



Melinda Katz  
Queens Borough President

## Community Board No. 2

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**Amended as of February 8, 2019**

Denise Keehan-Smith  
Chairwoman

Debra Markell Kleinert  
District Manager

**January 3, 2019**

### **Community Board 2 Meeting Minutes**

**THIS BOARD MEETING WAS LIVE STREAMED. TO VIEW THE LIVE STREAMING, PLEASE VISIT THE COMMUNITY BOARD 2 QUEENS WEBSITE AT: [WWW.NYC.GOV/QUEENSCB2](http://WWW.NYC.GOV/QUEENSCB2) UNDER THE MEETINGS SECTION, UNDER THE ARCHIVE TAB**

#### **Board Members Present**

Czarinna Andres  
Thalia (Karesia) Batan  
Sandra Bigitschke  
Bessie Cassaro  
Claudia Chan  
Osman Chowdhury  
Stephen Cooper  
Lisa Deller  
Sally Frank  
William Garrett  
Kenneth Greenberg  
Benjamin Guttmann  
Mohammed Jewel  
Denise Keehan-Smith  
Nancy Kleaver  
Jordan Levine  
Sheila Lewandowski  
Dominic Lippolis

Elizabeth McKenna  
Taina McShane  
Thomas Mituzas  
Dorothy Morehead  
Patrick Murray  
Patrick O'Brien  
Clara Oza  
Steven Raga  
Jeremy Rosenberg  
Regina Shanley  
Michael Son  
Lauren Springer  
Carol Terrano  
Mary Torres  
Karolina Tosi  
Rebecca Trent  
Anthony Tudela  
Maria Magdalena Vielma

#### **Board Members Absent**

Diane Ballek  
Richard Gundlach  
Ellen Kang  
Badrin Khan

Elliot Park  
Lakshmi Reddy  
Norberto Saldana  
Moitri Savard

Marie Konecko  
Donald McCallian

Santiago Vargas

**Community Board 2 Staff**

Debra Markell Kleinert  
MaryAnn Gurrado

**Elected Officials/Representatives**

Honorable Brian Barnwell, NY State Assembly Member  
John Perricone, Representing Queens Borough President Melinda Katz  
Kenny Medrano, Representing NYC Council Member Jimmy Van Bramer  
Kisha Johnson, Representing NY State Senator Michael Gianaris

**NYC Police Department**

Police Officer Luis Diaz

**NYC Department of City Planning**

Coralie Ayers

**School Construction Authority**

Michael Mirisola

**Sunnyside Chamber of Commerce**

Melissa Orlando

**Sunnyside Shines BID**

Jamie-Faye Bean

Ms. Keehan-Smith welcomed everyone to the meeting.

Pledge of Allegiance.

Ms. Keehan-Smith announced the following:

- Wished everyone a Happy New Year!
- Ms. Keehan-Smith announced that Edward Martin Berghandahl passed away on December 29, 2018. He was a proud Veteran and civic leader of the Woodside Neighborhood Association. It was Ed who began the 9/11 Memorial Service in Doughboy Park in Woodside. RIP Ed and thank you for your contributions to country and community. We observed a moment of silence.

**Honorable Brian Barnwell, New York State Assembly Member**

**Assembly Member Barnwell provided the following update:**

- Thanked everyone for their donations to the Coat Drive and Toy Drive.
- Thanked the whole community for their support of the individuals affected by the Sunnyside Fire.
- Announced that on January 29, 2019 there will be a Department of Finance Enrollment Event at the Woodside Library from 1 to 3 pm. For more information, contact his office at (718) 651-3185.
- Discussed the Amazon Project.

**John Perricone, Representing Queens Borough President Melinda Katz**

Mr. Perricone provided the following update:

- Wished all a Happy New Year.
- Announced the State of the Borough will take place on January 25, 2019 at 10:30 am at the Main Stage Theatre at LaGuardia Community College. Please RSVP at [Queensbp.org/rsvp](http://Queensbp.org/rsvp) or call (718) 286-2661.
- Announced that applications for Board Membership are due on February 7, 2019. There is a modified application at [Queensbp.org](http://Queensbp.org) under the Community Board Tab.
- Renewals will be sent out to current members who are up for renewal.

**Kenny Medrano, Representing Council Member Jimmy Van Bramer**

**Mr. Medrano provided the following update:**

- Thanked everyone for their donations to the 9<sup>th</sup> Annual Food Drive.
- Discussed the Amazon Project and stated the Council Member opposes the deal.
- On December 12, 2018 the Council Member oversaw an oversight meeting and that he grilled Amazon about the closed-door process. Announced that there will be more oversight hearings in the future.
- Discussed the Sunnyside Fire and reported that several workers came to their office seeking assistance.
- Thanked Jamie-Faye Bean, Sunnyside Shines BID for her work in this endeavor.
- Spoke about Ed Bergandahl and his contributions to the community. Council Member Van Bramer has introduced legislation for a street co-naming in his honor.
- Announced that legislation was passed in December for a Street Co-naming in honor of former Community Board 2 Members, the dates to be announced:
  - Terri Adams which will be on 49<sup>th</sup> Avenue and Vernon Boulevard
  - Gertrude McDonald will be on 39<sup>th</sup> Street and Queens Boulevard.
- Mr. Medrano provided his contact information should anyone need any assistance. The telephone number is (718) 783-9566 extension 7.

**Ms. Keehan-Smith recognized:**

**Kisha Johnson, Representing New York State Senator Michael Gianaris**

Ms. Keehan-Smith reported on the following:

On the morning of December 13, 2018 we woke to the news that an early morning fire had ripped through 6 stores on Queens Blvd and 45<sup>th</sup> Street. Some of the stores had been in the neighborhood for decades and it was a devastating loss for our community. While 11 people were injured, including local firefighters, fortunately there were no fatalities. Community Board 2 would like to recognize the leaders of our local Sunnyside organizations that worked tirelessly to assist and support those impacted by the fire.

Ms. Keehan-Smith presented awards to the following individuals:

**Jaime-Faye Bean – Director Sunnyside Shines BID**

Jaime was instrumental in coordinating immediate relief for the owners and workers impacted by the fire. She worked with SBS and OEM to ensure their questions were answered and relief was provided ASAP. She also initiated a go fund me page and a fundraiser at SCS.

Ms. Bean accepted the award and thanked everyone for the recognition.

**Melissa Orlando - President Sunnyside Chamber of Commerce**

Melissa worked with Jaime to organize the fundraising efforts. She reached out to local community members to recruit volunteers. She too worked throughout the weekend to ensure the success of the fundraiser.

Ms. Orlando accepted the award and thanked everyone for the recognition.

Ms. Keehan-Smith announced that Judy Zangwill was unable to attend the meeting this evening but provided the following information.

**Judy Zangwill – Executive Director**

Judy provided the space and resources to host the fundraiser. Her staff couldn't have been more helpful, and we appreciate their assistance.

This dedicated group was able to make this event a resounding success with less than 5 days-notice. Many thanks to you all for reminding us community matters.

Ms. Keehan-Smith recognized the efforts of CB 2 Board Member Czarinna Andres.

**Presentation by Michael Mirisola, School Construction Authority**

Mr. Mirisola introduced his colleague, Lead Architect, John Diaz.

Mr. Mirisola provided an update concerning the final design for the new school on Barnett Avenue. He reported that meetings were held, suggestions were received, and plans were modified. They tried to do something that would fit the community and meet the needs of the students.

Renderings were presented and questions were entertained.

Ms. Keehan-Smith stated that we have several Land Use votes this evening and if anyone would like to comment on any of those matters, to please ensure that you sign up to speak on the correct sheet. Each specific matter will be listed on the top of the sign in sheet. Speakers will be called in turn and are granted two minutes to comment.

If anyone would like to speak during the public comment section, please sign your name on the green sheet. Public comments will be heard after our board business is completed.

#### **Attendance**

Board Members Present    36    Board Members Absent    11    Quorum    Yes

#### **Approval of the December 6, 2018 Community Board 2 Meeting Minutes**

Stephen Cooper made a motion and it was seconded by Rebecca Trent to approve the December 6, 2018 Community Board 2 Meeting Minutes. All were in favor of the motion with 36 in favor; none opposed and 2 abstentions.

#### **CHAIRWOMANS REPORT**

Ms. Keehan-Smith provided the following update:

- On December 20, 2019, CB 2 held a business recovery meeting at the CB 2 office in partnership with the Department of Small Business Services hosted by Bernadette Nation, and Sunnyside Shines. The meeting was a follow-up to assist the businesses with the relief efforts.
- Ms. Keehan-Smith congratulated Queens Parks Commissioner Dorothy Lewandowski on her retirement from the Parks Department.
- Ms. Keehan-Smith congratulated Chief Holmes on her retirement from the NYPD Patrol Borough Queens North.
- AMAZON – We've been in touch with the Empire State Development Corporation and Amazon about meeting with CB2. They are aware we'd like to host a town hall with them and they are receptive to the idea. It is unlikely to occur in January, but they've agreed to have one the first two weeks of February.
- The CAC expects to have its first full council meeting at the end of January. We expect each committee to meet on a monthly basis and the full CAC will meet quarterly. One of the agenda items for our first CAC meeting will be to schedule meetings for the remainder of the year. Ms. Keehan-Smith stated that it is her understanding the CAC will host town halls two weeks after every meeting to provide an update to the community.
- Ms. Keehan-Smith stated it's important to note that no plans have been developed. The Community Board cannot take a position yet because we do not yet have specific information on the project.

- CB2 continues to receive calls from Sunnyside residents expressing concern about the inability of fire truck buckets to reach 6<sup>th</sup> floor apartments in our older buildings. Ms. Keehan-Smith stated that she wrote a letter to Commissioner Nigro asking the FDNY to conduct a test on Skillman Avenue with the truck stabilizers fully engaged. Commissioner Daniel Nigro's office acknowledged receipt of our letter and will respond shortly. We will continue to follow up with them.

A board member discussed problems at the intersection of 41<sup>st</sup> Street, Greenpoint Avenue and 48<sup>th</sup> Avenue.

- Wynwoode Garden residents complained about the proposed new 4 foot fence at Little Bush Park. They prefer to keep the existing 7 foot fence. Ms. Keehan-Smith reported that CB 2 wrote a letter to parks asking them to accommodate the request.
- Announced Sheila Lewandowski will be the new chair of the Transportation Committee.
- The next Community Board meeting will be held on Thursday, February 7, 2019 at 6:30pm and CB 2 will be live.

A board member requested an update on the Skillman Avenue Bike Lanes and suggested reaching out to the Public Advocate's Office.

Ms. Keehan-Smith reported there are no new updates but that she continues to follow up on this matter.

A board member discussed the issue of hotels being converted to homeless shelters in the community of Woodside.

### **District Managers Report**

Ms. Markell Kleinert provided the following update:

- CB2 has a new banner.
- Thanked all for another successful toy drive.
- New board membership applications. Please be advised that anyone that is interested in applying for the Community Board that there is a new application form that will be accepted. If you have received a renewal application that has not been sent to Borough Hall, please fill it out and send to Borough Hall no later than Friday, February 8, 2019, which is the final deadline date.
- Volunteer at the Queens Zoo and dive into a world of wildlife conservation. The mission of the wildlife conservation society is to save wildlife and wild places. In education, we achieve this by inspiring people through hands-on, inquiry-based experiences. These experiences are set alongside our magnificent wild animal collection here at the queens zoo. There are multiple positions available for volunteers. Email [qzvolunteers@wcs.org](mailto:qzvolunteers@wcs.org).
- Reminder: Board Members please submit any complaints to the board office and we will follow up.
- Please check the website for updated information at: [www.nyc.gov/queenscb2](http://www.nyc.gov/queenscb2)

## **TRANSPORTATION COMMITTEE REPORT**

Ms. Keehan-Smith provided the following update:

- Announced that she met with DOT on a site visit to review the Street Seats Project for 26-01 Jackson Avenue. The committee was concerned about the location and the Committee asked if they would consider a different location. This will come up for a vote and Sheila Lewandowski will work with DOT on scheduling town hall meeting to get community feedback. We do not have a date scheduled yet.
- Announced that CB2 was notified by DOT that Community Boards no longer approve speed bumps. It is considered a safety issue and DOT will make the full determination as to whether a speed bump is feasible on the street.
- Announced that one city bench was unanimously approved by the Transportation Committee at the location of 27-20 Jackson Avenue.
- Ms. Keehan-Smith reminded everyone that the next Transportation Meeting will take place on Monday, January 7<sup>th</sup>, 2019 6:00pm at the CB 2 Office.
- Ms. Keehan-Smith announced that we have reached out to MTA and that we have a new liaison.

## **Department of City Planning**

Ms. Ayers provided the following update on the following:

- Text Amendment for Court Square Block 3 located at: 23-10 45<sup>th</sup> Avenue, LIC, NY.
- Text Amendment for Mana Products application.

## **Land Use Committee**

Ms. Deller reported on the following:

### **Consumer Affairs Applications:**

#### **An Application for an Unenclosed sidewalk café with 10 tables and 20 seats at APU Foods Corp. dba Riko at 45-23 Greenpoint Avenue, Sunnyside, NY**

The applicant was not present at the CB 2 Meeting. However, the applicant attended the Land Use Committee Meeting. Ms. Deller discussed noise issues and vendors adjacent that were being disruptive at the location. She also reported the original application was for 12 tables and 24 seats. They said they only have 10 tables and 20 seats. She requested the applicant send an amended application.

We have not received an amended application and the applicant did not appear.

Stephen Cooper made a motion and it was seconded by Bessie Cassaro to table the vote. This applicant will be reinvited to the next CB 2 meeting.

#### **Application for an unenclosed sidewalk café with 5 tables and 10 seats at Il Sole, LLC dba Sole Luna at 43-45 40<sup>th</sup> Street, Sunnyside**

The applicant was present at the meeting.



Ms. Deller reported there are no complaints at this establishment. The unenclosed sidewalk café is on the 40<sup>th</sup> Street side of the establishment and they've been a good neighbor.

Dorothy Morehead made a motion and it was seconded by Stephen Cooper to approve the application. The vote was all in favor by a show of hands with 36 in favor of the motion, none opposed and no abstentions.

**An application for an unenclosed sidewalk café with 10 tables and 28 seats at Cooljag Corp. dba The Skillman at 45-20 Skillman Avenue, Sunnyside.**

The applicant was not present at the meeting. There was a change in ownership

Dorothy Morehead made a motion and it was seconded by Karolina Tosi to approve the application. The vote was all in favor by a show of hands with 36 in favor of the motion, none opposed and no abstentions.

Ms. Deller discussed the Amazon project and a letter that was drafted and circulated to the Board Members. The Land Use Committee felt that the Community Board should make a statement about where we are about the Amazon Project. It goes on record talking about being excluded from the review process but that we fully intend to work with everyone as a community board and have the board be represented.

A board member requested that Ms. Deller read the letter. Ms. Deller read the letter and informed that there was another letter attached that was sent to the Department of City Planning concerning the Anable Basin Rezoning Proposal. Ms. Deller read the letter and copies of both letters are attached (Attachment #1).

Stephen Cooper made a motion and it was seconded to approve sending the letter.

There was a discussion about drafting a more "pungent" letter that expressed member's indignation about the process and substance of EDC and ESD's selection of Amazon to locate and develop the Anable Basin and City owned sites. Volunteers were identified to work on drafting a letter for the Board's consideration.

A board member made a recommendation to amend the letter.

Sally Frank made a motion for an amendment and Benjamin Guttmann seconded it and it states the following:

CB 2 is aware of community concerns about Amazon's business relationship with Immigration and Customs Enforcement (ICE), significant displacement and the proposed tax subsidies.

The amendment was made, stated and seconded.

Ms. Deller stated it will be added somewhere appropriate in the letter.

Pat O'Brien stated it should be placed at the bottom of the first page of the draft letter at the end of the paragraph before the parenthetical and should read as follows:



The motion that is on the table is to approve the letter as it is and to include the amendment.

Pat O'Brien made the motion and Regina Shanley seconded it.

All were in favor of the motion with 31 in favor 3 opposed and 2 abstentions.

#### **City Services & Public Safety Committee**

Mr. O'Brien announced the next meeting of the City Services Committee Meeting has been scheduled for January 9, 2019.

#### **Environment Committee**

Ms. Morehead reported that Sarah Dougherty from the Waterfront Alliance working on guidelines for WEDG. She will be attending the January 24, 2019 Environment Committee Meeting to provide more information. She will also come to a full board meeting.

#### **Health & Human Services Committee**

Dr. Savard was not present at the meeting.

#### **Arts & Cultural Committee Meeting**

Stephen Cooper reported that there will be a January 15, 2019 Arts & Culture Committee.

#### **Public Comment**

**TO VIEW THE PUBLIC COMMENT SECTION OF THE MEETING, PLEASE VISIT THE COMMUNITY BOARD 2 QUEENS WEBSITE AT: [WWW.NYC.GOV/QUEENSCB2](http://WWW.NYC.GOV/QUEENSCB2) UNDER THE MEETINGS SECTION, UNDER THE ARCHIVE TAB**

The meeting was adjourned.

Respectfully submitted by:  
MA Gurrado

01032019CB2MM

DRAFT

December 5, 2018

Empire State Development Corporation  
[Insert address]

New York City Economic Development Corporation  
[Insert Address]

Re: Announcement of Amazon HQ2 in Long Island City

Dear [Insert names addressees]:

Community Board No. 2 ("CB2") was notified on November 13, 2018 that Amazon had selected Long Island City as the site of one of their two new headquarters. As our mandate under the NYC Charter obligates us to fully review all matters pertaining to the general welfare of those who reside within our community district ("CB2 residents"), including land use planning and development and the provision of essential infrastructure and services, it is incumbent upon CB2 to thoroughly examine the impact of this plan on CB2 residents, who will be the ones most immediately and directly affected by its outcomes.

CB2 is particularly concerned that the actions taken by NYS and NYC in connection with this announcement have removed the site from NYC's Uniform Land Use Review Process (ULURP), and therefore eliminated CB2's statutory ability under the NYC Charter to carry out that mandate. Instead, they have made this project subject only to NYS approval by the Empire State Development Corporation ("ESDC").

At this point in time, there is no final iteration of the plan, and its final details cannot be known. Accordingly, there is insufficient available information for CB2 to either embrace or oppose it, and this letter is not intended to express or suggest any ultimate position that may be taken by CB2. Rather, it is intended to be an expression of our concern over both the process that led to this announcement and many aspects of the plan itself, which need to be extensively reviewed, vetted, and finalized before a consensus position can be voted on by CB2's members.

We are extraordinarily mindful of the enormity of this project, particularly when it is considered in the larger context of the recently presented Anable Basin Rezoning *Proposal* and other current and future development that will occur in the immediate area surrounding the Amazon site, and the significant and well-taken opposition that has been expressed by local elected officials, community-based groups, and individuals, to numerous aspects of this plan.



(CB2 expressed many of these concerns in a letter sent to the New York City Department of City Planning ("DCP") regarding said Anable Basin Rezoning Proposal on January 18, 2018, a copy of which is attached. Each of those concerns are applicable to this plan, and in fact magnified exponentially by its staggering scope.) We are also mindful of the stated job, job-growth, and economic benefits that it is claimed will be realized by the larger NYS and NYC area beyond our community district.

The extent of CB2's knowledge of the details of this plan are set forth in the 32-page Memorandum of Understanding ("MOU") sent by the ESDC and the New York City Economic Development Corporation ("NYCEDC") to Amazon on November 12, 2018.

The MOU, however, does not include many essential details, such as the final design decisions or additional community benefits for CB2 residents, necessary to enable CB2 to assert a final position in this matter. By way of illustration and not limitation, the MOU provides that the General Project Plan ("GPP") would create new geographic boundaries for consideration, but only a portion of the GPP area includes the Amazon HQ2. In addition, two of the parcels included in the GPP are privately owned and would otherwise have had to go through ULURP but for this plan. Furthermore, much of the geographic area is inconsistent with the discussions CB2 has had with NYC agencies to date with respect to the development of other parts the area which are now excluded from that process, whereas it had previously been agreed to that it would be considered as part of the Long Island City Innovation Center ("LICIC")/Anable Basin rezoning. The eastern edge of Anable Basin on Vernon Boulevard, formerly considered part of the comprehensive planning area and considered as a gateway to the continuous waterfront access plan is now excluded from the GPP so is the site known as "Lake Vernon". There is no mention, explanation, or justification of these inconsistencies, or why some private interests other than Amazon have been included as a beneficiary of this plan.

CB2 has spent thousands of hours working in good faith with EDC and DCP to provide meaningful community input for other major development projects in the immediate area of the Amazon site. We will continue, and redouble, those efforts in connection with this plan. To that end, we will provide relevant information updates both in our regular public meetings and on the CB2 website as and when we have any such information. We will also sponsor townhall-type events, beginning in 2019, that will provide an opportunity for all interested persons and entities to be heard with respect to any and all aspects of this plan.

For many years, CB2 has consistently and continuously called for a comprehensive approach to planning that would balance new development with the urgent needs of residents and businesses for affordable housing, schools, transportation improvements, parks and open space, light industrial and artist workspace, social services, and 21<sup>st</sup> century resiliency measures that would protect the Hunters Point area and any development within it from the impact of rising sea levels and climate change. We shall remain focused and engaged in ascertaining and assessing every aspect of this plan as they relate to each of these concerns, and any others that exist, until a determination and vote can be made on its final iteration as to whether it is in the best interest of CB2 residents.

**CB2 representatives have been invited to join the Community Advisory Committee (“CAC”) and will have a new role in helping to determine the development plan for the GPP geographic area. As Community Board members we are responsible for ensuring that CB2 is kept apprised of the CAC progress and has a meaningful voice in such an integrally important development affecting our community. We will maintain a strong and consistent voice, consult with our members and make such comments and recommendations as will assure that CB2’s ultimate position on this plan will be fully informed and reflect the best interests of CB2 residents.**

**CB2 invites ESDC, NYCEDC, and Amazon representatives to regularly attend our monthly public meetings, Land Use and other committee meetings. CB2 also looks forward to hosting town hall type events related to these matters, to which you will be invited to participate, so that complete and detailed information regarding the progress and planning of this project can be made available to all constituents, including the residents of the CB2 community district.**

**Very truly yours,**

**DENISE KEEHAN-SMITH,  
Chairwoman**

**LISA DELLER,  
Chairwoman, Land Use Committee**





Melinda Katz  
Queens Borough President

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Denise Keehan-Smith  
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Debra Markell Kleinert  
District Manager

January 19, 2018

Robert Dobruskin, Director  
New York City Department of City Planning  
120 Broadway, 31st Floor  
New York, NY 10271

BY FIRST CLASS MAIL AND E-MAIL ([rdobrus@planning.nyc.gov](mailto:rdobrus@planning.nyc.gov))

Re: ANABLE BASIN REZONING PROPOSAL.  
- CEQR No. 18DCP057Q9  
- Comments on Draft Environmental Impact Statement

Dear Mr. Dobruskin,

We have set forth below the comments of Community Board 2, Borough of Queens ("CB2") with respect to the environmental impact statement ("the EIS") to be prepared in connection with the proposed Anable Basin re-zoning and other discretionary actions ("the Proposed Actions") sought by Design Center Realty, LLC ("the Applicant"), and the many serious and impactful issues therein that must be addressed.

We are mindful in doing so that these comments should be limited to the scope of the work for the EIS and any changes deemed necessary to ensure that appropriate, thorough, and detailed assessments of all potential impacts are included. However, we are constrained to comment that the abbreviated timeframe following the provision of your Public Notice Of A Scoping Meeting dated November 14, 2017, even as modestly extended to today, has negatively affected our ability to solicit and obtain the most complete and comprehensive input from our community that we deem necessary to the provision of the kind of comprehensive and thoroughly informed commentary that matters of such enormous community impacts require, and that the final scope of work to be issued by your agency demands.

CB2 has a long and historic record of leadership and involvement in many innovative and large scale rezoning projects such as Queens West, Hunters Point South, the Court Square

Sub-District, Queens Plaza Sub-District, the Jackson Avenue Corridor, Sunnyside and Woodside rezonings, Silvercup Studios, and many more.

We fully understand the need for careful, thoughtful deliberation and input from all members of the community which is essential in considering negative impacts and unintended consequences of any project. We are members of local community organizations, neighborhood residents, employees, business owners and artists. Our concerns are well documented and based on our experience of the impacts in a rapidly changing community.

We are not opposed to development, but have sought to build an economically diverse, 24-hour, sustainable community; to encourage business development; mitigate both residential and business tenant displacement; protect existing businesses; support living wage jobs; protect the community from construction related hazards; ensure that municipal services and community facilities maintain the pace of development; enable school aged children to thrive and ensure families don't have to move because there aren't school seats, medical facilities, parks and affordable housing. Many of us have participated in recent LIC Core Study sessions, testified at prior rezoning hearings, written letters to the BSA and city government officials. Our comments refer to this one project, but should not be considered in a vacuum in this area for other projects to come before DCP or the BSA.

Our comments, in significant part, echo community testimony provided by the Court Square Civic Association, Hunters Point Civic Association, Hunters Point Community Coalition, Long Island City Coalition, the Municipal Arts Society and numerous other community residents at the scoping meeting on December 14, 2017 as well as the subsequent public meeting that CB2 held on January 10, 2018.

### **Limited Outreach and Time for Community Review of the Proposed Application**

The Applicant had ample opportunity to engage CB2 as well as local community organizations for months, or years, in advance, prior to the scoping meeting, and choose not to do so. There was little public input into this rezoning proposal prior to the Applicant's presentation at the scoping meeting.

In addition to CB2, community organizations such as the Court Square Civic Association, Hunters Point Civic Association, Hunters Point Community Coalition, Long Island City Coalition have been leaders in visioning and prioritizing the neighborhood socio-economic, infrastructure and environmental issues facing residents and local businesses in our a rapidly growing community with an ever changing skyline that seems to be in a constant state of construction such as Long Island City and Hunters Point. The lack of public involvement in crafting this private zoning application, combined with the scale of the project, has been woefully absent and devoid of adequate formal community participation. As such fails to consider critical community needs and environmental impacts.

### **Pedestrian Walkways and Bridges:**

Prior Plans for Queens West and properties around Anable Basin and north of 44<sup>th</sup> Drive included a proposed pedestrian bridge at 5<sup>th</sup> Street serving as a continuation of 5<sup>th</sup> Street over Anable Basin. The purpose of the bridge was to connect Queens West to the waterfront esplanade that was envisioned along the entire East River shoreline of Queens. Today, more than ever, the Anable Basin Bridge should be built in order to provide a faster pedestrian route to the ferry (it's unclear as to when continuous public access will ever be provided around Anable Basin) and a smooth transition between the southern and northern sections of the Hunters Point waterfront.

### **Current inadequate transit along the waterfront**

Create new modes of transportation.

### **Streetscape improvements**

Streetscape greening and design, lighting, landscaping treatment, plantings, connectivity to Queens West and Hunters Point Parks, Street Furniture.

### **Create inclusive pedestrian community for seniors that exceed ADA compliance**

### **Traffic Circulation**

Street grid changes and creation of "lanes". Define "lane" as a zoning term, size, dimensions, accessibility. As with other projects in Hunters Point, the community is concerned about the impact of development-related truck traffic and how deliveries will be made to the buildings. Given the narrow streets serving Anable Basin, all of the new buildings should include internal refuse pickup areas so that garbage is not blocking sidewalks while waiting for pickup. The FDNY needs to review traffic flows to ensure they can adequately service buildings during emergencies. The Applicant should encourage alternate transportation, such as the East River Ferry Service and bicycles. The applicant needs to allocate sufficient space within each building for bicycle storage. The applicant should also work with DOT to determine if bike rental services such as Citibike could be established within the project. Space for car share programs and electric charging stations should be provided within each of the project's parking facilities.

The Special AB District zoning text would require that a "publicly accessible lane" be provided in each of Parcels A, B, and C within specified "flexible zones," and with certain minimum and maximum dimensions and requirements. Parcel A would have two flexible lane zones. These parcels would be further subdivided in the special district text into sub-Parcels corresponding to the property on either side of a lane, namely, A1, A2, A3, A4, B1, B2, C1, and C2 (see **Figure 7**). Because the exact locations of the lanes would be flexible within the lane zone, the exact dimensions of the sub-Parcels would not be defined in the text and the resulting buildings cannot be evaluated properly and therefore should not be allowed.



## **Cumulative Environment Impacts**

CB2 urges DCP, and the many NYC government agencies that provide municipal services, to study this project in the context of other proposed rezoning and BSA exceptions to the zoning, as of right developments and the pipeline of residential building, commercial and hotel applications currently pending that have yet to break ground. Examples of projects that will result in cumulative impacts are EDC/TF Cornerstone rezoning of 44<sup>th</sup> Drive, the pending Paragon Paint BSA application, the further buildout of Hunters Point South Parcel C, F & G, the former Budweiser site, the LIC Core rezoning, as of right projects under construction in the Court Square area, the stalled Silvercup site rezoning, the DOE and stalled Vernon Blvd Tennis Club site now locally known as "Lake Vernon" as well the pipeline of 34 hotels. We also suggest that large scale developments that have taken place and will take place further east in Queens such as Willets Points in Flushing will further impact transportation issues in Western Queens, specifically Hunters Point.

## **Land Use, Zoning And Public Policy**

### **Geographic Boundaries**

The transformation of the geographic area from the Queensboro Bridge to the North, Newtown Creek to the South, the East River to the West and Sunnyside Yards to the East comprises the geographic boundaries of the LIC development boomtown. The incremental impacts of the proposed private rezoning application must not be considered in a vacuum and we call on DCP to study this project in the context of the corollary stresses on transportation, open space, housing affordability, residential and business displacement, sewer system capacity, school enrollment, job generation and wages, community facilities, public safety, arts and culture, health facilities, natural resources and sustainability that are concurrently emerging in this geographic area during the timeframe of the buildout by 2034.

## **Areas of Concern**

### **Transportation, alternative transportation, bike lanes.**

The existing subway transportation network in LIC is antiquated and inadequate. Stations are not handicapped accessible, with the exception of the Court Square station escalators, added by Citi Bank as a community benefit. The Vernon Blvd #7 station is severely overcrowded during rush hour and expansion of the station is limited by existing subsurface conditions.

Study the incremental proposed population growth generated by 15,000 additional housing units to be constructed in the 15-year buildout in the context of the overall LIC and Queens population growth projections and the anticipated L train shut down. Transportation improvements must address the cumulative impacts, not just the incremental needs of this discreet private rezoning application.

## **Open Space**

The Anable Basin Project, as proposed with 5.8 million gross square feet developed on a mere 12 of actual useable acres of land, is a massive project in comparison to Queens West and Hunters Point South. When completed, Queens West and Hunter's Point South will total approximately 10,000 units on close to 70 acres of land. The Anable Basin Project is in stark contrast to Queens West and Hunters Point South in terms of its excess density, height, and its tiny amount of public open space. Community Board 2 has always maintained that the height, bulk, and density of any project is of paramount concern.

The Project Plan states the project will be built on 15.4 acres which includes land that unbuildable in Anable Basin. The actual development is on 12 acres. This application complies minimally with open space requirements review adjacent population density in relation to need for open space. The ratio of development to public open space is severely deficient in Western Queens and this project will only exacerbate the deficiency.

**\*Underserved areas\*** are areas of high population density in the City that are generally the greatest distance from parkland where the amount of open space per 1,000 residents is currently less than 2.5 acres.

Open Space Ratio (OSR), as defined by DCP Glossary of Planning Terms, is the amount of open space required on a residential zoning lot in non-contextual districts, expressed as a percentage of the total floor area on the zoning lot. For example, if a building with 20,000 square feet of floor area has an OSR of 20, 4,000 square feet of open space would be required on the zoning lot ( $0.20 \times 20,000$  sq ft).

Therefore, the Applicant should be required to use site C2 for additional public open space instead of floor area. The resulting public open space would be large enough to be used site C2 of the Plan and using the site for open space to be used for an active recreation/multi-purpose playing field. The owner should either agree to a reduction in FAR in the Project Plan or transfer the floor area to other sites within the Proposed Development boundaries.

## **Other considerations to be addressed in the EIS**

The applicant and DOT must ensure that streets surrounding the project are improved with trees and pedestrian lighting, City benches, and bike racks. All of the project's proposed ways should similarly be required to be landscaped and lighted and include generous quantities of moveable and fixed seating. The majority of the benches should have backs.

**Housing affordability** - Multiple and deeper income bands must be included in this project. We ask that the model for Affordability be used in for Parcel A in Hunters Point but with modifications to allow for more middle class applications and veterans.

**Residential and business displacement** - short term leases, relocation during construction

**Solid waste and sanitation** – capacity of the sewer system is inadequate, testimony at the public scoping session and historic complaints about backups and overflows should be addressed.

School enrollment – 700 seat school

### **Job Generation And Wages**

Community Facilities – There is currently no Community Center in this neighborhood indoor recreation space for families and seniors, e.g. a YMCA.

Public Safety – Undersized and antiquated police station facility, parking requirements disrupt neighborhood residents

Arts and Culture – thriving artist community concerned about being “priced out”.

Public Health – access to major medical facilities, urgent care, transportation to Manhattan hospitals by ferry should be studied.

Natural resources – impacts of 700 ft building on the waterfront on bird migration.

### **Sustainability**

Mitigation of Construction Impacts – Noise, dust, removal of hazardous materials, staging, deliveries, moving trucks, cranes through the neighborhood.

Emerging concurrently in a compressed timeline – Our community is facing not just the incremental impact of this one proposed project but the exponential impacts of a widespread buildout and transformation of this former industrial area, the character of which, as residential community was unanticipated.

Socioeconomic conditions – shift in community income to market/luxury buildings, proximity to NYCHA campus, LaGuardia College, strengthen job generation activities.

Shadows – the height and density of a 700 ft building.

Historic resources

Urban design / visual resources – wayfinding.

Neighborhood character – shift from old industrial economic activity to new activity, preservation of industrial floorplate and footprint – what do new industrial businesses need?

### **Conclusion**

We urge DCP to include each of these considerations in the final scope of work to be issued, and require that each of them be fully and comprehensively addressed by the Applicant in great detail so that CB2, and all of our constituents, will have all necessary information to assess and determine the cumulative effect of the Proposed Action, and whether it is in the best interests

of our community as presented or in any form at all. This is particularly important in light of the numerous other impactful projects described above, especially the EDC/TF Cornerstone rezoning of 44th Drive and the pending Paragon Paint BSA application which are immediately adjacent to the Applicant's site. It is of paramount importance that the final scope of work for the EIS require that each of these considerations be addressed so that it may serve as a model for what will be required of each of these other projects.

Thank you for your consideration of our comments, which we hope are both useful and instructive as to what needs to be included in the final scope of work.

Very truly yours,



DENISE KEEHAN SMITH,  
Chairwoman, CB2



LISA DELLER  
Chairperson, Land Use Committee, CB2

cc: Honorable Joseph Crowley, US Congress  
Honorable Carolyn B. Maloney, US Congress  
Honorable Grace Meng, US Congress  
Honorable Nydia M. Velazquez, US Congress  
Honorable Michael Gianaris, NY State Senate  
Honorable Brian Barnwell, NYS Assembly  
Honorable Michael DenDekker, NYS Assembly  
Honorable Catherine T. Nolan, NYS Assembly  
Honorable Robert Holden, NYC Council Member  
Honorable Jimmy Van Bramer NYC Council Member  
Honorable Daniel Dromm, NYC Council Member  
Honorable Melinda Katz, Queens Borough President of the Borough of Queens  
Honorable Melva Miller, Deputy Borough President  
Irving Poy, Queens Borough President's Office  
Patrick A. O'Brien, Chair, City Services & Public Safety Committee