



Donovan Richards
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Anatole Ashraf

Chairperson

Debra Markell Kleinert

District Manager

October 20, 2025

Honorable Julie Won
NYC Council Member
District 26
37-04 Queens Boulevard
Long Island City, New York 11101

RE: OneLIC Neighborhood Plan – Waterfront Access, Oversight, and Community Priorities

Dear Council Member Won:

As the OneLIC Neighborhood Plan moves toward its final stages, Community Board 2's Executive Board and Land Use & Housing Committee wish to reiterate several urgent community concerns that must be addressed to ensure the plan lives up to its stated goals of affordability, equity, and public access.

Waterfront Access on Con Edison and NYPA Parcels

We are deeply alarmed by recent modifications that exempt the Con Edison and NYPA parcels from the full requirements of the Waterfront Access Plan. While these parcels must now provide a narrow waterfront path, they are no longer obligated to deliver the full suite of public amenities – including upland connections, supplemental public access areas, and visual corridors – that were central to the community's vision for a continuous, welcoming, and safe waterfront. Allowing infrastructure owners to meet only minimal access standards on such significant stretches of the waterfront sets a dangerous precedent. It will result in a long, straight stretch of walkway without adjacent seating, landscaping, and other passive recreation, undermining years of community engagement and planning aimed at creating a truly integrated, accessible greenway from Gantry Plaza to Queensbridge Park. We strongly urge you to oppose these exemptions and push for full compliance with the Waterfront Access Plan vision that was presented to the community.

Need for a Permanent Oversight and Accountability Task Force

To ensure long-term accountability and transparency, we urge the creation of an implementation task force – composed of community representatives, agency staff, and elected officials – to monitor progress on public commitments including affordable housing, open

space, infrastructure upgrades, and arts and cultural facilities. We urge that there must be appropriate and adequate representation on this task force for each of these public commitment areas of focus.

Reminder: CB2's Core Priorities for OneLIC

As a reminder, our board's major priorities for the OneLIC Neighborhood Plan include:

- Deep affordability and local preference in new housing, with strong tenant protections and anti-displacement measures.
- Creation and preservation of public open space, especially on the waterfront and in the Court Square area, including the use of underused publicly owned sites.
- Protection and expansion of space for artists, makers, and nonprofits, including affordable production space. Our recommendations include adding non-profit arts space to the floor area exemption language that currently only includes schools.
- Support for local businesses and the establishment of a commercial displacement fund.
- Infrastructure investment to match increased density, particularly in schools, transit, and stormwater management.

These priorities are the product of sustained engagement with our constituents and represent the community's shared vision for equitable growth.

We call on you to strongly advocate for these priorities in advance of the subcommittee vote and during final Council deliberations. Please stand with us in demanding that OneLIC delivers not just increased development, but real public benefit and community-led change.

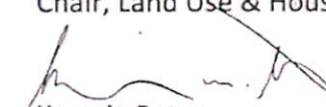
Sincerely,

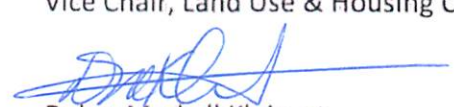

Anatole Ashraf,
Chairperson, Queens Community Board 2


Dr. Rosamond Gianutsos
First Vice Chair, Queens Community Board 2

Christine Hunter
Christine Hunter
Chair, Land Use & Housing Committee

Prameet Kumar
Prameet Kumar
Vice Chair, Land Use & Housing Committee


Karesia Batan
Chair, Arts & Cultural Affairs Committee


Debra Markell Kleinert
District Manager, Queens Community Board 2

cc: **Honorable Adrienne Adams, Speaker, NYC Council**
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 Claire Valdez, NYS Assembly
Honorable Jessica Gonzalez-Rojas, NYS Assembly
Honorable Zohran Mamdani, NYS Assembly
Honorable Steven Raga, 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
Hye-Kung Yang, NYC Department of City Planning
Katie Crawford, Department of City Planning
Richard S. David, Con Edison
Ben Goodman, Con Edison Government Affairs
NYPA Government Affairs
Queens Delegation, NYC Council
Nellie Afshar, Executive Committee, Queens Community Board 2
Ryan Smith, Executive Committee, Queens Community Board 2
Patrick Martinez, Executive Committee, Queens Community Board 2
Michael Zoorob, Executive Committee, Queens Community Board 2
Evie Hantzopoulos, Chairperson, Queens Community Board 1