



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: Megan Rha

Date: October 15, 2025

Re: Reconstruction of the Little Neck/ Douglaston Branch by the Department of Design and Construction.

On October 14, 2025, the CB11 Library Committee met to discuss the planned reconstruction of the Little Neck/Douglaston Library Branch.

Board Members

Paul DiBenedetto – Board Chair

Henry Euler – 2nd Vice Chair

Christina Scherer

Dilcia Enzo

Karen Mazza

Laura James

Melanie Harster

Sharon Chin

George Mihaltses

CB11 Staff

Joseph Marziliano, District Manager

Christina Coutinho, Community Associate

Guests

Ari Gershman – DDC

Shannon Rockett – QPL

Harpreet Dhaliwal – BKSK Architects

Daphine Halkias – Council Member Paladino

Ms. Rha opened the meeting by stating that CB11 had approved a capital redesign and Percent for Art project in January 2022 for the Douglaston/Little Neck Library. This project has not started, and this meeting is for an update.

Harpreet Dhaliwal, BKSK Architects, gave a presentation on the proposed construction. This will be a new 12,000 sq. ft. building that will replace the existing 6,800 sq. ft. building. There will be three levels; the lower level will be a teen area and utility storage, the main level will be an adult reading room and staff facilities, the second level will be a spacious children's reading

room with access to an outside rooftop garden area. There will be outdoor gardens and landscaping added. The building will include a community room. This building will be a LEED Gold Green with photovoltaic panels, green roof and natural light throughout. The design completion is set for this year; an anticipated construction start is for Summer 2026 with construction completion in the Summer 2029.

After the completion of the building in 2029, QPL will need six months to complete the library before opening to the public.

Ms. Dhaliwal's presentation gave a rendering of the proposed building showing many windows and the entrance at the front of the building with a sitting area. The entrance will be glass, and the Percent of Art will be two hanging sculptures visible through the glass entrance. The entrance will be on 249th Street. The adult room will face Northern Blvd. with windows that will allow light into the room.

The entry plaza will have a natural garden. The sidewalks will be new. The building will have an elevator to each level. There will be a maintenance area that will be blocked off. Some trees will be removed because of poor health and new trees will be planted. There will be a sunken terrace for public use and gardens on the roof with parapet for safety.

Mr. DiBenedetto asked why it will take so long from start to finish. Mr. Gershman stated that this is a typical timeframe. Mr. DiBenedetto asked if all libraries are this modern. Ms. Dhaliwal stated that the intention is to fit the neighborhood. A question and answer period followed. The library branch will be closed and there will be a mobile library in front of the building. The adult room will be larger than the current room (sq. ft. were not given). The outdoor children's reading room will have a sunken terrace and fencing for safety. Discussion ensued regarding the library being closed for such a long period.

Ms. Rha asked how the CB could help the community gain access to a library during these years. Mr. Gershman explained that the library will remain open for a period to minimize the closure period. Ms. Rockett stated that staff will post signs regarding closures and events. There will be information regarding other branches. There will be procedures in the event of asbestos removal. The library will close to the public once the contractor issues a vacate order. Prior to the library opening there must be DDC, FDNY, and DOB inspections. The contractor has not been officially awarded. The DDC does not provide parking. The estimated construction cost is \$28.7 million. A new library is being built in Rego Park and the Astoria Branch is being expanded. This project was delayed due to navigating all the City agencies involved. There is a lot involved with taking a building down and building a new one. This building will be ADA compliance; a flat entrance, no change in levels, elevator, ADA bathrooms, ADA turning circles and ADA workspaces.

Ms. Rha said letters could be presented to the church next door for use of their parking lot during off hours. She asked for updates so that the CB can inform the community.

The meeting was adjourned.