



The City of New York

Queens Community Board 11

Serving the Communities of Auburndale, Bayside, Douglaston, Hollis Hills
Little Neck and Oakland Gardens

Michael Budabin, Chair / **Joseph Marziliano**, District Manager

TO: All Board Members
FROM: Henry Euler, Ad-Hoc Committee Chair
RE: Mayor Adams' proposal "Get Stuff Built"
DATE: February 1, 2023

On January 31, 2023, there was an Ad-Hoc Committee meeting was held to discuss Mayor Adams' proposal "Get Stuff Built".

Present

Michael Budabin – Chair
Henry Euler – Committee Chair
Paul DiBenedetto – Board Member
Fleur Martino – Board Member
Bernard Haber – Board Member
Mohan Jethwani – Board Member
Victor Dadras – Board Member
Christina Scherer – Board Member
Laura James – Board Member
Robert Liatto – Board Member
Joan Garippa – Board Member

Joseph Marziliano – District Manager
Christina Coutinho – Community Associate

Alie Ziraschi -representing Council Member Paladino
Paul Graziano – Urban Planner

The meeting started with Mr. Euler explaining that this meeting was to discuss two proposed letters to be forwarded, one to Mayor Adams regarding his proposal to the streamline of the building and land use approval process and one to Governor Hochul regarding her budget proposal for building and housing that was submitted to the State Legislature on February 1, 2023.

Mr. Euler read the draft letter to Mayor Adams. (Please see attached with updates from committee meeting).

There was lengthy discussion regarding additions and edits to the draft. Mrs. Garippa stated when there is talk of changing the rules, there are Citywide rules and regulations that must be

followed. There cannot be a speedy process; the rules are there for a reason and a system must be followed.

Mr. Jethwani also stated that a system needs to be followed. Mr. DiBenedetto asked if Mrs. Garippa's comments will be included in the letter and Mr. Euler said it is covered. Victor Dadras said the City will need a lot of housing. Population will increase over the years. Mr. Dadras said the draft letter states we oppose the proposal. He suggested that instead of stating opposition, could it be mentioned how to improve the streamlining? Paul Graziano stated that the entire group that put this proposal together were from the real estate industry; land use lawyers, large landlords, architects, and large developers. Mr. Budabin stated that the letters should be reasonable for everyone to understand. Discussion ensued on how there is plenty of available space that could be used for housing (i.e. vacant office buildings). Mr. Euler will make the requested edits.

Next, Mr. Euler read the draft letter to Governor Hochul. (Please see attached with updates from committee meeting).

There was a lengthy discussion regarding additions and edits to the draft. Mr. Euler asked if the letter should be shortened. It was agreed that the letter will remain with some minor edits. Ms. James suggested some changes to the paragraph dealing with the granting of amnesty for those who have illegally converted units on their property. Instead of concentrating on those who follow the rules, the paragraph should start with those who have not followed the rules and converted illegally. There have been instances where people have died in illegal units. Other participants at the meeting questioned whether amnesty would be accepted by most landlords to improve conditions in these units given the money required to bring the units up to code, the rise in property taxes, and the obligation to declare rental income for income tax purposes. The Committee members agreed on Ms. James' edit. During the discussion regarding Transit Oriented Development (TOD), Mr. Graziano said that if this proposal was to pass, it could negatively affect over 5,000 dwellings in CB 11. There would be increased development allowed to those properties within one half mile radius of rail stations along the LIRR line, regardless of current zoning designation. Mr. Haber said it would affect south Queens as well.

Mr. Budabin suggested when sending the letters to the CB's that all the CB's responses be forwarded. Ms. Ziraschi said she attended the State of the City and that the Mayor said "nobody will be exempt from this, all neighborhoods would be affected". She discussed the dangers of having illegal apartments. Ms. Ziraschi said that CM Paladino supports CB11. Mr. Dadras suggested that CB11 set up a meeting with local elected officials. Mr. Jethwani stated that the important issue is how people have died due to illegal living space. This will be addressed in the letter.

The letters will be edited and forwarded to the full Board for review and there will be discussion at the February 6, 2023, meeting.

The meeting adjourned at 9:03 pm.