



The City of New York

## Queens Community Board 11

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

**Paul DiBenedetto** Chairperson / **Joseph Marziliano** District Manager

TO: All Board Members  
FROM: Henry Euler, 2<sup>nd</sup> Vice Chair  
DATE: May 24, 2023  
RE: Carbon Neutrality Zoning Text Amendment

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On Tuesday, May 23, 2023, a CB11 Ad-Hoc Zoning meeting was held via Zoom teleconference to discuss a carbon neutrality zoning text amendment proposed by the Department of City Planning (DCP) which is part of NYC's *City of Yes* initiative to achieve a more equitable and sustainable city.

### **Present**

Henry Euler, 2<sup>nd</sup> Vice Chair  
Joan Garippa  
Eileen Miller  
Ralph Ruiz  
Ann Puckett  
Tim Hao

### **CB11 Staff**

Joseph Marziliano, District Manager  
Jane Bentivenga, Community Coordinator  
Christina Coutinho, Community Associate

### **Guests**

Scott Solomon, NYC Dept. of City Planning  
Evelyn Mallo, CM Paladino

Mr. Euler called the meeting to order. Mr. Solomon screen-shared a presentation outlining the proposed carbon neutrality zoning text amendment. He reviewed past and future timelines and outlined four key goals which would be achieved through 17 proposed changes. New York City (NYC) wants to reduce emissions 80% by 2050. This initiative is a follow-up to Zone Green which was introduced in 2012. (Please see the attached presentation for full details.)

The first goal is supporting the decarbonization of the energy grid; the energy grid must be 100% renewable-based by 2040. This would be achieved through solar canopy rooftop zoning allowances, solar canopies over parking lots, allowing community solar programs in all zoning districts, allowing safe energy storage in some facilities as-of-right and allow review of future applications for on-shore wind facilities. This would not allow a change in the height of any wind turbines.

The second goal is to support the decarbonization of NYC building stock. This is the greatest source of the City's emissions. This goal will work in concert and facilitate compliance with Local Laws 97 and 154 and will require 1,000,000 buildings to be retrofitted. This is proposed to be achieved through electrification retrofits, building exterior retrofits and updating and improving Zone Green. The NYC Accelerator from the Mayor's Office of Climate and Environmental Justice can help connect homeowners with funding and technical assistance.

The third goal is to decarbonize vehicles. Currently less than 1% of the 2,000,000 vehicles in NYC are "zero-emission". By 2035, all vehicles sold in NYC must be electric vehicles. The proposed changes are to allow vehicle charging in all zoning districts, allow a percent of residential spaces to be charge-shared with the public, streamline car-sharing, car rental and commercial parking rules in non-residential facilities, allow flexible parking in non-residential facilities, expand rules to allow more automated facilities outside of Manhattan and add rules for storage and charging of bicycles.

Lastly, the fourth goal is to decarbonize storm water and solid waste streams. The proposal to achieve this is to allow permeable, porous paving, update rules to accommodate new raingarden prototypes, provide new regulations clarifying when composting and recycling are allowed and simplify the process allowing rooftop greenhouses to be built as-of-right.

A lengthy question, answer and comment period ensued at this point. After Mrs. Miller expressed concern about other components of the initiative, Mr. Solomon emphasized that CB11 will ONLY be voting on the carbon neutrality portion of the initiative at the June 5, 2023 Board Meeting. Mr. Marziliano asked if there were any mandates in the carbon neutrality proposal that either the New York City Council or New York State, in some capacity, will provide funding for infrastructure for mass transit. Mr. Solomon stated there are no mandates in this proposal. Mr. Solomon will be at the June 5, 2023 meeting and will be prepared for a full question and answer session. Mr. Euler requested that Mr. Solomon come to the Board Meeting prepared to speak about the initiatives in this proposal that will specifically affect CB11. Mr. Marziliano and Mr. Solomon cited rooftop solar, solar parking canopies and stand-alone charging stations as a few of the pertinent items. Mr. Euler expressed concern about the large energy storage facilities. Mr. Solomon said they will be reviewed by the Fire Dept. of New York (FDNY) and the Dept. of Buildings (DOB). Mrs. Garippa asked about the proposal to allow the extension of insulation in a building. Mr. Solomon said that adding on to an inside wall to achieve more efficiency would be permitted resulting in less square footage of the building. Mrs. Garippa supposed there could be real estate tax ramifications. She asked Mr. Solomon to again review solar canopies over parking lots. He explained that many outdoor parking lots are covered. Solar panels would be allowed on the top of these canopies. Mr. Ruiz suggested that it be emphasized that these proposed changes will be optional, **not mandatory**, to a homeowner.

Mrs. Miller inquired if there were qualitative and quantitative studies done. Mr. Solomon said yes. She asked where she could access that information. Mr. Marziliano stated that he will share this evening's presentation with the committee report and will also share links to the other information and studies regarding this proposed text amendment.

The meeting adjourned at 9:00 p.m.

*Respectfully submitted 5-25-23*

46-21 Little Neck Parkway, Little Neck, NY 11362 Tel. 718-225-1054 Fax 718-225-4514  
[QN11@cb.nyc.gov](mailto:QN11@cb.nyc.gov) [www.nyc.gov/queenscb11](http://www.nyc.gov/queenscb11)