



*Donovan Richards*  
*Queens Borough President*

## Community Board No. 2

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*Anatole Ashraf*  
*Chairperson*  
*Debra Markell Kleinert*  
*District Manager*

March 12, 2024

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

RE: DCP ULURP Application – 63-12 Broadway Rezoning  
ULURP Nos.: C 250268 ZMQ and N 250269 ZRQ

Dear Mr. Garodnick:

On October 9, 2025 Community Board 2 held a public hearing concerning the DCP ULURP Application for 63-12 Broadway Rezoning, ULURP Nos.: C 250268 ZMQ and N 250269 ZRQ

At that meeting, with a quorum present, a motion was made and seconded to support the application with the following stipulations:

- Inclusion of MIH Options 1, 2 & 3 to allow deeper affordable options in the future.
- Use of prevailing wage labor.
- Addition of street greenery through street planters and have them reflected accurately on the site plan.
- Increase the proportion of two and three-bedroom units.
- Designation of an appropriately sized loading area, and trash and receptacle area.

The Board voted in favor of the motion with (29) twenty-nine in favor; (1) one opposed and (0) no abstentions.

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

Sincerely,

Debra Markell Kleinert  
District Manager

*“Serving the Communities of Long Island City, Sunnyside, Woodside, and Maspeth”*

DMK/mag

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

DCP ULURP 63-12 Broadway