



**NYC Council – Subcommittee on Zoning and Franchises  
September 17, 2025  
Testimony on One LIC Rezoning**

Good morning, Chair Riley and Council Members,

My name is Laura Rothrock, and I am the President of the Long Island City Partnership.

We strongly support the One LIC Plan as a vital step toward a more inclusive, connected, and sustainable future for Long Island City. The plan is the result of months of community engagement and addresses urgent needs that our neighborhood cannot delay, including more housing, better schools, resilient infrastructure, and accessible open space.

We are particularly encouraged by commitments to deliver:

- Over 1,300 new school seats
- New and accessible open spaces
- Affordable, family-sized housing and homeownership opportunities
- Resilient waterfront access
- A transformed DOE building
- Critical sewer and drainage upgrades

Long Island City is a neighborhood experiencing tremendous growth, with new residents, businesses, and visitors arriving every year. Yet this growth has outpaced the capacity of our infrastructure, leading to frequent flooding, overcrowded schools, and limited public spaces. Investment in infrastructure is urgently needed to ensure that growth is sustainable, equitable, and beneficial to everyone who lives and works here.

As a neighborhood known for its creative spirit, we believe the final plan must also preserve and expand space for the arts. In that spirit, we strongly support MoMA PS1's Courtyard and Plaza Access Renovation Project, which will expand public access and green space while keeping arts and culture at the heart of our community.

We encourage the Council to join CB1, CB2, Borough President Richards, and the City Planning Commission in supporting the One LIC Plan to ensure it will create housing, sustain jobs, update infrastructure, and enhance cultural spaces.

Thank you.



# Long Island City Partnership

**NYC Council – Subcommittee on Zoning and Franchises**

**September 17, 2025**

**Testimony on One LIC Rezoning**

Good morning, Chair Riley and Council Members,

My name is Charles Yu, Vice President of Economic Development at the Long Island City Partnership. I am here today in support of the One LIC Rezoning, which I believe offers an opportunity to strengthen the future of businesses in Long Island City.

The One LIC Plan is an exciting and important step toward building a stronger, more inclusive future for our neighborhood. LIC is experiencing tremendous growth, with new residents, businesses, and cultural institutions arriving every year. This growth creates opportunities, but it also highlights the urgent need for infrastructure investments to keep pace. By upgrading sewers, drainage, and public space infrastructure, this plan can help ensure that LIC continues to thrive as a place where businesses can operate efficiently and residents can enjoy a high quality of life.

We are especially encouraged that the plan recognizes LIC's role as both a residential and industrial hub. A significant portion of the rezoning area lies within the Industrial Business Zone (IBZ), home to firms that provide thousands of good-paying jobs and keep our city's economy running. Ensuring that infrastructure investments support both residents and businesses will help retain these employers and allow them to grow alongside new development.

The City also released the draft NYC Industrial Plan today. We look forward to working with the City and Council to explore potential synergies between the Industrial Plan and the One LIC rezoning, where appropriate, given the overlap with the IBZ. Together, these initiatives have the potential to support balanced growth while sustaining jobs and strengthening the industrial base.

We urge the Council to support the One LIC Plan and to ensure its implementation advances housing, sustains jobs, delivers critical infrastructure upgrades, and enhances LIC's unique mix of industry, culture, and community.

Thank you.

**From:** [QN01@cb.nyc.gov \(CB\)](mailto:QN01@cb.nyc.gov)  
**To:** [Land Use Testimony](#)  
**Cc:** [Testimony; Evie Hantzopoulos](#)  
**Subject:** One LIC Neighborhood Plan Community Board 1 Queens/401  
**Date:** Monday, September 22, 2025 9:52:13 AM  
**Attachments:** [2025 OneLIC625.pdf](#)  
**Importance:** High

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Hello,

RE: ULURP Application Number C250176ZMQ

Our office is sending a copy of the June25, 2025 letter for Community Board 1, Queens position regarding the One LIC Neighborhood Plan. ULURP Application Number C250176ZMQ was reviewed at a Public Hearing on June 17, 2025. Please see the attached letter for the information discussed and voted by Community Board 1, Queens membership.

If you should have questions related to this topic, please feel free to call the Board Office.

Thank you.

Sincerely,  
Florence

Florence Koulouris  
District Manager  
Community Board 1, Queens  
City of New York  
718-626-1021/626-1024  
[Qn01@cb.nyc.gov](mailto:Qn01@cb.nyc.gov)



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Community Board #1, Queens**

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June 25, 2025

Mr. Daniel Garodnick  
Chairperson  
City Planning Commission  
Calendar Information Office  
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Re: Community Board I Queens Vote on the One LIC Neighborhood Plan  
(ULURP Application No. C250176ZMQ)

Dear Mr. Garodnick,

On June 17, 2025, Community Board I held a meeting to review and vote on the One LIC Neighborhood Plan.

At that meeting, with a quorum present, a motion was made and seconded to conditionally approve the One LIC Neighborhood Plan with stipulations. The Board voted in favor of the motion with a vote of (22) twenty-two in favor of the motion; (11) eleven opposed; and (2) two ineligible to vote. Please find a copy of the stipulations attached to this letter.

The Board generally recognized the need for new housing and sustainability initiatives, welcoming proposals to change the usage of underutilized land. However, the board concurrently identified significant concerns regarding the project's potential impacts on public infrastructure, transit systems, neighborhood character, public open space, and the availability of deeply affordable housing for New Yorkers. The Board believes that the City must pair CBIQ's goals of affordability, sustainability and accessibility with a clear, cohesive multi-agency plan, complete with tangible investments and commitments to address all of the impacts of the proposed rezoning plan and stipulations for approval.

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

Sincerely,

Evie Hantzopoulos

Chair, Community Board I

Elizabeth Erion,

Co-Chair, Land Use Committee

Andreas Migias

Co-Chair, Land Use Committee

**BOARD MEMBERS (cont.)**

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ENC.

**Queens Community Board 1  
Stipulations for  
Conditional Approval of One LIC Neighborhood Plan and Rezoning**

These stipulations are meant to reflect and summarize the wide range of diverse comments the Board received from its land use committee members and full board members. The Board focused most of its examination, analysis, and effort on the area which falls within CB1Q boundaries. As a result, the Board's stipulations mainly address issues within that area; however, they also include general stipulations that address the entire area to be rezoned. The city must prepare a clear, cohesive multi-agency plan to address all of the impacts of the proposed rezoning plan, and firm commitments that are made transparent to the community.

**Zoning and Urban Design**

General feedback from the community as well as the board's membership affirms that residential development should be encouraged in Dutch Kills, especially with affordable housing units. It is reasonable to expect that the neighborhood context will change with new development that is somewhat larger in scale and density.

It is, however, absurd and unreasonable to expect the Dutch Kills and Queensbridge communities to live with the impacts from a projected development 600 ft., mixed-use tower on a 15-story base (150 ft) that could reach a height of 750 ft. Mapping the proposed R10 district results in 71- to 75- story buildings that have 70 - 80% high end market rate units, juxtaposed next to 6-story NYCHA development is not only out of context, it is in the words of one NYCHA resident, "obscene". Initial community engagement with Queensbridge and Dutch Kills residents did not include any indication or models of towers of this height or the possibilities of supertalls, and the reaction was highly negative when it was finally revealed.

In place of the proposed R10 district, a more appropriate approach for Blocks 411 and 412, between 21st and 23rd streets, might allow varied building heights, encouraging lower ones near 21st Street. FARs should be midrange and no higher than what would allow maximum building heights between 10 and 20 stories. The proposed building envelopes should be modified to establish reasonable and lower maximum height limits and densities. Buildings should have setbacks, terraces and facade articulation to minimize the extent and duration of new shadows that are cast on sensitive receptors nearby such as the planted area and solar panels on the 6-story Queensbridge South campus. It might also help limit obstructed views of the landmarked Queensborough Bridge for pedestrians and residents.

Even more consideration should be given to the fact that the two blocks being rezoned for mixed-use will now provide affordable housing where it wasn't previously permitted. Since each block is in single ownership and not likely to be subdivided, approaching the rezoning as a Large-Scale General Development plan might instead maximize density more, achieve a better design with less visual and shadow impacts and secure a public benefit such as open space without resorting to mapping one of the highest zoning districts in the city. A mid-range R7 or R8 zoning district on these sites would encourage that approach.

**Stipulations**

- a) CB1Q strongly opposes mapping a high-density M1-6A/R10 district on Blocks 411 and 412 at Queens Plaza North between 21<sup>st</sup> and 23<sup>rd</sup> streets. The proposed zoning districts should be lowered to allow development similar to the newer medium density and building heights in the Dutch Kills Subdistrict of the LIC Special District.
- b) Limits should be established for building height when applying bonus floor area from available programs such as Quality Housing, MIH and/or Transit Improvement incentives to new developments.

- c) Eliminate a proposed Text Amendment that establishes a CPC authorization to grant a floor area bonus in exchange for publicly-accessible open space. Any development under the new higher density zoning contributes to the increasing need for more publicly-accessible open space in Dutch Kills. The city should, instead, require open space for public use to mitigate the project's impact on the local community (amount to be determined by degree of impact).
- d) Revise the boundaries in a proposed Text Amendment that creates the Queens Plaza West (QPW) Subdistrict Map. The CD1Q rezoning area is proposed to be included in the new QPW Subdistrict that lies within CD2Q. Those six blocks, separated from CD2, are adjacent to and should be subject to regulations within the Dutch Kills Subdistrict or the Queens Plaza Subdistrict. Development on those blocks should reflect the surrounding context and scale, planning and development issues.
- e) Remove unlimited height restrictions throughout the entire rezoning area, especially in flood plain areas where densities should be limited and resiliency measures implemented as an alternative.
- f) Any publicly-owned site that is slated for disposition, should be placed and remain in public/community ownership in perpetuity. Use of the site may be allowed through a lease agreement with the city.

## **Infrastructure**

The Board is concerned that the significant influx of new residents and workers, as well as construction of larger scale developments will further burden this part of CD1Q that already deals with frail and insufficient public utility services and impact of climate change. Current residents in Dutch Kills are asked to limit electricity usage during the summer to preserve the power from the electrical grid and fear more use restrictions or at worst, a system collapse that the added density and units will place on the electrical grid. Queensbridge Houses has chronic issues with electrical, plumbing, and other infrastructure. While developers must comply with local laws regarding electrifying buildings and managing stormwater, the infrastructure that serves the area can not handle such massive inputs. Testimony from current residents mentioned sewage in basements, elevators being flooded, and other dangerous conditions that arise during inclement weather and storms.

## **Stipulations:**

- a) The City and Council Member should include and utilize resiliency plans developed by local community groups such as Long Island City Coalition, within this rezoning area; serious consideration to including their recommendations in the plan must be given if this is indeed a community-led effort. The City must accept the recommendations by CB2 regarding infrastructure, with which we agree.
- b) Tangible capital investments directed to climate mitigation and infrastructure upgrades must be committed prior to approval of this rezoning. The city must adjust-down any proposed zoning where additional density and scale will result in significant impacts that cannot be mitigated. The City must provide a comprehensive plan for upgrading existing sewer infrastructure to meet the needs of current residents and buildings constructed under previous LIC rezonings, many of which continue to experience flooding and drainage issues due to outdated or insufficient capacity.
- a) Before construction begins for new development, there must be a plan in place with a timeline and identified plans to provide for anticipated needs of new development with respect to utilities, sanitary sewers and stormwater retention. The City must specify actions it will take to ensure that infrastructure will be able to handle the increased capacity and report transparently to the public. .
- c) On a regular basis, relevant city agencies should evaluate, plan and ensure that services and infrastructure are meeting current and projected community needs.

- d) Infrastructure must be repaired or replaced on a timely schedule to accommodate projected population increases expected as a result of this rezoning. It is especially critical that infrastructure is updated since a significant amount of the rezoning study is located within designated flood zones.

## **Affordability**

New development often cuts two ways: it can improve an area, infusing vitality and providing new services to residents. But proliferation of high-end market rate development and wealthier residents also increases the local area median income, affects unregulated area rents, and creates a high risk of potential displacement for current residents with lower incomes. Approximately 15% of housing constructed in the past two decades in LIC has been "affordable". NYCHA data for Queensbridge Houses indicate a current average monthly rent of \$1030 with more than half of its households living on \$20,000 annually. Residents of the development indicated at CB1 meetings that the outreach and visioning process neglected to give a realistic description of the potential development resulting from the rezoning, and lamented the lack of deeply affordable housing that is most urgently needed. .

Thus, the current rezoning plan, which would require Mandatory Inclusionary Housing by law, doesn't go far enough. Depending on which MIH Option is selected, the percentage could range from 20% to 30%. MIH does little to actually address the gross imbalance between market rate and income-restricted that exists, given the scale of this rezoning, even the scale of this rezoning,

It is crucial that the city government addresses the lack of affordable housing in both CD1 and CD2, and increases funding and access to programs that accommodate more deeply affordable units and income bands beyond typical MIH. The city must also prioritize significant upgrades and repairs in NYCHA developments to meet the needs of the residents so they can live with dignity.

In addition, affordability should not be limited to residential units; small business, artists, commercial tenants, manufacturing tenants, non-profits, and others will be at risk for displacement due to the rezoning. Already, speculation has resulted in lease buyouts or pressures to move; once current buildings are knocked down, existing tenants will have difficulty remaining in Long Island City. The "work, live, play" ideal can not only be for higher income professionals; our City owes protections to the working class.

## **Stipulations:**

- a) MIH mapped within the OneLIC study area must be either Option 1 (25%) or Option 3 (20%).
- b) Commitment of additional subsidies for any new development in the Dutch Kills/Queensbridge area for deeply affordable income tiers by securing additional commitments using programs such as Extremely Low & Low-Income Affordability (ELLA), Mix and Match, and other subsidies or incentives that are available to support lower income residents, senior housing, supportive housing, formerly homeless, people with disabilities, and residents of Queensbridge Houses who average approximately \$25,000 annually, bringing the total percentage of affordable units to a minimum of 80% within the blocks in CB1. We encourage additional subsidies for affordable housing for the residential areas in CB2 as well.
- c) Any housing built on publicly owned land should be 100% affordable and remain so in perpetuity, under community or city control.
- d) In any new development in the Dutch Kills subarea, designate 20% of commercial/industrial/manufacturing floor area for below-market affordable rents to non-profits, artists, cultural, worker cooperatives, industrial and small local business tenants. Any publicly-owned site in the rezoning area that is developed for non-residential purposes shall have a minimum of 80% of floor area reserved for below market affordable rent to be utilized by non-profits, artists/cultural organizations, community land trusts/partners, worker cooperatives, small local manufacturers/industry, and others dedicated to public good/community benefit.

## **NYCHA Housing**

### **Stipulations:**

- a) Commitments must be obtained to bring all vacant NYCHA apartments back online for use in both Queensbridge and Ravenswood campuses as soon as possible.
- b) Commit to comprehensive capital upgrades at NYCHA campuses for residential infrastructure repairs for plumbing, electrical and modernization to improve quality of life and living conditions, to be made within a reasonable amount of time.
- c) Any existing promises of repairs must be expedited.
- d) Commitment of capital funding to fund vacant non-dwelling units for community use and services within the Queensbridge and Ravenswood campuses, in consultation with the communities.
- e) Commitment to replace/reinstall the public pool at Queensbridge Park or provide another meaningful and substantive NEW amenity such as a library, recreation center, etc. done in collaboration with the community.

### **Open Space/Green Space**

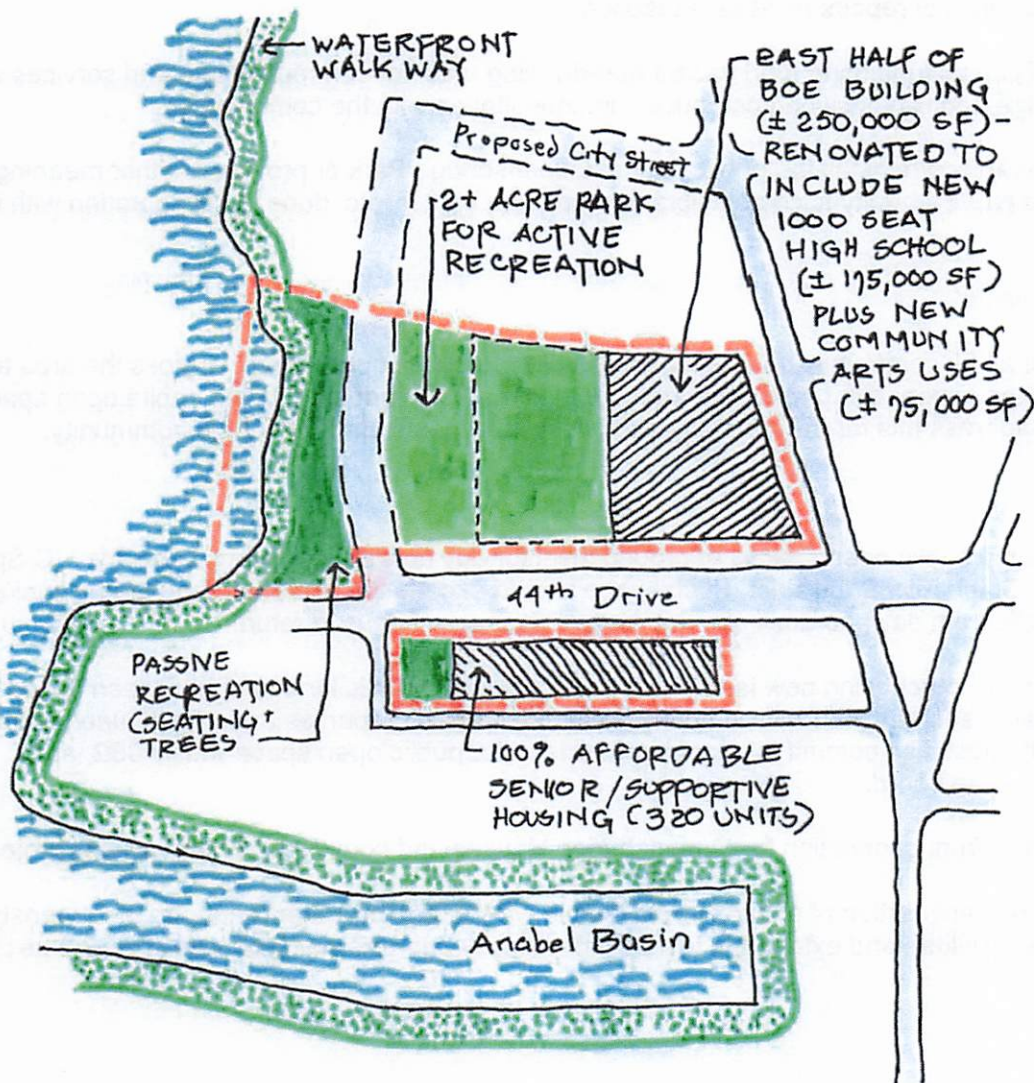
CD1Q ranks 53<sup>rd</sup> out of all 59 community boards for accessibility to public open space. Across the area to be rezoned, as a result of the increase in population, there would be a 19% reduction in per capita open space overall. The City must address this for the overall health, welfare, and sustainability of the community.

### **Stipulations:**

- a) Require accessible public open spaces at ground level for any new development within the LIC Special District and the Dutch Kills Subdistrict. Such space should exceed the minimum required by zoning, be open to the public from dawn to dusk and not receive floor area bonus in return.
- b) City must commit to purchasing new land or converting existing public land to public green space or public open space, such as the DOT and currently leased public properties under the Queensborough Bridge. The City must also commit to acquiring new land for public open space within CB2, as recommended by the board.
- c) Prioritize the waterfront connection for Queensbridge Houses and completion of the seawall project;
- d) Fund and prioritize acquisition of privately-held land in CD1 along the waterfront north of Queensbridge Houses in order to widen and extend the waterfront walkway and bike path planned in CD2Q as part of OneLIC.



- Similar to Community Board 2 illustration below, utilize city-owned land along 44th Drive to deliver an integrated set of public benefits, guided by community-generated concepts, and maximize the use of public land for public good. The City should work with the community to refine and realize a comparable mixed-use vision that maximizes public value and equity, including community land trusts.



- Commit to a funded street tree initiative in LIC, particularly in the IBZ and CB1 area to be rezoned, to address heat island effects, air quality, and climate mitigation. Budget should include not only planting but active long-term maintenance and replacement.

## Transportation

MTA and DOT should fund capital improvements that address capacity and access constraints at the 39<sup>th</sup> Avenue and Queens Plaza stations. The N and W trains specifically suffer from capacity issues in Astoria since there is limited room to store extra trains. Therefore, it is imperative that trains can quickly and efficiently cycle through the Queens portion of their route to prevent bottlenecks and delays.

**Stipulations:**

- a) Fund increased service and frequency on affected bus and subway lines (N, W, E, F, M, R, 7 trains), commensurate with the projected increase in population, including express bus service for the Queensbridge area.
- b) Address negative impacts of proposed tunnel crossover for the F and M trains which are scheduled to begin in December and will add 4+ minutes of wait time to journey for passengers at Queensbridge F line station, increasing passenger accumulation on platform. Assess whether this was examined in the DEIS as the change was recently announced.
- c) Dedicate additional resources to improve transit signals to increase train reliability and speed.
- d) Commitment to add elevators and ADA compliance to all stations that are not conforming.

**School Capacity**

After a decline in total enrollment post-Covid, the Board of Education reported a 4% increase in K-5 enrollment in District 30 during 2023-24. The City must be proactive in addressing future enrollment, as it is already delayed in addressing overcrowding and providing school seats given LIC's growth. Relying on developers to select an optional bonus to construct a school is not a proactive approach or comprehensive planning.

**Stipulations:**

- a) Commit to funding and constructing at least two new schools within the rezoning area, based on projected demand and/or other needs, in addition to the current SCA plan for three schools for the existing neighborhood population. It is imperative that schools be zoned to include students from Queensbridge Houses, given the history of segregation in District 30 in regards to school zoning boundaries.

**Oversight and Accountability**

- a) Establish a community oversight committee to monitor implementation progress, garner community feedback, address issues, and make adjustments or corrections to the plan.
- b) Publish goals, deliverables, timeliness and annual implementation progress report.
- c) Support for union labor and fair employment practices.
- d) Publish and obtain feedback on Points of Agreement prior to finalization of ULURP and Council vote.

**From:** [memo salazar](#)  
**To:** [Testimony](#)  
**Subject:** [EXTERNAL] OneLIC testimony  
**Date:** Wednesday, September 17, 2025 8:31:41 PM  
**Attachments:** [Land-Use-Principles\\_English\\_07272022.pdf](#)

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[REDACTED]

This is my written testimony in opposition to the OneLIC plan as it currently stands.

Almost everyone testifying at any of these public ULURP forums- other than developers and landlords- have been basically saying the same thing- they want a plan to happen, but they want a true community led plan. It's not about counting the yes and no votes; this entire plan has been touted as a community-led plan, and the community has spoken: the city knows exactly what we want, and none of that is in the current plan. "Yes with conditions" and "No with conditions" are tantamount to the same thing: give us what we need or go away.

The community boards and the borough president have also said the same thing- yes for the plan ONLY if their conditions are met. The city's responses to Councilmember Won's questions today show that with only a few weeks left, they still have no solid plan, no deals in place, nothing to show for over 2 years worth of work on this massive vision. If that doesn't change, the vote is No.

Here's just some of the conditions our community boards, borough president, and councilperson have made.

This is from the District 26 Land Use Principles sent out at the outset of this plan (I have attached the full letter to the email):

**Proposals should add more affordability beyond MIH Option 1 before certification.**

- New developments should provide more income-restricted units at deeper affordability than required by MIH Option 1.
- Area Median Income (AMI) for the New York City area does not reflect the actual incomes of District 26 residents. So-called "affordable" units are too expensive for the majority of my neighbors.<sup>3</sup>
- Rents should be affordable for the 53% of Community Board 1 & 2 residents that earn less than \$75,000 and the 25% of households in my district make less than \$35,000<sup>4</sup>.

**Developments must combat displacement and prioritize supportive housing.**

- Affordable housing units should prioritize low-income community district residents to combat displacement.
- District 26 has one of the highest density of unhoused populations in Queens. Developers must work with HPD to create stable housing for those moving out of the shelter system, including people with CityFHEPS and other vouchers.

- Development should address the needs of seniors and build supportive housing.
- New developments should prioritize two and three bedroom apartments that accommodate families.

**From CB2:**

An infrastructure sequencing plan to fix the issues left by past rezonings - including upgrades to sewers and transit- Expanding MTA service.

Public Land must remain publicly-owned and leased, not given away or sold. The EDC's RFP has to reflect that policy.

Downzone downward in key areas to encourage the use of bonuses for public benefits and remove unlimited height provisions to preserve contextual scale and livability.

Create a new public park, minimum 2 acres, by Court Square.

Create a park on the public parcel of land by the waterfront on 44th drive.

A funded street tree initiative to address heat island effects.

Establish an Art Fund paid for by a \$10/square foot surcharge on all residential non-affordable housing constructed in the zoning districts created as a result of the new One LIC zoning.

No upzoning that incentivizes speculative development at the cost of existing businesses.

Establish a community oversight committee paid for by developers in the rezoning area to monitor the OneLIC implementation. This has to be written into a CBA before the city council vote.

Create a dedicated fund for local NYCHA communities using revenue from new developments .

**From the Borough President:**

Waterfront open space must exceed the 40-foot baseline.

A new, full-service hospital in or near the Rezoning Area, including comprehensive and neonatal care.

Funding and construction of at least two additional schools within the Rezoning Area, in addition to the SCA's already existing plan for three new schools.

\$50 million Educational Fund to support surrounding local schools.

\$5 million Community Benefits Fund for surrounding community-based organizations (CBOs) and nonprofit organizations doing work in and around the rezoning area.

\$2 million Food Pantry Fund for existing pantries to continue their work despite other funding or supply chain gaps.

For each development that will be built as a result of the Rezoning, 1 percent of the total pro-forma budget should be allocated to infrastructure costs for sewers, storm drains, and other sustainable infrastructure.

SBS and EDC must administer \$10,000 one-time grants for business owners to make repairs and renovations to their stores.

\$27.8 million for the following identified arts and cultural capital

\$20 million for expense needs for CBOs and nonprofits

Workforce development and small business incubation spaces within the DOE Building, with set-asides for NYCHA residents- which btw matches the proposal set forth by Western Queens CLT

100 percent capital needs at NYCHA's Queensbridge Houses (goes on to list specific things-like • A new library and \$475K to create a new tech lab there.

At least \$15 million for capital needs to surrounding schools.

Commitment from DEP to complete their drainage study by Spring 2026, and then swiftly apply the findings to the rezoning.

Local 30 percent hiring goal of eligible new jobs.

\$5 million towards workforce development Community-Based Organizations (CBOs) and nonprofits in the area.

\$2 million for a new space for Witness to Mass Incarceration Sewing & Tailoring Program.

We support a comprehensive community plan. The current plan is neither comprehensive nor community-driven. Contrary to what many people seem to think, more market rate apartments can't solve the housing crisis. [The data is clear on this point](#), as you can [also see here](#). When City Council sits down to vote on this, unless the affordable housing component has been significantly expanded, the infrastructure addressed with concrete commitments with actual dollar amounts attached, the new schools allocated, and oversight committee created with real accountability power, and all the other stipulations addressed, we stand by our councilperson's declaration that this plan will not get Queens' vote.

thank you.

Memo Salazar  
co-chair  
Western Queens CLT

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# Land Use Guiding Principles

Council District 26: Long Island City, Astoria, Dutch Kills, Sunnyside, and Woodside

## Introduction

Council District 26 is the second most developed in New York City.<sup>1</sup> Unlike other large cities in our country, New York City does not have a comprehensive, community-driven planning process for land use. Instead, as we witnessed in District 26, we have rezonings— spot zonings— for new luxury developments. While District 26 is one of the most aggressively developed districts in the city, the affordability crisis has worsened during the pandemic, as 90% of units were built at market rate in 2020.

High rents continue to displace people of color, immigrants, and working class New Yorkers away from their homes, families, and communities. In fact, 37% of renters in District 26 are rent-burdened, meaning they spend more than 30% of their income on rent alone; while even worse, 22% of renters are severely rent-burdened, spending more than 50% their income on rent. This means that 60% of renters in District 26 are rent-burdened or severely rent-burdened.<sup>2</sup>

Currently, our land use process largely excludes everyday New Yorkers, putting the majority of the planning in the hands of landowners and lenders. The City's current land use process often forces communities into making an impossible decision: either accept a proposal that did not originate from the Sacommunity, or reject it in full. Therefore, we have outlined key principles below to address our community's needs and concerns which have surfaced repeatedly over the years.

Our office's purpose for this document is to define and promote the community's role in the land use process in our district as well as define our expectations for developers doing business in our district. This is a guiding document that will evolve over time with the changing needs of our district and our city.

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<sup>1</sup> New York City Department of City Planning | Housing and Economic Development Division. "Where Is Housing Being Added in New York City?" *ArcGIS StoryMaps*, Esri, 6 Jan. 2022, <https://storymaps.arcgis.com/stories/2053a95b1f4c44cd97e6a58f1b31dd06>.

<sup>2</sup> American Community Survey 2014-2019, QN01 Astoria-Queensbridge (CD1 Equivalent) + QN02 Long Island City-Sunnyside-Woodside (CD2 Approximation). Population FactFinder from NYC Planning. Accessed 7 Jul 2022.



Land Use Guiding Principles for District 26		
Community Engagement	Affordability	Community Investment
<input type="checkbox"/> Community input must be incorporated before certification <input type="checkbox"/> Language access should be built into all stages of the process <input type="checkbox"/> New developments must provide relocation assistance for commercial tenants <input type="checkbox"/> New developments must notify the community of any expected impacts	<input type="checkbox"/> Proposals should add more affordability beyond MIH Option 1 before certification <input type="checkbox"/> Developments must combat displacement and prioritize supportive housing <input type="checkbox"/> Commercial rent should be affordable and commercial spaces should accommodate mom & pop shops	<input type="checkbox"/> Investments in public infrastructure should match the scale of the project <input type="checkbox"/> New Development should be carbon neutral and sustainable long term <input type="checkbox"/> Rezoning in M-zones should maintain manufacturing square footage and include deep affordability
Labor		
<input type="checkbox"/> New large scale developments should use Union Labor which guarantees quality construction, family sustaining local jobs, and apprenticeship & training opportunities for local residents		

# Community Engagement

## **Community input must be incorporated before certification.**

- Residents, community organizations, and businesses should be partners in the process when conceptualizing and designing any new development before project certification.
- Developers must canvass residents and businesses in the rezoning area and record their feedback before certification.
- Developers should consult with local nonprofits like CAAAV, ANHD, Woodside on the Move, Astoria Tenant Association, Western Queens Community Land Trust, Ravenswood Land Trust, Justice 4 All Coalition, Hope Astoria, Cosmopolitan Houses Tenants Union, Dutch Kills Civic Association, Court Square Civic Association, Hunters Point Civic, LIC Coalition, and other local groups.
- Racial Equity Report should be distributed to Community Boards and community organizations listed in the previous bullet 15 days after certification.
- Environmental Impact Statement should be distributed to Community Boards and community organizations at certification.

## **Language access should be built into all stages of the process.**

- Any development in our district needs to communicate in the language and method of communication of people living and working near the development area.
- Communication in the five most common languages in the project area should be present at all stages, from before the project is conceived and certified and throughout the ULURP process.
- Developers should pay for culturally competent translations. Google Translate is **NOT** an accurate or acceptable language translator.

## **New developments must provide relocation assistance for commercial tenants.**

- Businesses displaced by the development itself must be provided with timely notification and financial support to relocate.

## **New developments must notify the community of any expected impacts.**

- Nearby residents and businesses must be provided with timely notifications of construction impacts in their language and have a reliable contact for questions.



# Affordability

## **Proposals should add more affordability beyond MIH Option 1 before certification.**

- New developments should provide more income-restricted units at deeper affordability than required by MIH Option 1.
- Area Median Income (AMI) for the New York City area does not reflect the actual incomes of District 26 residents. So-called “affordable” units are too expensive for the majority of my neighbors.<sup>3</sup>
- Rents should be affordable for the 53% of Community Board 1 & 2 residents that earn less than \$75,000 and the 25% of households in my district make less than \$35,000<sup>4</sup>.

## **Developments must combat displacement and prioritize supportive housing.**

- Affordable housing units should prioritize low-income community district residents to combat displacement.
- District 26 has one of the highest density of unhoused populations in Queens. Developers must work with HPD to create stable housing for those moving out of the shelter system, including people with CityFHEPS and other vouchers.
- Development should address the needs of seniors and build supportive housing.
- New developments should prioritize two and three bedroom apartments that accommodate families.

## **Commercial rent should be affordable and commercial spaces should accommodate mom & pop shops.**

- New development must provide more opportunity for existing small, local businesses and more opportunity for residents to build their own businesses. The displacement of small, local businesses undermines the quality of life and survival of my neighbors.
- New development should create a grant fund to ensure the survival of businesses near the project site, commensurate with the scale of the project.

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<sup>3</sup> American Community Survey 2014-2019, QN01 Astoria-Queensbridge (CD1 Equivalent) + QN02 Long Island City-Sunnyside-Woodside (CD2 Approximation). Population FactFinder from NYC Planning. Accessed 7 Jul 2022.

<sup>4</sup> American Community Survey 2014-2019, QN01 Astoria-Queensbridge (CD1 Equivalent) + QN02 Long Island City-Sunnyside-Woodside (CD2 Approximation). Population FactFinder from NYC Planning. Accessed 7 Jul 2022.

# Community Investment

## **Investments in public infrastructure should match the scale of the project.**

- New development must enhance public infrastructure, such as improved ADA accessibility, schools, parks, streets, transportation, sewage and plumbing, etc.
- New development must work with our City Council office to see if local needs can be met in terms of community space or services.

## **New Development should be carbon neutral and sustainable long term.**

- New development should be carbon neutral, contribute to reducing emissions, and run on renewable energy — not fossil fuels.
- During Hurricane Ida, my district saw some of the worst flooding and loss of life. Proposed developments should present a comprehensive plan for green infrastructure to manage and capture stormwater.
- Developments should also present comprehensive plans to mitigate coastal flooding, combined sewage overflows, and dangerously high temperatures.
- In some areas, the zoning code requires developers to build parking. This requirement raises the cost of new housing and creates a reliance on motor vehicles, poor air quality, and traffic violence. New developments should meet only the minimum required parking and explore all avenues for reduced parking requirements.
- New development should maximize the amount of permeable surfaces.

## **Rezoning in M-zones should maintain manufacturing square footage and include deep affordability.**

- Profit from rezoning manufacturing areas to mixed use or residential is significant, therefore the community benefit provided must also be significant.
- Manufacturing spaces provide strong, middle class jobs and should be preserved.

# Labor

## **New large scale developments should use Union Labor which guarantees quality construction, family sustaining local jobs, and apprenticeship/training opportunities for District 26 residents.**

- District 26 is home to many union members, apprenticeship and training centers. New developments should provide jobs to the local economy.
- New development should use unionized labor in every step of construction and maintenance, including signing a Project Labor Agreement (PLA).
- New developments should utilize 30% MWBE contractors and 30% local labor.

**From:** [Charles Wang](#)  
**To:** [Testimony](#)  
**Subject:** [EXTERNAL] Testimony in favor of OneLIC  
**Date:** Wednesday, September 17, 2025 1:58:06 PM

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Dear Council members:

I'm writing today in firm support of OneLIC—an initiative that promises housing expansion as well as improved waterfront access, infrastructure, and economic development.

For decades, restrictive zoning and underbuilding have choked supply—driving up rents and pushing hardworking families into overcrowding, displacement, and sometimes homelessness. OneLIC's commitment to thoughtful upzoning and development can reverse that course, as well as bring in needed services and grow the economy. This means more public parks, deeply affordable housing, safer waterfront access, local jobs, upgraded transit, and reduced overcrowding in Queens. We must ensure that LIC remains a place where working-class families, immigrants, and long-time residents can thrive.

I also urge you to consider the bigger picture. For the last 70 years or so, New York City's population has been stuck around 8 million. That means that New York has shut out growth—and with it, shut out families who want to stay here. If we don't build, we risk becoming a city only for the wealthy. McKinsey estimates that we will need almost a million more housing units by 2035 to meet demand. OneLIC is a step in the right direction, but also a drop in the bucket.

This isn't for lack of space; we can always build taller, and the city itself owns about two Central Parks' worth of undeveloped land — enough to house tens of thousands of New Yorkers. Instead, we have politicked ourselves out of further growth with restrictive zoning and excess proceduralism. While community voices must always be heard, the current maze of zoning restrictions and red tape has made it nearly impossible to meet our housing needs.

I urge you to let New York grow! We can have an abundant and equitable future if we only have the courage to make it possible.

Thank you,  
Charles

**From:** [Eric Narburgh](#)  
**To:** [Testimony](#); [Land Use Testimony](#)  
**Subject:** [EXTERNAL] LU 0373-2025 OneLIC testimony  
**Date:** Thursday, September 18, 2025 10:22:22 AM

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[REDACTED]

My name is Eric Narburgh and I am a member of Queens Community Board 2 and Vice Chair of its Arts and Cultural Affairs Committee. I am testifying on my own behalf in support of the OneLIC Plan *with the conditions included in CB2's recommendations letter of June 20, 2025*, and to advocate for explicit support for arts and culture in the plan and its implementation (and as reflected in feedback CB2 heard from the community).

Actions taken by the White House and legislative branch to cancel federal grants and terminate the NEA and similar agencies have had an especially pernicious effect on artists and non-profit cultural organizations like those in Long Island City that have contributed to its emergence as a tourist destination, economic growth, and potential for development. The OneLIC plan, *if adopted with CB2's conditions and implemented with accountability*, is a decisive opportunity to integrate and embed plans for infrastructure that uplift the sector at a time when we need its voice — and the community, safe spaces, and constructive exchange of ideas it creates — more than ever. This is a matter of both equity and historic cultural preservation in a neighborhood built upon creative discovery.

Fundamentally, CB2's recommendations for arts and culture accomplish three things: (1) policies that incentivize developers to integrate arts and culture in their plans as a matter of community investment, (2) a surcharge on market-rate housing to subsidize arts and culture, and (3) commitments from city agencies to facilitate partnerships with arts nonprofits as a city value. There is precedent from the special 125th St District and Gowanus arts zoning resolutions, which (quoting the former) were designed “to provide incentives for the creation of visual and performing arts space and enhance the area’s role as a major arts, entertainment and cultural destination in the City.”

Now is not the time to burden artists and nonprofits who are contributing to the city’s economic and cultural livelihood. Let them focus on making art, and let’s use the opportunity of the OneLIC plan to help them do so for our collective benefit.

Eric Narburgh

**From:** [Erica Vendetti](#)  
**To:** [Land Use Testimony](#); [Testimony](#)  
**Subject:** [EXTERNAL] OneLIC needs to stop  
**Date:** Thursday, September 18, 2025 7:30:03 PM

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[REDACTED]

Astoria and LIC businesses and homes are literally being sold out from the folks who live here and have their businesses here because these investors are so convinced this plan is going to move forward.

Meanwhile, as a resident, Im worried that the place we have lived for 12 years will no longer be affordable. Im worried our neighborhoods cannot support the massive demands with new high-rise buildings and commercial properties that are not reflective of the needs we have.

This development group must be committee to cari g about the people here and not just the future opportunity to transform this neighborhood into something it is not. I live on 38th and Northern Blvd and for years we have felt the creep of high rises raising our rents and shuttering area businesses without ensuring the families who are now are still able to live here.

OneLIC must create a binding agreement with the city to invest in affordable housing and infrastructure improvements to preserve our neighborhood and make NYC affordable.

**From:** [Hannah Berson](#)  
**To:** [Land Use Testimony](#); [Testimony](#)  
**Subject:** [EXTERNAL] Testimony on OneLIC rezoning  
**Date:** Saturday, September 20, 2025 9:14:40 AM

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To Chair Riley and the Subcommittee -

I live in the context area of the OneLIC rezoning. I strongly urge you to vote NO on this plan. Our community deserves so, so much more than what is offered here by the city, and we have been (loudly) asking for so much more for so long...it is disheartening to see the mere crumbs our community and our city are being offered here.

Yes, our city is desperate for housing -- but we are desperate for more AFFORDABLE housing. We have no shortage of market-rate units and people who race to fill them, but our city needs to take a much stronger interest in housing for people who cannot pay market rate, especially families, seniors, and those transitioning out of the shelter system. OneLIC offers a laughably low percentage of "affordable" housing -- it should ALL be affordable. Without it, our city will continue to face population drain, particularly of our low-income neighbors, new immigrants and people of color. Is this the vision City Council has for our future?

Vote NO on this plan unless our community's demands - which we have been loudly voicing now for years - are met in full:

- Prioritization of long-standing community-led plans for the public sites and a commitment to keeping all public sites out of private hands. Remove the public sites from the rezoning plan entirely.
- A legally-binding mechanism that funds deeply affordable housing far beyond the minimum required by law.
- A resilient waterfront public park connecting Queensbridge Houses with Anable Basin. We deserve more than a green "walkway" that is currently talked about. We are desperate for more public green space in Western Queens.
- Specific funding for upgrading current infrastructure in schools, sewage lines and transportation proportional to the anticipated increase in population.
-

Concrete financial investment in nearby NYCHA housing, and the removal of unlimited-height zoning, especially across the street from Queensbridge Houses. The proposed plan will cast our neighbors in terrible shadows and darkness -- what a cruel metaphor for EDC's and DCP's attention to our neighborhood's most concentrated community of low-income people of color.

- Stricter regulations on mixed-use zoning to prevent displacement of manufacturing spaces and jobs. LIC has a long and beautiful history of being an incubator for light manufacturing, artists, and small industrial businesses. They are fleeing the neighborhood rapidly, as they can no longer afford the rents. They are moving to NJ and Westchester. Help them stay in Queens.

Sincerely,  
Hannah Berson

**From:** [jaime arredondo](#)  
**To:** [Land Use Testimony](#)  
**Cc:** [Testimony](#)  
**Subject:** [EXTERNAL] Testimony..  
**Date:** Friday, September 19, 2025 3:07:04 PM

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[REDACTED]

I have been living in LIC for over 30 years.

I am a Latino artist and teach at NYU and The New School/Parsons.

My daughter is a graduate of P.S./I.S. 78, a gifted Jazz Pianist and singer and now goes to Talent Unlimited in Manhattan.

My wife is Latina, a graduate of Baruch College and has worked for the NYC Department of Health for the Sexual Contagious Disease Unit for 20 years.

We are both first college graduates from our families.

We want the following in LIC:

More spaces for working artists with priority given to minority/women artists. The spaces should be free or at very affordable rates.

No more glass towers! They are bad for the environment!

Truly affordable residential spaces with priority given to residents of LIC and especially to women and minorities.

More trees!

More green spaces!

Clean streets!

Removal of abandoned cars!

No more trucks from Ryder Rental Company parked on the streets!

Priority given to LIC residents for parking spaces!

Greater supervision over corrupt landlords!

A YMCA! Or other affordable space for exercise.

A library!

Schools!

Thank you for your time,



Jaime Arredondo

**From:** [Jennifer Robinson](#)  
**To:** [Testimony](#); [Land Use Testimony](#)  
**Subject:** [EXTERNAL] NO to OneLIC unless it includes community-led input!  
**Date:** Tuesday, September 16, 2025 2:37:33 PM

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Dear City Council,

Long Island City residents, small businesses and artists deserve truly comprehensive, community-based planning. As a nearby resident and given that the proposed rezoning would massively change the neighborhood by bringing in 40,000-60,000 new residents, I believe it is just plain irresponsible to the public you serve to vote in favor on the OneLIC luxury rezoning of Long Island City -- unless it includes all of below commitments.

I strongly urge you to vote NO, unless the plan incorporates:

- 1 - A legally binding mechanism for deeply affordable housing – far beyond what is required by the City's insufficient Mandatory Inclusionary Housing (MIH) program - countering years of unfettered market rate development in LIC.
- 2 - A binding commit to keeping all public land out of the hands of private developers – and prioritize long standing community-led plans for these sites, such as the Queensboro People's Space and the Hunters Point North Vision Plan for Resiliency. Any housing built on public sites must be 100%, deeply affordable.
- 3 - A binding commitment to develop and implement a land acquisition strategy that creates a resilient public park connecting Anable Basin to Queensbridge, as laid out in the LICC/Hunters Point Community Coalition plan.
- 4 - Guaranteed public investment in nearby NYCHA housing that is built in to the rezoning plan. No supertall, luxury housing across the street from Queensbridge – or anywhere else in western Queens.
- 5 - A binding commitment to a funding critical infrastructure, including upgrades to crumbling public transit, additional schools (the ones mentioned in the current plan are already dedicated to relieving \*current\* overcrowding) and sewage that is at least proportional to the anticipated increase in population.

For the sake of those already living in Western Queens who fear displacement and for the sake of those new tens of thousands of residents, the city must consider and commit to these points to maintain public service worth of the name.

Thank you.

Sincerely,

Jen Robinson

Astoria, NY 11106

**From:** [John Limbert](#)  
**To:** [Testimony](#)  
**Subject:** [EXTERNAL] Oppose OneLIC Plan  
**Date:** Friday, September 19, 2025 3:44:35 PM

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I have lived in Court Square with my family since 2019. We are homeowners and are committed to the neighborhood. Our grandchildren, who are now 16 and 18, grew up here.

I am writing to oppose the OneLIC proposal for these reasons.

The proposal would remove the existing height restrictions west of 23rd Street and, by allowing taller buildings, undermine the existing "neighborhood feel" of this part of Long Island City. Simply put, the plan does not make our lives better. It makes them worse. The proposal would benefit developers and penalize residents. Judging by existing construction, there is ample new construction that observes current height restrictions. Why do the developers need to build higher? What is the need for removing those restrictions beyond enriching developers?

The proposal would convert this part of LI City into a soul-less, tree-less version of Jackson Avenue. Can anyone seriously claim that Jackson Avenue has a "neighborhood feel"? There is little or no provision for more green space, which is already in short supply and would be needed if additional housing is built.

Instead of more towers, this area should be a low-medium rise, high-density, and human scale neighborhood.

Such an alternative would provide needed housing, community life at human scale, and would also -- with the growth of trees and more open, active green spaces -- help counter heat island effects.

As a concerned resident of Court Square -- who adores its special character -- I ask you to reject the plan which puts profit over people.

With respect,

John Limbert

September 19, 2025

Dear City Council Land Use Committee,

I am a 15-year resident of Court Square and a member of the Court Square Civic Association. **We oppose the OneLIC Plan as it currently stands.** We support instead modifications of the current plan with a focus on sustainable development, as also already expressed by our city officials and community boards.

Here, I would like to focus on one particular modification: scale.

The current proposed scale exacerbates existing problems of inadequate open space, school seats, infrastructure, heat island effects, and services. And the DCP has offered no rationale for adding this maximum density to a neighborhood already suffering from previous rezonings.

CB2, for example, has noted that the plan needs to be scaled back to support a more contextual and sustainable project. Scaling back would also be aligned with “The City of Yes” – extending development more evenly across the city.

CB2 has recommended:

- a. LOWER THE BASE ZONING HEIGHTS AND DENSITIES to more CONTEXTUAL and sustainable scales, including along Queensbridge Houses. As it is, the rezoning proposes R-9 and R-10 zones (which would allow for 70-100-story buildings) abutting blocks of 8-story buildings. Contextual height along and just north of 44<sup>th</sup> Drive has also been ignored, creating profound mismatches. In addition to not maintaining contextual height, the DEIS itself admits that the infrastructure of this neighborhood cannot actually support it as it stands and yet has made no solid plans for mitigation. We believe heights should be halved.
- b. REMOVE UNLIMITED HEIGHT PROVISIONS. Without height provisions, developers would have no legal requirement to ensure appropriate sidewalk width or tree planting. Developers not being held to these environmental standards would worsen the heat island effects that are already terrible in LIC. In addition, the proposed rezoning would allow for buildings that are so tall, they would cast shadows all the way across the east river, never mind shadow our tiny patches of green for 5-11 hours a day, significantly longer than the 4-hour limit established by CEQR.

In order to maintain livability of this neighborhood, **please eliminate unlimited height and reduce the base zoning heights** to abide by CEQR and to what the neighborhood can actually support.

We strongly urge the City Council to ensure that these modifications are made to the existing plan before it is passed.

Thank you,

Mandana Limbert (CSCA)

**From:** [Mary Jobaida](#)  
**To:** [Testimony](#)  
**Subject:** [EXTERNAL] Testimony against the development project in LIC  
**Date:** Thursday, September 18, 2025 11:34:02 PM

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To Whom It May Concern,

My name is Mary Jobaida. I have been a resident of Long Island City since 2001. Over the past two decades, I have witnessed extensive housing development and the simultaneous displacement of low-income communities in our neighborhood.

I had planned to testify at City Hall regarding the proposed development project in LIC. However, my children were sick with viral fever, and I chose to avoid the commute for the potential exposure of the virus. I also registered for the Zoom testimony link and waited throughout the morning and afternoon, but did not receive it. When I finally did receive the link in the evening, it was too late, as I was already engaged in another pre-scheduled meeting.

I want to thank you for providing an opportunity to submit testimony via email within two days. I truly appreciate this accommodation.

I am writing to express my strong opposition to the proposed development project in Long Island City. I believe this project is unwise and deeply harmful to our already over-gentrified community. It will bring thousands of wealthy residents at a time when working-class families are struggling to find or afford housing, or are being priced out altogether.

We must prioritize the construction of only deeply affordable housing before allowing further luxury developments. The current model of luxury high-rises that include a small number of “affordable” units has failed to address the housing crisis. Developers use these token units as a loophole to continue building for the wealthy, while over 75% of the units remain inaccessible to the communities that need housing the most. These projects raise the area’s median income and further marginalize the low-income residents.

Currently, more than 200,000 people are on waiting lists for affordable housing in New York City. I have personally witnessed many families forced out of Long Island City due to the lack of accessible housing. At this moment, I know of at least three local households preparing for self-eviction after receiving notices to vacate, yet they have nowhere else to go. These families have lived here for nearly 20 years. They applied for affordable housing too, but were always excluded- sometimes due to income requirements that don’t reflect the reality of our working-class community here.

In addition to the emotional and financial toll, these developments bring increased air pollution and constant construction noise that are harmful for the long-term residents' health- while after years of consumption of this pollution, these long-time residents are being pushed out entirely.

When families are displaced from Long Island City, they rarely find any affordable new homes within New York City. Most are forced to leave the city, or even the state altogether, because they simply cannot afford to stay.

I want to say it clearly: we do not need more luxury towers. What we urgently need is affordable-only housing- truly affordable, deeply affordable, and accessible to the people who actually live and work in this community.

Sincerely,

Mary Jobaida  
Resident of Long Island City since 2001

**From:** [REDACTED]  
**To:** [Testimony](#)  
**Subject:** [EXTERNAL] Fwd: NO OneLIC  
**Date:** Saturday, September 20, 2025 10:58:06 AM

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[REDACTED]

Sent from my iPhone

Begin forwarded message:

[REDACTED]  
**Date:** September 20, 2025 at 10:53:46 AM EDT

[REDACTED]  
**Subject:** NO OneLIC

Sent from my iPhone

LIC was a full neighborhood once upon a time and was betrayed by the City , rezoned for industry. For 30 plus years there has been more exploitation as developers want the views of the NYC skyline to sell. No other neighborhood has been a construction site this big , this long and at such an increasing scale. LIC is in “Asthma Alley” linked to conEdison and industry. In 2010 the EPA listed the Newton Creek as a Superfund cleanup site. Decades of meetings , studies, tax dollars and investigations continue as does much of the contamination and building of “luxury” housing next to it. The land in LIC is very contaminated from industry. When you dig and build all goes air born. J .F . Murray Park ( a block big ) is full of metal contamination. The soil areas have been fenced off for over 2 years with not one sign of information about it. The dog run was closed as dogs were getting sick. Across from it half a block of construction has been going on for years. The demolition had no permit . They have been shut down more than once since. Many fines are small and are not given - lost money and quality for NYC. 3 sites a block from me were demolished with no permit and there have been 2 workers dead so far that we know of. There is no obligation to use Union work only and conditions do not get better with time. We live in a construction site with noise on weekends , late in the evening and on many holidays. None of the long time residents asked for what has happened to our neighborhood let alone been compensated. Many have been forced out never relocated in LIC. Decades before development many sites sit empty, some small some 1 block big , fenced off and not kept clean and weed free These areas along with our parks are full of displaced rats from the non stop building. The larger the towers , the more residents , the more trash is put out , the more rats.

There is little proximity to mass transit from a lot of LIC, One developer created a shuttle for his tenants by the waterfront who complained after moving in. Thousands of people moving in and the G connected to the E/M now - there is less and less room on the platforms. Less not more is what we got.

The City and developers knew infrastructure has always lacked for new construction from the start of the land grab. The scale in LIC would be a problem in most NYC. Only the last 2 years con Edison has been putting in gas lines. The noise the work and "repairs" so sloppy the buildings at my intersection shake when traffic goes by. It is very scary and dangerous- we have an open case for the DOT to inspect. How long will it take? Loud, idling, honking trucks, cement mixers, trailers- we have it all around in LIC. We have all the trouble, the gas lines are not for our benefit they are for developers to make money and new people who have no idea about the history of the area. Many do not stay for long. Many have never lived in glass towers with no window in the bathroom and the rest that do not open or only a little. The high rise block are wind tunnels with more shade and stressed trees.

All areas need new housing in all the city. It should be a little built in all areas. There are office spaces that could be turned into homes instead of not used since the pandemic. That does not make money for the developers.

No to One LIC the area is in more LIC flood zones. LIC has no bed rock like Manhattan the buildings have nothing to hold onto and will be twice as big as what has been built now. The commercial spaces are too expensive and big - only big chain stores will be able to move in. That kills what makes areas in the city different. It offers less not more. The land grab has been huge and now 54 more blocks! We get no beautiful architecture that make you proud and stand out. City Council members do not live in LIC. The "transformation" in LIC is not blocking their lifestyle. CB2 is 2/3 Woodside and Sunnyside residents. LIC has given CB2 attention it never had and is seen as money for Queens. LIC is sold out and dumped on. Sunnyside and Woodside would never put up with high rises in their open skies.

The 54 block area is open and full of options and open to new good ideas now. We do not want more new zip codes so that people and their children can be left out as happened with the new waterfront school when it first opened at the City lights building.

A library was given to us when CityBank (the largest building outside of NYC) was put in LIC. It only had hrs for the workers in it at the start. Since the building was sold we have had no library for years. Nothing is a promise. We have thousands of people still moving in, no expansion of postal workers, firemen or police. We do have sirens and rushing fire trucks police and medics often now night and day. Please stop One LIC it will make all worse.



**Testimony to the New York City Council  
Subcommittee on Zoning & Franchises**

09/19/2025

Thank you, Chair Kevin Riley and members of the Subcommittee for the opportunity to submit written testimony in opposition of the OneLIC rezoning. My name is Matthew Shore, and I am a community organizer with South Bronx Unite, and we are coalition partners with the Western Queens CLT, who's strongly opposed to this rezoning.

We urge the Subcommittee to vote No on the ONELIC (LIC Neighborhood) rezoning plan unless said community's demands are met, such as:

- Prioritization of long-standing community-led plans for the public sites and a commitment to keeping all public sites out of private hands.
- A legally-binding mechanism that funds deeply affordable housing far beyond the minimum required by law.
- A resilient waterfront public park connecting Queensbridge Houses with Anable Basin.
- Specific funding for upgrading current infrastructure in schools, sewage lines and transportation proportional to the anticipated increase in population.
- Concrete financial investment in nearby NYCHA housing. The removal of unlimited-height zoning, especially across the street from Queensbridge Houses.
- Stricter regulations on mixed-use zoning to prevent displacement of manufacturing spaces and jobs.

We thank the Subcommittee for holding this hearing.

We urge this Subcommittee to hold the Department of City Planning accountable and address the needs for this community in Queens.

Sincerely,

Matthew Shore  
Senior Organizer  
South Bronx Unite

**From:** [Nina Rappaport](#)  
**To:** [Land Use Testimony](#); [Testimony](#)  
**Subject:** [EXTERNAL] TESTIMONY - ONELIC PLAN  
**Date:** Tuesday, September 16, 2025 8:30:31 PM

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September 16, 2025

Dear City Council,

I am writing this testimony to urge you to vote against the OneLIC Plan that the city is proposing for an upzoning for the Long Island City community. Not only is the rezoning not a plan, as it only rezones sites, it does not create a master plan, There is no consideration for a design of the city, with buildings and sites that relate to each other and create open spaces, vistas and lovely places to walk and be. The plan does not consider the waterfront flood plane, transportation and infrastructure such as sewers and roadways, it does not include funding for schools and public and community amenities, but more than that it does not create a sense of place, a neighborhood. Rather it will create a series of unwanted up-to-100 story towers, with unaffordable apartments and no amenities.

While the city made studies that proposed new zoning and shared them with the community, they do not address the concerns of the community such as the the rising cost of living, the inhospitable environment with lack of sun that will be blocked by the shadows of towers, nor the fact that a lot of the upzoning is in an industrial area which will force local businesses to be displaced. With the changes in zoning throughout most of the city there will be no place for entrepreneurs, start-ups, and local businesses to grow as it will not be allowed and it will not be affordable.

Instead, the city must include in the community plan a guarantee of deeply affordable housing, a provision for community and open spaces, and a healthy living and green environment. Public land needs to remain for the people of the city and the plan should embrace the amazing and dedicated work by local organizations for the Hunters Point Vision Plan for Resiliency and the Queensboro People's Space.

Please vote no to the OneLIC Plan.

Thank you  
Nina Rappaport

**From:** [Nina Young](#)  
**To:** [Land Use Testimony](#); [Testimony](#)  
**Subject:** [EXTERNAL] Long Island City Neighborhood Plan  
**Date:** Saturday, September 20, 2025 2:23:23 PM

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Dear City Council Members,

It is very tiring to be part of a process where you feel that no matter how many times you give testimony, no matter how many times you show up, you know that the wishes of the community are going to be bull-dozed in favor of real estate interests, in favor of ill-advised housing policies proven to not work, in favor of displacement.

I do not understand why the Council continues to vote in favor of plans that do not guarantee 100% affordability of publicly owned parcels, those that do not provide adequate flooding resilience strategies, or infrastructure for that matter, or those plans that are guaranteed to displace the residents and small businesses that define a neighborhood's identity.

Please reject the Long Island City Neighborhood Plan.

Thank you,

--

**Nina S. Young**

**Planner | Photographer | Educator**



**From:** [Rachel Brown](#)  
**To:** [Land Use Testimony](#); [Testimony](#)  
**Subject:** [EXTERNAL] Testimony against OneLIC Neighborhood Plan  
**Date:** Thursday, September 18, 2025 1:21:31 PM

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Dear City Council,

I'm part of coalition of community groups in LIC & Western Queens - working on food, housing & environmental justice. I'm a Queens CB1 resident for over 10 years.

I urge you to vote NO on the OneLIC plan unless it is changed substantially. The "extensive community engagement" has been rigged by for-profit development with no concern for affordability and quality of life. This plan will only benefit the rich and richer. I said it before - this plan puts profit over people.

The narrative that more housing units will solve our housing crisis has been proved wrong - data shows that adding more market rate units leads to higher rents, which leads to displacement. MIH 1 & 3 are not good enough. We need lower AMIs and higher % of affordable units per new construction. Use local AMIs or require it all be MIH 3, but more than 20% - it should be at least 50%! We need deeper affordability. How about fully funding NYCHA? How about building more public housing? Where are all the houseless people living in 38 shelters in our area going to live? They cannot afford MIH 3. I cannot afford MIH 3!

I'm a working artist and educator and have NEVER earned more than 40% AMI.

According to the racial equity report in the OneLIC Plan, there are significant racial disparities in Astoria and Long Island City. The median income for Black households (\$36,200) and Hispanic households (\$56,200) was far lower than Asian households (\$85,200) and White households (\$94,400). This neighborhood area has a displacement risk score of "Higher" which results from increased market pressure and higher population vulnerability. This higher risk score reveals that it is challenging for lower-income residents to remain or find housing in the area and the strong demand for housing in those neighborhoods. <sup>[1][1]</sup><sub>[SEP][SEP]</sub> The lowest tier of "affordable housing" in the OneLIC plan is for \$6K more than what Latino families make and almost DOUBLE what Black families make in LIC. In other words, Black and Latino families will not be able to afford even the cheapest homes this plan offers. Neither will other low-income and working class people. This plan will greatly exacerbate gentrification and displace so many of our neighbors.

We also need public land exemptions! Public Land for Public Good. No rezoning of the DOE building & SBS parking lot (Block 489: Lots 1 & 23, Block 488: Lots 15 & 11)! If any public land zoning is changed for housing, it can only be 100% affordable housing with under 50% AMI. And only non-profits can utilize public land! Let the Western Queens Community Land Trust create the Queensboro People's Space in the DoE building. Absolutely NO for-profit use of public lands!

Also, what is with the new road loop, extending 5<sup>th</sup> street between 44<sup>th</sup> Drive and 44<sup>th</sup> Avenue? It will go through the DOE building and be in a flood plain. Do not extend 5<sup>th</sup> Street or 44<sup>th</sup> Avenue through the building and lake Vernon.

The open space & waterfront access claims are a joke. It's a sliver of land along the waterfront, and it's going to be under water soon. We will be in LAST place in terms of open green space per capita with this plan. There MUST be stricter open green space requirements for the health and wellbeing of people living here.

If the Borough President and others are committing \$ to non-profits as part of the plan, how about some \$ is allocated to WQCLT who will steward DoE/QPS for the public good? How about \$ for the 50+ small businesses, non-profits and working artists who have supplied letter of support for our vision? How about \$ for working artists who live and work in this area who will be displaced if the rezoning passes? Micro-grants for small scale artists, NOT millions of dollars for art-washing with PS1, CultureLab, IrishCenter and the Sculpture Center. It's disgusting that elected politicians think they can fund the 1% of art institutions, pass a rezoning for the 99%, and think that the working class won't notice or rise up. We notice. We see it.

When will we know about any capital commitments?? And all the conditions that CB1 & 2 & BP asked for? And what Julie Won has asked for? This process is backwards and not transparent.

This plan cannot be passed in good faith. Do your job and respect and serve the people of this City. Do better for Queens and all of NYC. Refuse to support this destructive plan. Put people over profit, please!

Thank so much for your time and attention,

Rachel Brown

Queens CB1 Resident

Artist & Educator

Organizer with Western Queens Food Cooperative, 45<sup>th</sup> Street Green Space, Western Queens Community Land Trust, & Un Colectivo Recuerda

**From:** [Rachel Youens](#)  
**To:** [Testimony](#)  
**Subject:** [EXTERNAL] OneLIC plan  
**Date:** Friday, September 19, 2025 7:17:06 AM

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Testimony:

NYC artists contribute a great deal to the city's cultural and economic prosperity. But the city has failed to implement policies that reflect on the contributions we make.

As a practicing artist in NYC for thirty years, I and many other artists in different disciplines have been priced out of studio spaces in buildings that have been designated for gentrifying renovations.

I have had to move my studio four times in the last twelve years. Mayor deBlasio was aware of this and made a some attempt to support the arts but too little to make a difference.

I currently rent in LIC. Even though this building is a vibrant site of small manufacturers, artisans and entrepreneurs, the owner states it will tear down in two years to build a high rise.

We will all again be displaced and looking for more spaces in greater scarcity in the neighborhood.

Adaptive re-use of city owned buildings towards affordable rents, community building and integration of the arts and working people, would begin to fulfill the promise the city should be responsible for.

Thank you.

Sincerely,  
Rachel Youens

Rachel Youens

Adjunct Associate Professor  
LaGCC, CUNY  
Part time Faculty  
Parsons School of Design, TNS

<https://ryouens.com>

**From:** [Randy Plemel](#)  
**To:** [Land Use Testimony](#); [Testimony](#)  
**Subject:** [EXTERNAL] Long Island City Neighborhood Plan  
**Date:** Friday, September 19, 2025 4:40:08 PM

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[REDACTED]

Hello, my name is Randy Plemel and I'm a resident of Long Island City, a small business owner and I have two kids in New York City public schools here in Long Island City.

While I am a member of Queens Community Board 2 who voted in favor of this neighborhood plan with stipulations, I am offering written testimony on my behalf today.

I support the OneLIC neighborhood plan with improvements & stipulations recommended by CB2 because the plan will help improve my family's life in Long Island City.

I've been part of the OneLIC visioning sessions from the beginning and the community has been clear: we need more homes, improved infrastructure such as schools, and more open space. Which the OneLIC neighborhood contains.

My family and I have had to move home 3 times in 8 years due to the housing situation in NYC, and the neighborhood plan looks to channel market rate development plus requiring mandatory affordable housing which will help bend the housing cost curve which we've seen in other neighborhoods ranging from Jersey City to Austin.

I ask the council to look for ways to speed up housing production through improvements such as fully funding the DOB and HPD, and find ways to increase the direct budget subsidy of affordable housing so that our neighbors can afford to stay in Long Island City. I worry that mandatory inclusionary zoning is an unfounded mandate which will slow down housing production, and council should look for ways to directly fund this sort of housing and create a social housing development authority (either at the city level or work to make this happen at state level) to build and rehab housing. HPD isn't cutting it, and we need new levers, funding streams, and thinking to increase housing production.

As our neighborhood grows, continued infrastructure investment is required. I particularly am in support of the plan's siting of a much-needed middle school in the neighborhood at one of the three city-owned sites at 44-59 45th Avenue, funding which is currently in the SCA Capital Plan. I look forward to the council in supporting the creation of many more schools, ranging from k through high school to help meet the growing needs of the community.

Finally, my kids and neighbors need more resilient, usable open and green space. I urge the council to find ways to increase the amount of open space along the waterfront and in the upland portion of Long Island City. Places to live and places to roam should be central to this plan.

The OneLIC Neighborhood Plan is a long term investment in our neighborhood, and I urge the council to incorporate CB2's recommendations into the neighborhood plan and make binding agreements for the investment in our neighborhood.

Thank you for your time and consideration.

Randy Plemel  
Long Island City, 11101



## **Letter to the City Planning Commission regarding the LIC Neighborhood Plan public hearing**

To the interested parties:

New York City – City Planning Commission

Greetings all, my name is Senjuen Hsia, and I help my family manage property lots in the IBZ North designated area of Long Island City. We are located on the corner of 21<sup>st</sup> Street and 40<sup>th</sup> Avenue, and represent the areas of Block 392 – Lots 1, 5, and 43. I have lived in Sunnyside and Long Island City for forty years and have worked in and around both areas for almost thirty. We also have been in regular contact with other property owners, workers, and residents for the area and property lots in and around Block 392.

While we support the rezoning plan's objectives to enhance Long Island City's mixed-use character, we believe that the areas designated in the IBZ North should ALSO be recommended for re-zoning as mixed-use so that it allows for at least some, or any kind of, residential or housing development. There are several compelling reasons why we believe that this should be done in as timely a fashion as possible.

### **New economic trends after the Pandemic**

- The 2019 Pandemic has upended the market for New York City office buildings.  
<https://www.nytimes.com/2024/08/01/nyregion/manhattan-office-building-auction.html>  
In 2006, 135 West 50<sup>th</sup> Street in Midtown Manhattan sold for \$332 million. Last week, it sold for just \$8.5 million. The building was 23 stories and was once the former headquarters of Sports Illustrated.
- The sale follows the same recent trend of several Manhattan office buildings being sold at steep discounts over the past decade.  
<https://www.nytimes.com/2024/06/12/business/distressed-office-buildings-buyers.html>  
CoStar predicts that 2024 and 2025 will be the two worst years on record for office buildings in terms of the amount of floor space that tenants are giving back or vacating across the country.
- The pandemic has exposed economic trends ushering in a lasting shift to remote work in many sectors. Companies are embracing hybrid and remote work, employees do not visit the office as much, and most buildings are no longer considered safe investments. As such, building owners no longer collect enough rent to pay off their current mortgages. Additionally, rising interest rates have made those same owners reluctant to renegotiate financing deals or unable to afford new mortgages.

As bad as it is for commercial real estate, similar trends continue for NYC's industrial and manufacturing sectors. According to recent CBRE market reports, industrial leasing in the city hit new lows in the final quarter of 2023, with an average lease of just 7000 square feet.  
<https://commercialobserver.com/2024/02/new-york-city-new-industrial-space-soundstages-demand/>

- In Manhattan, many developers are trying to convert office buildings into apartments as a way to deal with these trends. However, conversions are costly, and not all buildings are easy to retrofit.

LUCKILY, there are several building lots in the IBZ of LIC North, including the lots at 40<sup>th</sup> Avenue, 21<sup>st</sup> Street, that DO NOT have that problem, as those places can be quickly made ready to be demolished and rebuilt so that they be installed as new building projects.

### **Industrial Business Zones (IBZs) were created in 2006. They have not worked in LIC North.**

- ONE-TIME relocation tax credits of only \$1000 per employee, capping out at just \$100,000 (<https://edc.nyc/industry/industrial-and-manufacturing>), are drops in the bucket for companies in today's business environment. Despite the growth of Long Island City in the south, more companies and businesses have left the Queensbridge / IBZ North area since 2006 than have arrived. In this modern economic climate, these tax credits barely scratch the surface of what is needed to attract manufacturing or industrial businesses to move here, especially in comparison to what other states and regions in the country are offering.

ZERO companies in the area currently apply for these IBZ tax credits because they DO NOT stack with other city and state tax credits or incentives. Tax benefits such as the REAP Program are taken by companies instead, as they provide better tax benefits, for more years, AND do not have the same sorts of geographic requirements mandated by IBZ policies.

<https://www.nyc.gov/site/finance/business/business-reap.page>

- Developers and banks will not fund or finance any construction projects without significant interest from larger companies. We can personally attest to this because it is exactly what has been communicated to us. Using a tiny one-time tax credit aimed at attracting businesses that have up to 100 employees or less, has had ZERO effect on convincing anyone to invest in the manufacturing sector of the IBZ, especially when there are much better incentives and subsidies that are offered by the city and state that CAN NOT be combined with the IBZ tax credit.
- A perfect example can be made by pointing to the property lot located across the street from us, addressed 38-50 21<sup>st</sup> Street – Block 471, Lot 703.  
<https://propertyinformationportal.nyc.gov/parcels/parcel/4004710703>

Amazon, despite controversies before and during the pandemic, signed a TEN-YEAR lease for the property in 2020 to open a brand new delivery station of 20,000 square feet.

Renovations were made in 2020, and Amazon started operations in 2021.

<https://licpost.com/amazon-to-open-new-delivery-station-in-long-island-city>

<https://www.crainsnewyork.com/commercial-real-estate/amazon-heads-lic-latest-delivery-station-not-second-headquarters>

- Within a year, Amazon stopped operating out of the location, and the place sat empty for two years until Fisker Group – a now-defunct electric car company – leased the site to use as a storage space for its vehicles. In June 2024, Fisker Group filed for bankruptcy, and their lease expired for the year, and sat empty yet again for almost another year through 2025, until Rivian – another electric vehicle company (16% of which is owned by Amazon, Inc.), recently leased the property to serve merely as a private service center – providing maintenance and repairs of their vehicles (by appointment-only) for their customers.  
<https://www.cnbc.com/2022/09/14/map-of-amazon-warehouse-closures.html>  
<https://property.compstak.com/3850-21st-Street-Long-Island-City/p/235623>  
<https://www.google.com/viewer/place?mid=/g/11yfs9jfb>



**Changes to how traffic is diverted along 21<sup>st</sup> Street / 40<sup>th</sup> Avenue no longer makes the lots in the area feasible for significant manufacturing transport.**

Driving up and down 21<sup>st</sup> Street from Astoria down to Hunter's Point, we can see that LEFT TURNS were banned on nearly every intersection throughout the entire IBZ and beyond. In 2019, the 21<sup>st</sup> Street Corridor was officially designated as a Vision Zero corridor and has been completely redesigned to emphasize pedestrian safety and bus reliability.

<https://licpost.com/21-street-listed-as-priority-corridor-in-new-vision-zero-plan>

<https://www.nyc.gov/html/dot/downloads/pdf/21-st-bus-priority-safety-study-cb1-mar2022.pdf>

- Since the Vision Zero designation, the Department of Transportation installed three things that significantly inhibit the ability for facilities in the area to transport goods and materials:
  - A) An island divider for pedestrians
  - B) An entire bike lane
  - C) A full bus lane prohibiting parking or any other traffic

21<sup>st</sup> Street used to be a two-way, four-lane boulevard. There is now only ONE lane for each

direction. When the building was operational decades ago, the street was JUST wide enough for 40-foot containers to back into the loading docks. While those trucks were being loaded, they would block an entire lane of traffic.

<https://maps.app.goo.gl/EkUvrs6Dw6hWV5jf6>



- After the DOT installed those three items, it is no longer possible for large trucks and containers to effectively maneuver around any building in that area for any significant amount of goods or materials transport. There simply isn't enough room for any large trucks or containers to load and unload goods or materials without completely blocking out an entire side of traffic on 21<sup>st</sup> Street.

This will scare away ANY manufacturing or wholesale company that might have been interested in a move to the area. Neither does it work as a support district for the neighboring business community.

### **The areas immediately north AND south of the LIC North IBZ are zoned for Mixed-Use.**

- The LIC North IBZ is surrounded on all sides by residential and mixed-use buildings.
  - a) The area is filled with hotels, retail stores, and restaurants/ markets specifically catered to the growing number of tourists and residents in the area.
  - b) The site is also serviced by the 21<sup>st</sup> Street – Queensbridge subway stop, and four bus lines. They are all geared towards residential commuting and servicing commercial and retail activity.
- The area lost key elements of its manufacturing /industrial character decades ago. Zoning should be changed to match the characteristics of the neighboring areas, based on the

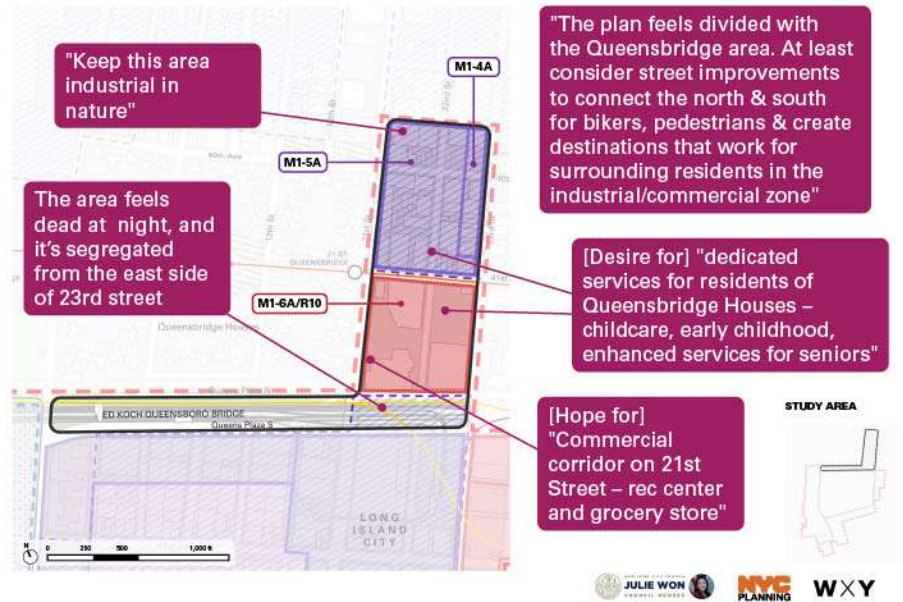


Planning Committee's own land-use rationale guidelines.

- Multiple comments during the break-out sessions were concerned about the empty, desolate feel of the manufacturing district segregating Queensbridge Housing from the rest of the area.

## 2 NORTH: ZONING FEEDBACK

- Concerns about lack of height limit in M1-6A/R10
- The proposed density is inappropriate next to QBH, worried about isolating QBH
- Need deeply affordable housing here
- Need to improve pedestrian and cyclist connectivity and safety under QBH
- Support more affordable commercial uses on the ground floor such as a rec center and grocery stores
- Support for residential uses adjacent to QBH to better connect the campus to the surrounding neighborhood



**Large manufacturing facilities will not be able to operate due to environmental restrictions, as a result of their proximity to Queensbridge Housing and the surrounding residential neighborhoods immediately bordering the area.**

**Neighborhood comfort and safety issues along streets zoned for manufacturing and warehousing:**

- Barnett Avenue next to Sunnyside Gardens is a prominent example. It is common knowledge never to park along the warehouses, parking lot facilities, etc. on this road. There is very little pedestrian traffic, a lack of security cameras or CCTV, leading to vagrancy, crime, smashed car windows, and car thefts for many years.  
<https://www.facebook.com/groups/382555689074911/posts/1409766246353845/>  
<https://www.facebook.com/groups/382555689074911/posts/1409406753056461/>  
<https://www.facebook.com/groups/382555689074911/posts/1396287441035059/>  
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<https://www.facebook.com/groups/382555689074911/posts/1351200695543734/>  
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<https://www.facebook.com/groups/654863675068167/posts/1761657494388774/>  
<https://www.facebook.com/groups/654863675068167/posts/1789736744914182/>

- It is a very similar situation on the lots around 21<sup>st</sup> to 23<sup>rd</sup> Street and 39<sup>th</sup> Avenue to 40<sup>th</sup> Avenue. In addition to vagrancy and crime, it is a popular area for illegal garbage dumping, and a common spot for people to sell drugs to the homeless and those with substance use disorders.

**We have had multiple meetings and conversations with building developers and banks. Zoning without residential or mixed-use designations is an absolute non-starter for any construction project financing.**

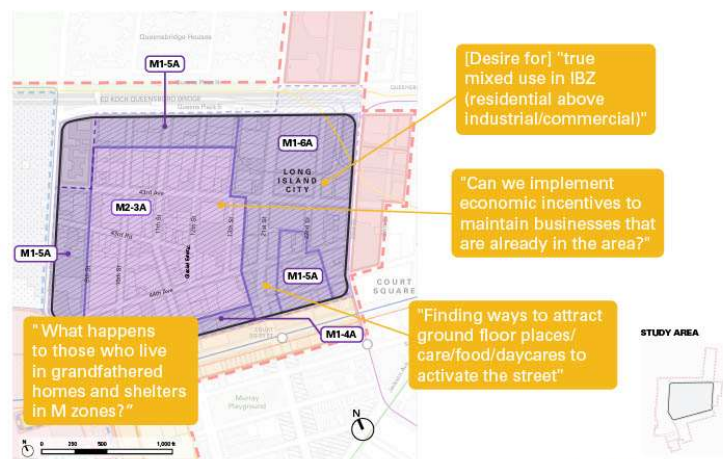
- No companies or businesses are interested in any form of development without a mixed-use or residential zoning designation.
- Upon request, we can present to the committee multiple letters and communications from developers and banks who directly informed us of this.

**Based on the comments and feedback provided in the last two town-hall meetings, every zone in the LIC Plan advocated for more available housing.**

- We have been to every town-hall meeting and focus-area meeting during the LIC planning committee process. The overwhelming response in these meetings has been to call for more housing.
- During the break-out sessions in May / June, even the Industrial / Commercial Area was full of comments and advocacy for carving out zoning for residential housing. This was a running theme in every meeting.

### 3 INDUSTRIAL & COMMERCIAL AREA: ZONING FEEDBACK

- Concerns that proposed changes would not sufficiently activate the area
- Safety concerns in the IBZ area
- More parks, green and open spaces are needed in the area
- Confusion about mid-block district separations
- Desire to keep area industrial to protect existing industry and artists spaces, in addition to growing tech, science, and film industries



It has become apparent that throughout the community planning process, there is an overwhelming desire from the local community to see industrial/residential mixed-use developments throughout the IBZ area. This includes areas that are currently zoned for only manufacturing/industrial-only use.

There are several compelling reasons why IBZ-only zoning no longer makes sense for the areas that we have highlighted. The most important of which is that the city itself has already isolated 21<sup>st</sup> Street and the surrounding blocks into a residential / commuter-friendly transportation hub. This completely locks out manufacturing and industrial businesses from using the area as a place that is conducive for transporting goods and materials.

Allowing for a blend of industrial, commercial, and residential uses will create a better environment for businesses of all kinds, and residents to thrive together. Many of us in this area have become frustrated and remain stuck because of this IBZ designation – as it isolates the area from the rest of Long Island City. We need to have more residential and mixed uses so that these IBZ-designated areas can be made cleaner, safer, and more walkable to attract better quality activity and economic investments into the area.

Thank you for your time and attention.

Sincerely,  
Senjuen Hsia

**From:** [Thomas Ort](#)  
**To:** [Land Use Testimony](#); [Testimony](#)  
**Subject:** [EXTERNAL] LIC One  
**Date:** Thursday, September 18, 2025 4:16:04 PM

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[REDACTED]

I am writing to express my opposition to the LIC One proposal in its current form. Most of my objections resemble those of Councilmember Won: we need firmer commitments about infrastructure improvements and more green space than is included in the current proposal. I also believe some of the high limits should be lowered.

Sincerely,  
Thomas Ort

[REDACTED]  
LIC, NY 11101



**From:** [31blossoming@gmail.com](mailto:31blossoming@gmail.com)  
**To:** [Testimony](#)  
**Subject:** [EXTERNAL] Fwd: NO OneLIC  
**Date:** Saturday, September 20, 2025 10:58:06 AM

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Sent from my iPhone

Begin forwarded message:

**From:** 31blossoming@gmail.com  
**Date:** September 20, 2025 at 10:53:46 AM EDT  
**To:** [landusetestimony@council.nyc.gov](mailto:landusetestimony@council.nyc.gov)  
**Subject:** NO OneLIC

Sent from my iPhone

LIC was a full neighborhood once upon a time and was betrayed by the City , rezoned for industry. For 30 plus years there has been more exploitation as developers want the views of the NYC skyline to sell. No other neighborhood has been a construction site this big , this long and at such an increasing scale. LIC is in “Asthma Alley” linked to conEdison and industry. In 2010 the EPA listed the Newton Creek as a Superfund cleanup site. Decades of meetings , studies, tax dollars and investigations continue as does much of the contamination and building of “luxury” housing next to it. The land in LIC is very contaminated from industry. When you dig and build all goes air born. J .F . Murray Park ( a block big ) is full of metal contamination. The soil areas have been fenced off for over 2 years with not one sign of information about it. The dog run was closed as dogs were getting sick. Across from it half a block of construction has been going on for years. The demolition had no permit . They have been shut down more than once since. Many fines are small and are not given - lost money and quality for NYC. 3 sites a block from me were demolished with no permit and there have been 2 workers dead so far that we know of. There is no obligation to use Union work only and conditions do not get better with time. We live in a construction site with noise on weekends , late in the evening and on many holidays. None of the long time residents asked for what has happened to our neighborhood let alone been compensated. Many have been forced out never relocated in LIC. Decades before development many sites sit empty, some small some 1 block big , fenced off and not kept clean and weed free. These areas along with our parks are full of displaced rats from the non stop building. The larger the towers , the more residents , the more trash is put out , the more rats.

There is little proximity to mass transit from a lot of LIC, One developer created a shuttle for his tenants by the waterfront who complained after moving in. Thousands of people moving in and the G connected to the E/M now - there is less and less room on the platforms. Less not more is what we got.

The City and developers knew infrastructure has always lacked for new construction from the start of the land grab. The scale in LIC would be a problem in most NYC. Only the last 2 years con Edison has been putting in gas lines. The noise the work and "repairs" so sloppy the buildings at my intersection shake when traffic goes by. It is very scary and dangerous- we have an open case for the DOT to inspect. How long will it take? Loud, idling, honking trucks, cement mixers, trailers- we have it all around in LIC. We have all the trouble, the gas lines are not for our benefit they are for developers to make money and new people who have no idea about the history of the area. Many do not stay for long. Many have never lived in glass towers with no window in the bathroom and the rest that do not open or only a little. The high rise block are wind tunnels with more shade and stressed trees.

All areas need new housing in all the city. It should be a little built in all areas. There are office spaces that could be turned into homes instead of not used since the pandemic. That does not make money for the developers.

No to One LIC the area is in more LIC flood zones. LIC has no bed rock like Manhattan the buildings have nothing to hold onto and will be twice as big as what has been built now. The commercial spaces are too expensive and big - only big chain stores will be able to move in. That kills what makes areas in the city different. It offers less not more. The land grab has been huge and now 54 more blocks! We get no beautiful architecture that make you proud and stand out. City Council members do not live in LIC. The "transformation" in LIC is not blocking their lifestyle. CB2 is 2/3 Woodside and Sunnyside residents. LIC has given CB2 attention it never had and is seen as money for Queens. LIC is sold out and dumped on. Sunnyside and Woodside would never put up with high rises in their open skies.

The 54 block area is open and full of options and open to new good ideas now. We do not want more new zip codes so that people and their children can be left out as happened with the new waterfront school when it first opened at the City lights building.

A library was given to us when CityBank (the largest building outside of NYC) was put in LIC. It only had hrs for the workers in it at the start. Since the building was sold we have had no library for years. Nothing is a promise. We have thousands of people still moving in, no expansion of postal workers, firemen or police. We do have sirens and rushing fire trucks police and medics often now night and day. Please stop One LIC it will make all worse.