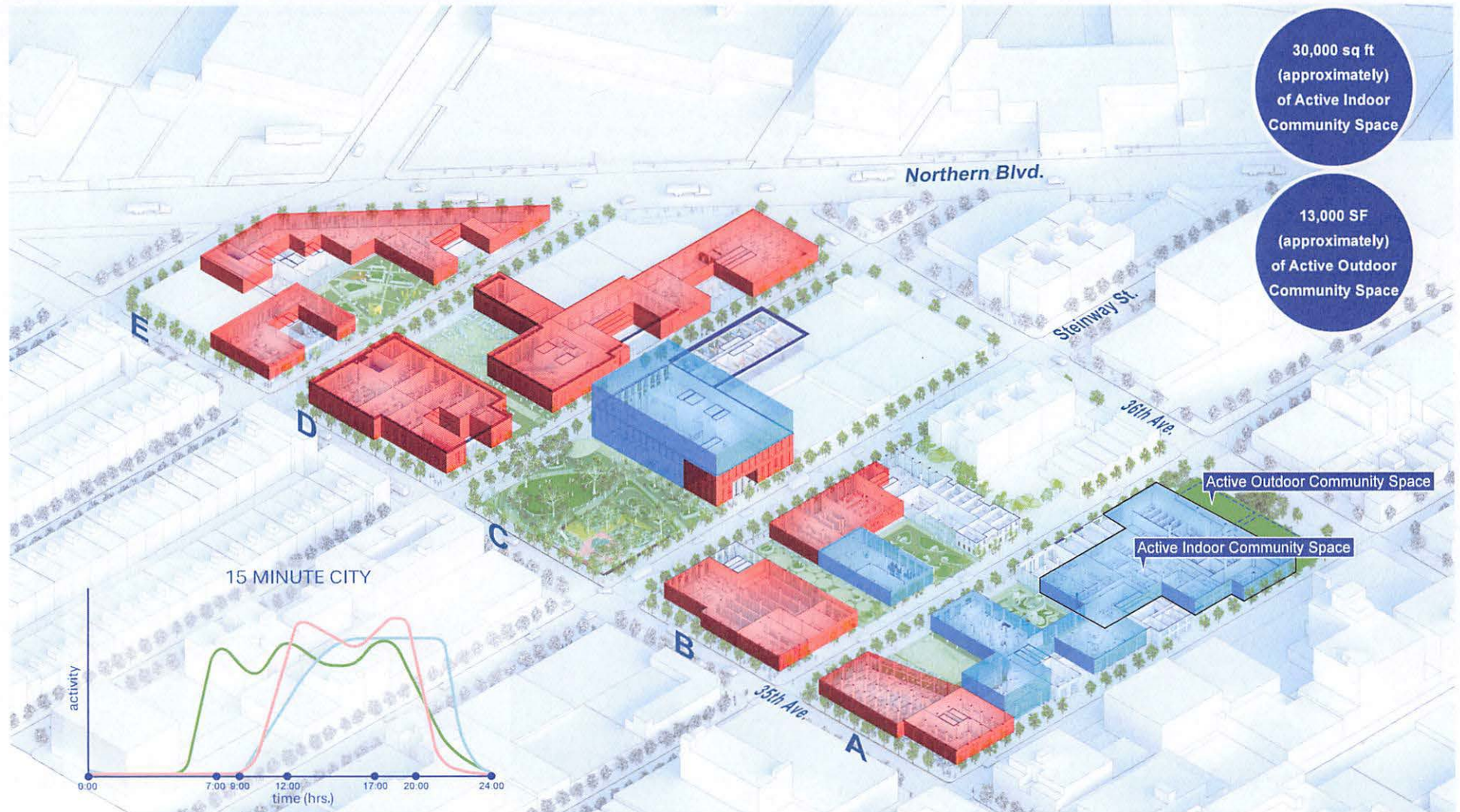
Northern Blvd.

Steinway St.

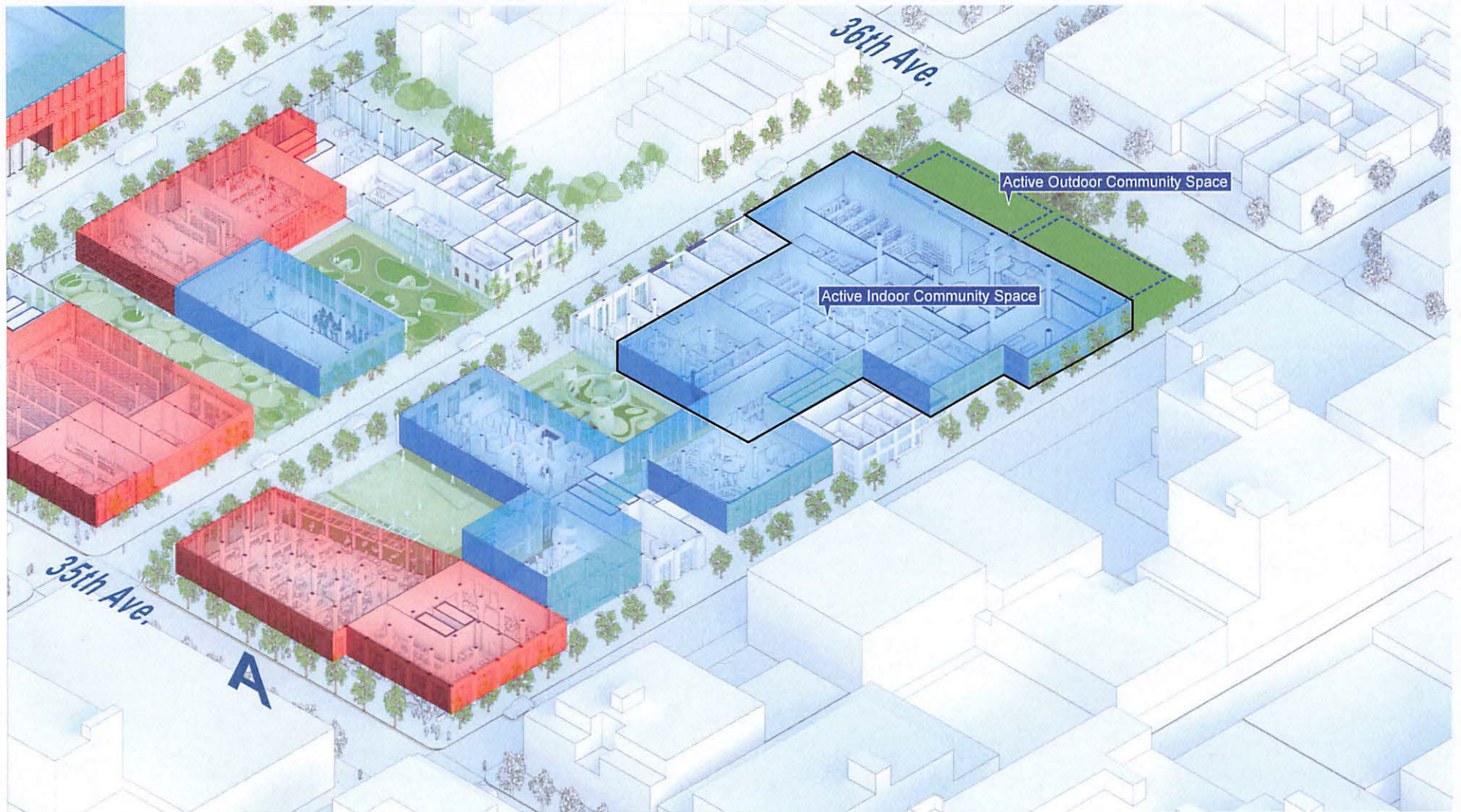
36th Ave.

35th Ave.

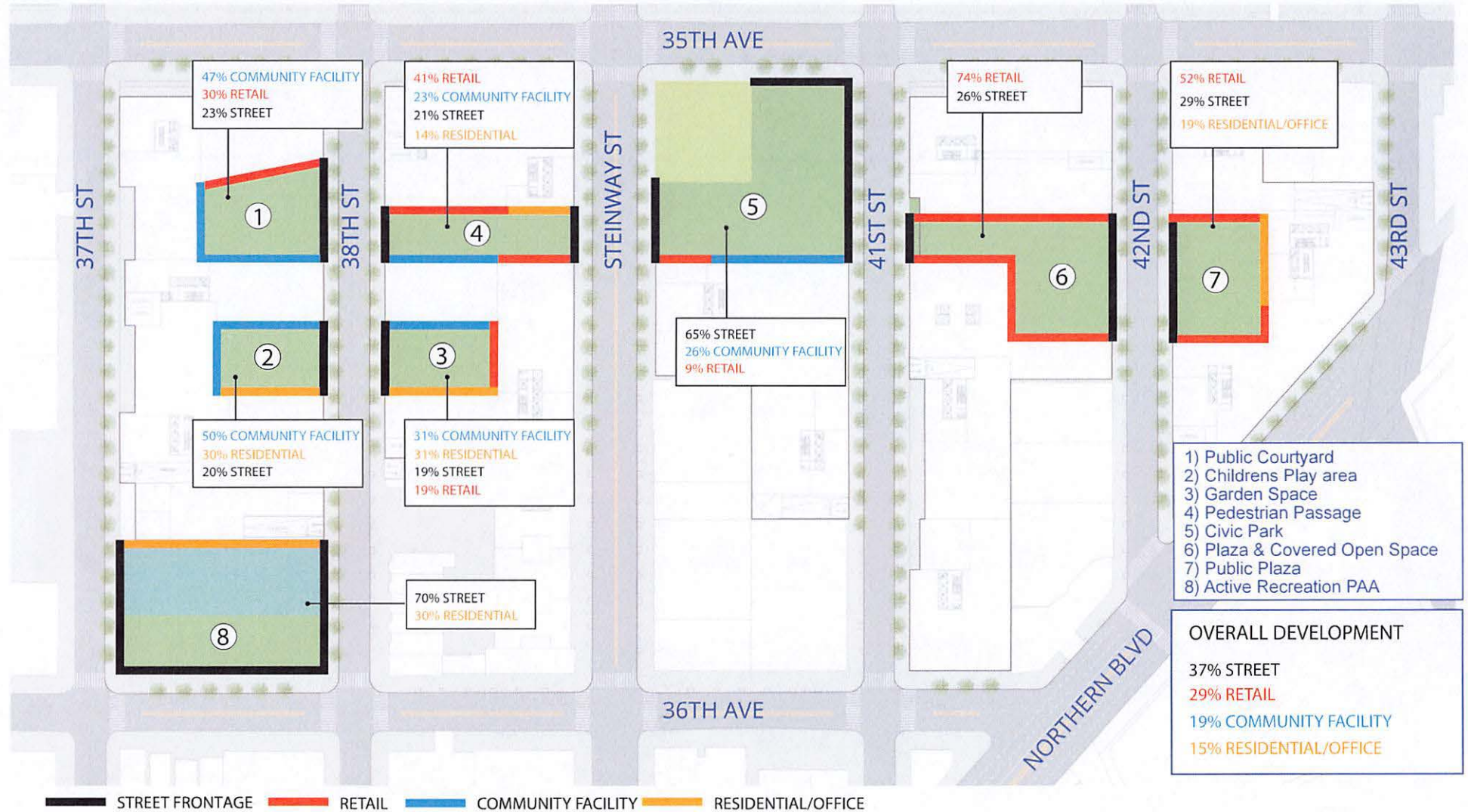
Open Space: New Active Community Space



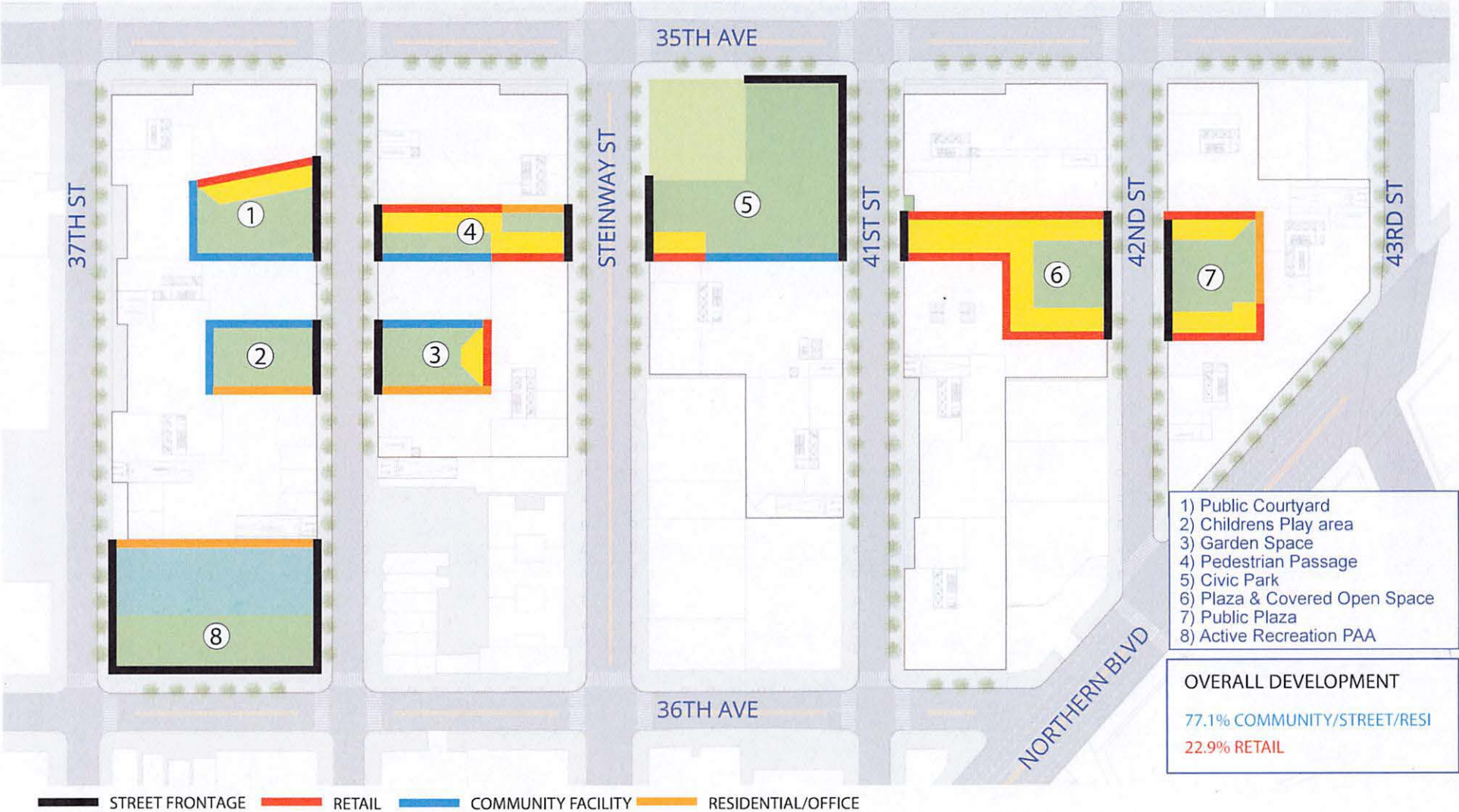
Open Space: New Active Community Space



Open Space: Adjacent Program Analysis – Frontage



Open Space: Adjacent Program Analysis – Area



Open Space: Overall



Open Space: Civic Park/ PG-35



Open Space: Civic Park/ PG-35



Open Space: Active Recreation PAA



Open Space: Children's Play Area



Open Space: Public Courtyard



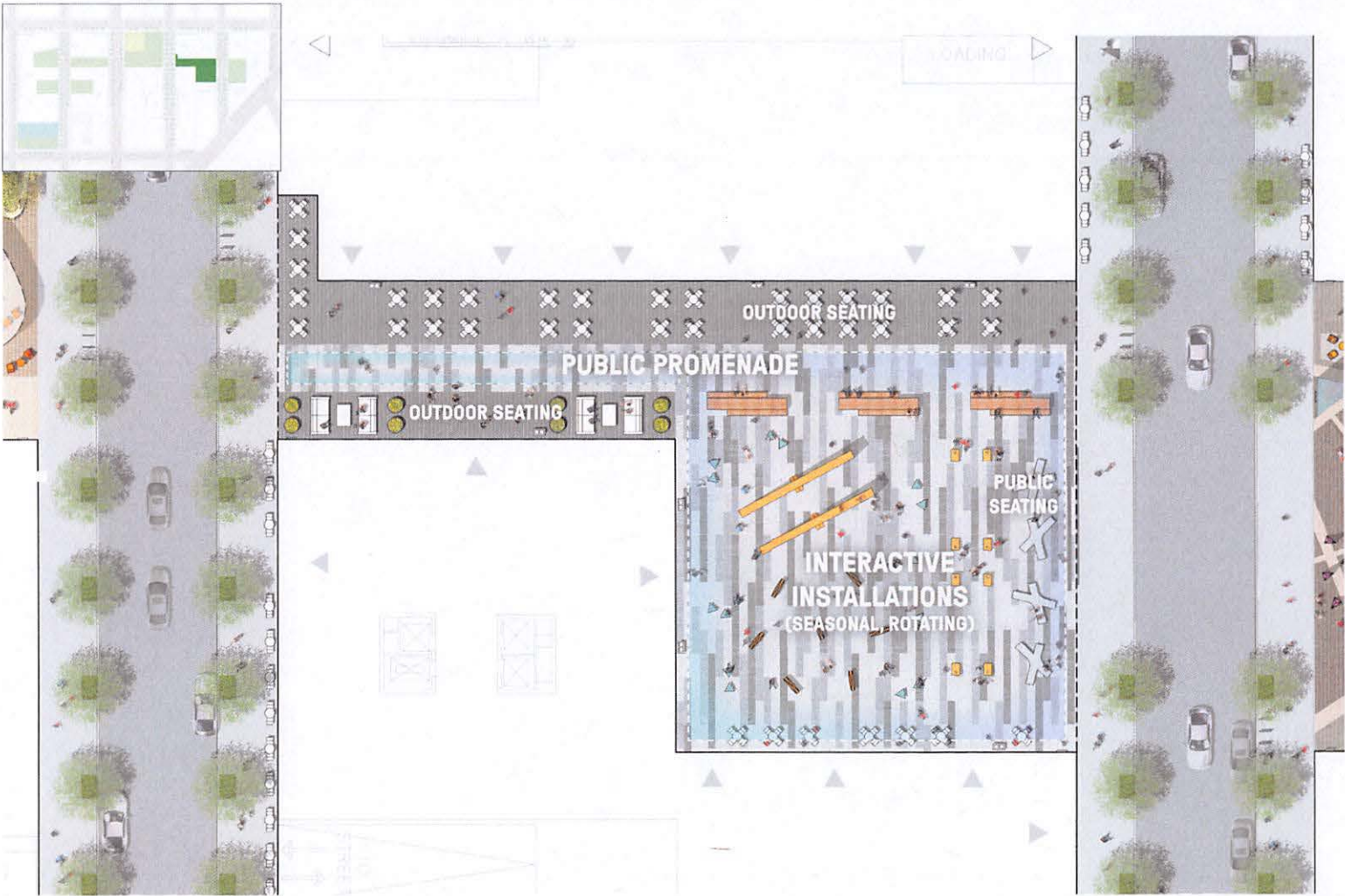
Open Space: Garden Space



Open Space: Pedestrian Passage



Open Space: Plaza & Covered Open Space



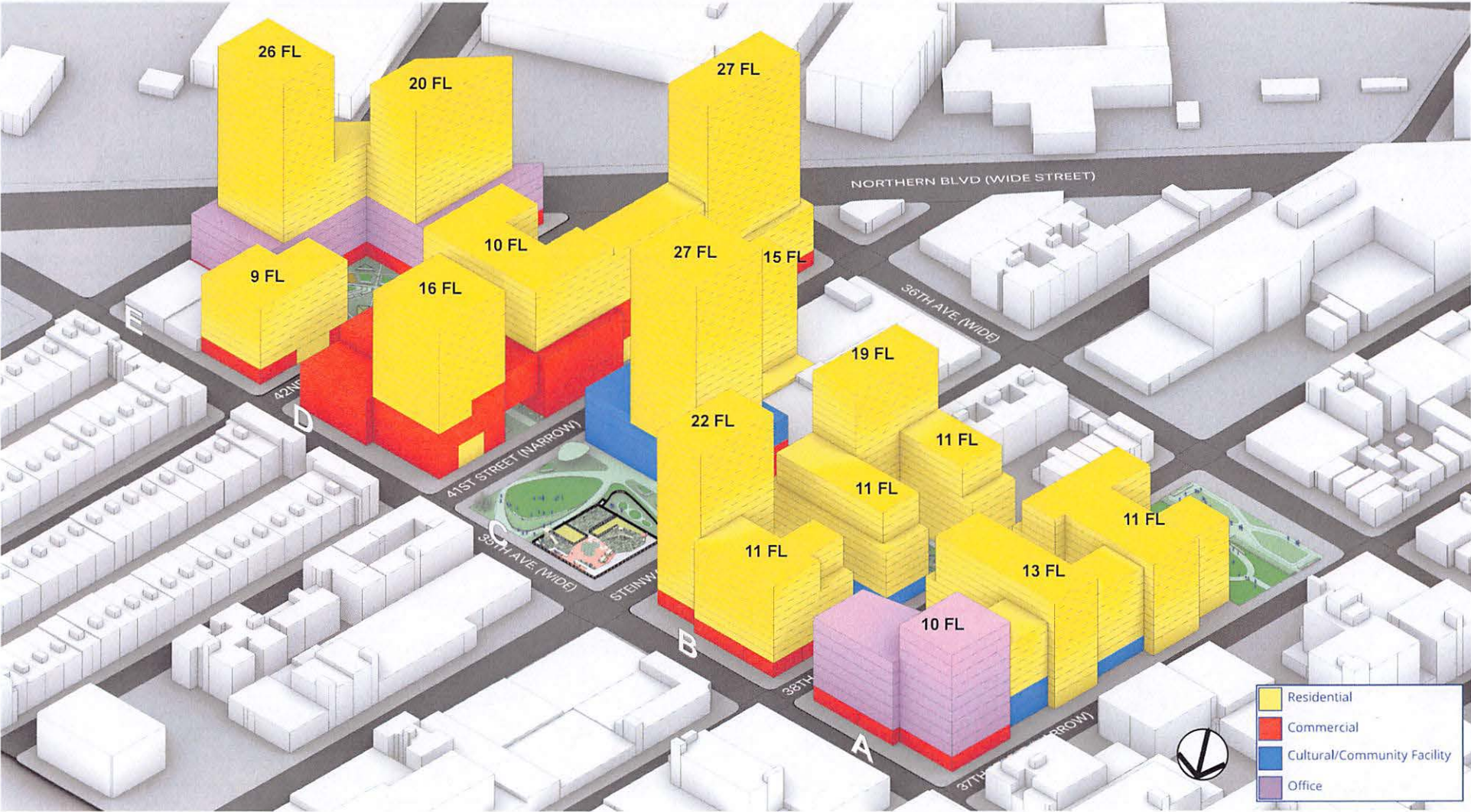
Open Space: Public Plaza



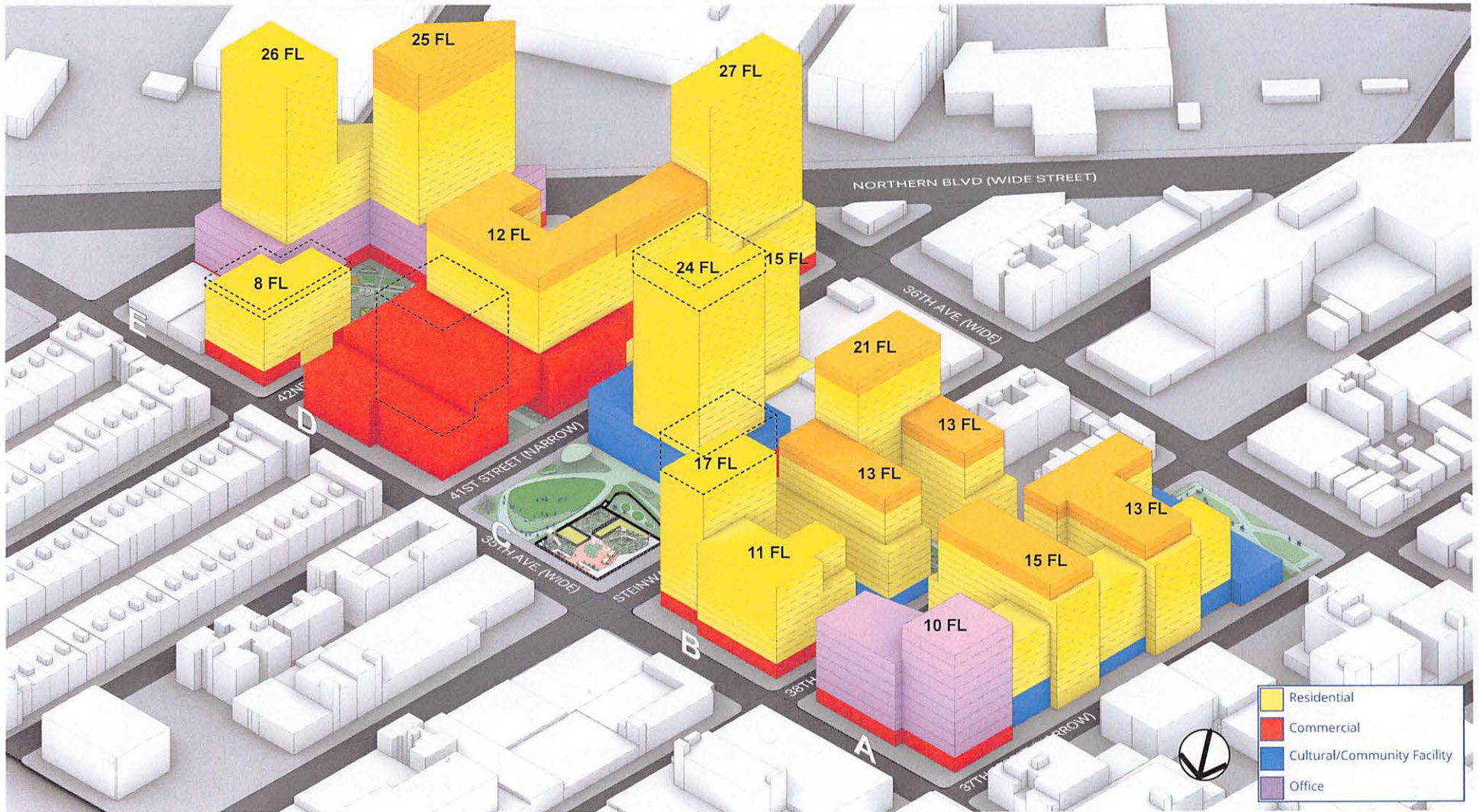
Building Locations/Contextual Zoning

- A) The proposed zoning and special district with the large-scale development and height and setback waivers, and building massing as presented are not respecting the character and bulk of the adjoining residential blocks.
- B) It was consistently agreed that the massing of the development should be designed to be higher on Northern Blvd. and step down to 35th Avenue.
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Building Locations: Existing



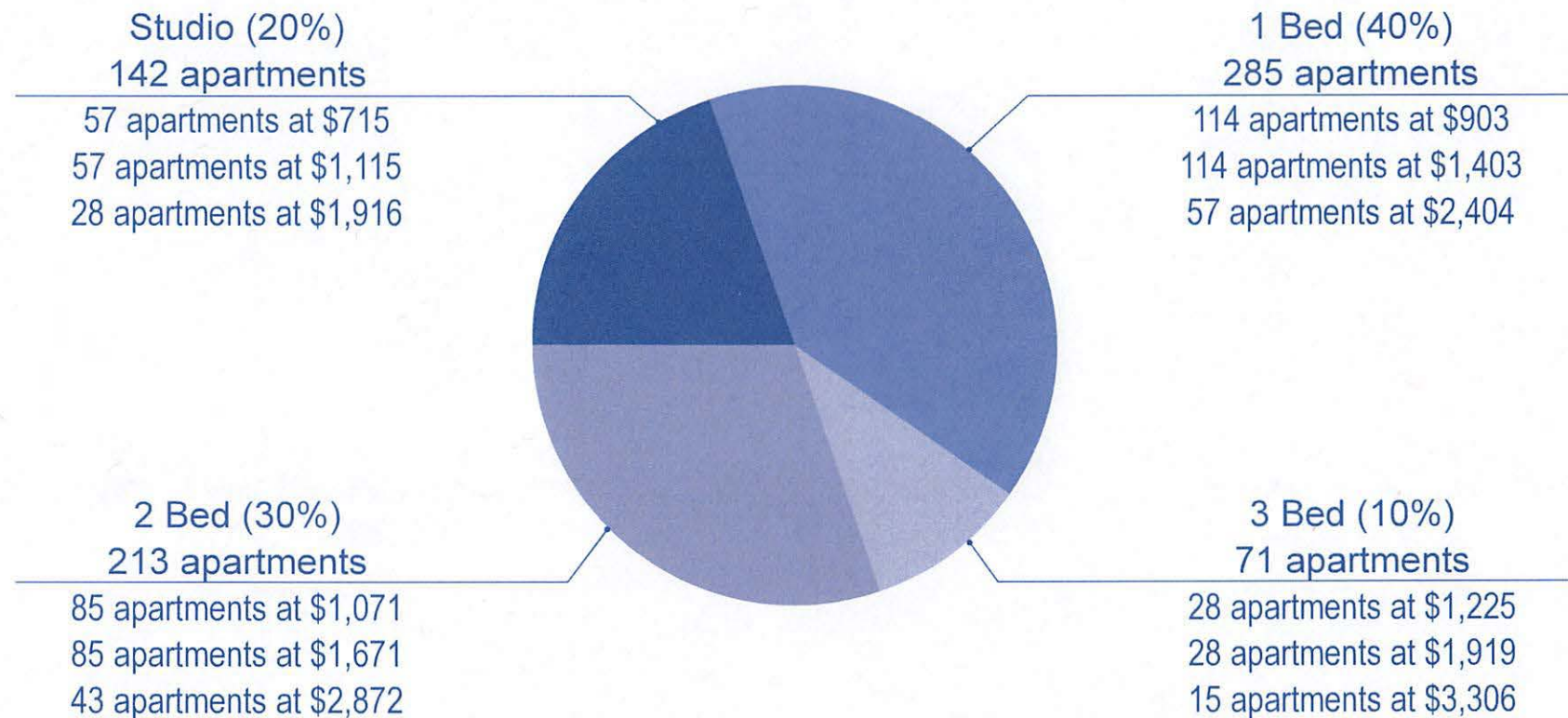
Building Locations: Proposed



MIH Income Tiers and Rents

Appendix: Affordable Housing

Proposed MIH Rents and Unit Mix (as determined by HPD)



**Based on currently available AMI (2022)*

540 apartments under **\$1,675 a month with studios starting at \$715 a month. Out of 540 apartments, approximately 200 are family-sized 2- and 3- bedroom apartments.*

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Appendix: Affordable Housing

40% of AMI 53,360 for a family of four 30% Rent Burden

	HH size	HH factor	Income Limit	Rent	HH Size	HH Factor	Income Limit
studio	1	0.60	32,040	715	1	0.70	37,360
1 BR	1.5	0.75	40,040	903	2	0.80	42,720
2 BR	3	0.90	48,040	1,071	3	0.90	48,040
3 BR	4.5	1.04	55,500	1,225	4	1.00	53,360
					5	1.08	57,640

60% of AMI 80,040 for a family of four 30% Rent Burden

	HH size	HH factor	Income Limit	Rent	HH Size	HH Factor	Income Limit
studio	1	0.60	48,060	1,115	1	0.70	56,040
1 BR	1.5	0.75	60,060	1,403	2	0.80	64,080
2 BR	3	0.90	72,060	1,671	3	0.90	72,060
3 BR	4.5	1.04	83,250	1,919	4	1.00	80,040
					5	1.08	86,460

100% of AMI 133,400 for a family of four 30% Rent Burden

	HH size	HH factor	Income Limit	Rent	HH Size	HH Factor	Income Limit
studio	1	0.60	80,100	1,916	1	0.70	93,400
1 BR	1.5	0.75	100,100	2,404	2	0.80	106,800
2 BR	3	0.90	120,100	2,872	3	0.90	120,100
3 BR	4.5	1.04	138,750	3,306	4	1.00	133,400
					5	1.08	144,100

Innovation QNS Proposed Unit Mix

		# Units	40% AMI	60% AMI	100% AMI	Total
Studio	20%	569	57	57	28	142
1 Bed	40%	1137	114	114	57	285
2 Bed	30%	853	85	85	43	213
3 bed	10%	284	28	28	15	71
Total	100%	2843	284 (10%)	284 (10%)	143 (5%)	711

Note: Based on 2022 Area Median Income (AMI) per HPD. Assumes MIH Option 1 with the following AMI mix: 10% at 40% AMI, 10% at 60% AMI, and 5% at 100% AMI. Assumes the following unit mix: 20% studios, 40% 1-bedroom apartments, 30% 2-bedroom apartments, and 10% 3-bedroom apartments. Studio HH factor per HPD new construction design guidelines. Rent per HPD utility guidelines assuming tenant pays electric including stove.

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