



Donovan Richards
Queens Borough President

Community Board No. 2

43-22 50th Street, 2nd Floor
Woodside, New York 11377

(718) 533-8773

Fax (718-533-8777

Email qn02@cb.nyc.gov
www.nyc.gov/queenscb2

Anatole Ashraf
Chairperson

Debra Markell Kleinert
District Manager

June 12, 2024

Daniel Garodnick
Chairperson
City Planning Commission
120 Broadway, 31st Floor
New York, NY 10271

RE: **QNS CB 2 Full Board Meeting - Summary of Board Vote – June 6, 2024 for City of Yes for Housing Opportunity Proposed Zoning Changes with Approved Stipulations**

Dear Chairperson Garodnick:

On June 6, 2024 Community Board 2 held a public hearing. The Community Board voted to approve the proposed City of Yes for Housing Opportunity zoning text amendments with the following general stipulation below. With a quorum present, the vote was 38 (thirty-eight) in favor of the motion, 5 (five) opposed and no (0) abstentions.

Approved Stipulations:

1. QNS CB2 overall and Long Island City in particular have experienced massive new housing construction over the last 20 years, far more than the district's "fair share" of city-wide housing development. To date the city has not implemented sufficient infrastructure improvements in storm sewers, public transit capacity, or additional park space to support this population growth. QNS CB2 recommends that amendments which would increase housing density in Medium and High Density Districts not be implemented within QNS CB2 unless or until storm sewers are rebuilt and transit capacity and park space are increased to acceptable city-wide standards.

Other specific stipulations are as follows:

Low-Density

Town Center Zoning

Omit the word “restrictive” from the Summary text.

Transit Oriented Development

Transit Oriented Development in Low-Density districts should prioritize housing for seniors and the disabled.

Accessory Dwelling Units

Given the growing frequency of high-volume rain events and inadequate sewer infrastructure in many neighborhoods, CB 2 does not support the addition of ADU’s below ground level in buildings where current code requirements for basement apartments are not met. (As a practical matter, if the City wishes to grant legal “amnesty” to such units that exist already, and to assist owners in making those units safer, that should not be codified in the Zoning Resolution or permitted in new units.)

Medium and High Density

Universal Affordability Preference –

Refer to General Stipulation 1. Above

Citywide

Lift Costly Parking Mandates

Omit the word “Costly” from this title.

Small Shared Housing

Omit the proposed text which states that the limit on studios and one-bedroom apartments, a.k.a. the Dwelling Unit Factor, be removed. CB2 believes that a mixture of small and family sized units is essential to all healthy and sustainable neighborhoods, including those within transit zones.

Campus Infill

CB2 does not support this proposed text amendment.

As suggested by your department, we are also attaching the completed DCP worksheet for City of Yes for Housing Opportunity, with the same stipulations listed above.

Sincerely,



Debra Markell Kleinert
District Manager

DMK/mag

Attachment: QNS CB2 City of Yes Worksheet

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 Juan Ardila, 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
Vicky Garvey, Queens Borough President's Office
Katherine Crawford, Department of City Planning
Anatole Ashraf, Chairperson, Community Board 2
Christine Hunter, Chair, Land Use & Housing Committee
Prameet Kumar, Vice Chair, Land Use & Housing Committee

City of Yes for Housing Opportunity

Instructions: This worksheet is for anyone who chooses to express their support or concerns. If you choose to complete this optional worksheet, please review each part of the proposal. Check the box to express whether you support or do not support that specific goal or project component. You can leave notes in the comments section.

Low-Density

Town Center Zoning



Re-introduce buildings with groundfloor commercial and two to four stories of housing above, in areas where this classic building form is banned under today's restrictive zoning.

Support

☒

Do Not Support

☐

Omit the word "restrictive" from the Summary text.

Transit-Oriented Development



Allow modest, three-to-five story apartment buildings where they fit best: large lots within half a mile of subway or Rail stations that are on wide streets or corners.

Support

☒

Do Not Support

☐

Transit Oriented Development in Low-Density districts should prioritize housing for seniors and the disabled.

Accessory Dwelling Units



Permit accessory dwelling units such as backyard cottages, garage conversions, and basement apartments.

Support

☒

Do Not Support

☐

Given the growing frequency of high-volume rain events and inadequate sewer infrastructure in many neighborhoods, CB 2 does not support the addition of ADU's below ground level in

District Fixes



Give homeowners additional flexibility to adapt their homes to meet their families' needs.

Support

☒

Do Not Support

☐

Medium and High Density

Universal Affordability Preference



Allow buildings to add at least 20% more housing if the additional homes are permanently affordable. This proposal extends an existing rule for affordable senior housing to all forms of affordable and supportive housing.

Support

☒

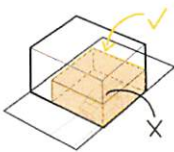
Do Not Support

☐

QNS CB2 overall and Long Island City in particular have experienced massive new housing construction over the last 20 years, far more than the district's "fair share" of city-wide housing development

Citywide

Lift Costly Parking Mandates



Eliminate mandatory parking requirements for new buildings. Parking would still be allowed, and projects can add what is appropriate at their location.

Support

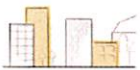
☒

Do Not Support

☐

Omit the word "Costly" from this title.

Convert Non-Residential Buildings to Housing



Make it easier for underused, nonresidential buildings, such as offices, to be converted into housing.

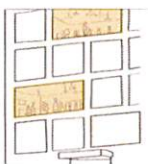
Support

☒

Do Not Support

☐

Small and Shared Housing



Re-introduce housing with shared kitchens or other common facilities. Eliminate strict limits on studios and one-bedroom apartments.

Support

☒

Do Not Support

☐

Omit the proposed text which states that the limit on studios and one-bedroom apartments, a.k.a. the Dwelling Unit Factor, be removed. CB2 believes that a mixture

Campus Infill



Make it easier to add new housing on large sites that have existing buildings on them and already have ample space to add more, (e.g., a church with an oversized parking lot).

Support

☐

Do Not Support

☒

Miscellaneous

New Zoning Districts

Create new Residence Districts requiring Mandatory Inclusionary Housing that can be mapped in central areas in compliance with state requirements. (citywide)

Support

☒

Do Not Support

☐

Update to Mandatory Inclusionary Housing

Allow the deep affordability option in Mandatory Inclusionary Housing to be used on its own. (citywide)

Support

☒

Do Not Support

☐

Sliver Law

Allow narrow lots to achieve underlying Quality Housing heights in R7-R10 districts.

Support

☒

Do Not Support

☐

Quality Housing Amenity Changes

Extend amenity benefits in the "Quality Housing" program to all multifamily buildings, and update to improve incentives for family-sized apartments, trash storage and disposal, indoor recreational space, and shared facilities like laundry, mail rooms, and office space. (citywide)

Support

☒

Do Not Support

☐

Landmark Transferable Development Rights

Make it easier for landmarks to sell unused development rights by expanding transfer radius and simplifying procedure. (citywide)

Support

☒

Do Not Support

☐

Railroad Right-of-Way

Simplify and streamline permissions for development involving former railroad rights of way. (citywide)

Support

☒

Do Not Support

☐