

I'm Johanna Flores, and I am proud to call Corona, Queens, my home.

As the CEO and founder of Comunidad Latinx, a nonprofit organization,

I am excited to express my support for Metropolitan Park and its groundbreaking plan to transform the vacant parking lots around Citi Field into a public park.

This initiative is not just a project; it is an opportunity to create well-paying local union jobs that will uplift our community—and we need this.

For families across Queens, securing stable, well-paying employment is not just important—it's essential for building a brighter and better future.

Queens is the heartbeat of the five boroughs, and we want to inspire visitors to come and leave with unforgettable memories, proudly saying,
"We love Queens!"

Thank you for the opportunity, and I support this project for a better Queens.

FOR THE RECORD

FOR THE RECORD

Good morning,

Thank you for the opportunity for me to be here this morning. My name is Michael Hurwitz, I'm a resident of Jackson Heights, a father of two teenagers, and one who has spent the last 23 years turning dilapidated open space into thriving centers of community activity. It is for these reasons that I speak this morning in favor of Metropolitan Park.

My approach to this project is one of transportation and green infrastructure, and climate resilience.

This project builds a state of the art, accessible subway station, safe walkways, protected bike lanes, and further connects Queens to its waterfront.

This project builds vital greenspace and parkland in a borough that disproportionately lacks open space. And that greenspace is the front line of climate resiliency, providing a crucial barrier to flooding threats, which we all know are happening more frequently and are more devastating with each occurrence.

And while it's that infrastructure that motivates my support, the way that the project organizers have

thought about incentivizing hotel guests to discover the diversity of Queens neighborhoods and to support mom and pop restaurants and shops and cultural sites shows a thoughtful intentionalism about how to leverage resources in a real way.

And when I think about the alternative, which is cement, flooding, inferior public transportation, and an elevated heat index- and let's be clear here today, I have never heard an alternative plan presented to develop this space- to simply say no does not seem like a viable option.

Lastly, there will be over 2500 units of 100% affordable housing built across the street from this project. Failing to develop that cement condemns nearly 10,000 of our neighbors to the aforementioned future of second class infrastructure and further isolation.

I appreciate your consideration,
Michael Hurwitz

From: [89th Street Tenants Unidos Association](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Queens Future LLC ULURP Testimony in Opposition
Date: Sunday, March 9, 2025 9:57:04 AM

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Good morning. The 89th Street Tenants Unidos Association would like to formally add this testimony in addition to the in person testimony earlier last week.

Please confirm receipt of this email and if tenants can still email in, is there a cut off time?

Thank you,

Leadership Committee,
89th Street Tenants Unidos Association
347.699.5982
89streettenants@gmail.com

The 89th Street Tenants Unidos Association, representing nearly 60 residents and several dozen homeowners in Jackson Heights (89-07 and 89-11 34 Avenue and the residents and homeowners of 89th and 90th Streets Street/between Northern Blvd and 34th Avenue, Jackson Heights, Queens 11372.)

The 89th Street Tenants Union (in short) is a volunteer-driven group that fights for dignified, affordable housing and against displacement while providing mutual aid in our community. We were all formerly displaced by an 8 alarm fire in 2021. We organized and advocated tirelessly to save our 133 rent stabilized apartments and did, returning in 2023.

We strongly oppose the Queens Futures ULURP for a massive casino and hotel complex on public land at Flushing Meadows Corona Park. As part of the FEDUP Coalition, we urge you to vote No

Or No with modifications, or refer it back to CPC with recommendations as is within the ability of this sub-committee.

This is a Bad Bet for Queens.

The impacts of a second casino in our borough have not been properly studied—displacement effects have been ignored, and the social harms to our immigrant communities are clear. Our youth and seniors deserve a park that's invested in, not a casino designed to drain our money and fuel gambling and addiction issues.

Our communities in Northern Queens are some of the most population-dense in the entire city. The affected community board districts in this ULURP proposal also experience some of the

highest levels of poverty and displacement. The bare-minimum displacement study done in the Park and barely in residential communities. This is a huge red flag and within the required impacts to disclose in this ULURP. At the minimum we need a comprehensive displacement impact study done.

Queens has suffered horrible losses throughout the COVID-19 pandemic through the economic turmoil and renewed attacks today against our immigrant communities. The Latino community, similar to the Chinese and Asian communities east in Flushing are concerned for the problem gambling and deep debt related issues that would arise with a casino gaming complex in the Park. The reality, socioeconomically, is that many Queens residents living near the proposed site, have enormous financial debts they owe for immigrating here, many thousands of dollars, to the entities who assisted in their migration.

Often times these groups are linked to organized crime and extort their debtors by threatening violence on their families back home. The lure of quick money, the promotional incentives and compulsivities to gamble that casinos present, can only produce horrific outcomes for our working-class families.

Billionaire Steve Cohen is going all out—hiring the most lobbyists in the entire state to push this through, per City and State this week - (<https://www.cityandstateny.com/politics/2025/03/no-ones-surprise-queens-future-tops-list-hiring-most-lobbyists/403434/>). This casino complex would extract wealth from working-class neighborhoods, overwhelm our already maxed-out 7 train, and worsen our air quality with its proposed 91% increase in parking spaces and massive garage structure. It will also overtax our sewer system, sending tons of raw sewage into Flushing Bay.

The CEQR - required citywide environmental quality review, ignores the socioeconomic effects on our community. This process is being rushed, and this sub-committee has the power to stop it and make changes.

The promise of jobs is the same one heard in the hearings for this proposal yet noones promoting this in the streets ever, for a reason. Many paid supporters or those with business interests in this project proposal have a stake. This is what a billionaire does when they come into our community and divides us, the false dichotomy of something versus nothing dangling over working people is alarming. In the era of e-gaming, especially as it comes closer to full legalization in New York, casinos do not fit the picture for being engines of real economic growth. Hard Rock International, Cohen's partner in this project, is notoriously and actively union-busting— what jobs are we talking about? Low-wage service jobs with no future? Queens deserves better.

We ask you to vote No, or at minimum, demand modifications based on the Phoenix Meadows Vision Plan:

- 100% stormwater capture
- No loss of parkland
- No increase in parking spaces
- Better local connectivity
- Adequate space for local food vendors

This is a moment of conscience. Please do the right thing for Queens.

If the Council votes no with modifications or yes with recommendations, GoFB calls on the Council to significantly modify the proposal to protect the health and well-being of the communities and ecologies directly impacted by it. These recommended modifications include:

- An acre-for-acre replacement of parkland
- Prohibition of a casino on the Development site, which would alter the C8-4 zoning district
- A meaningful study of indirect residential and commercial displacement
- A meaningful investment in public parkland, in alignment with the Phoenix Meadows Vision Plan
- A community benefits agreement that includes a robust financial commitment
- A supplemental or revised FEIS that substantially addresses unresolved gaps in their FEIS analysis

The New York City Council is responsible for ensuring that projects that receive ULURP approval benefit New Yorkers, especially nearby residents, for the long term. Effective, equitable, and climate resilient planning considers a project's potential for indirect displacement, increased air and water pollution, the taking of public parkland, the impact of urban design, and potential public health and climate vulnerability impacts. If the Council votes Yes or No with recommendations, the body has the opportunity to call for the benefits that Queens communities deserve—public parkland that protects neighbors from future flooding, public parkland that increases well-paying green jobs and food vendor activity, and public parkland that benefits the public.

From: [Aimee Gauthier](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Queens Future
Date: Friday, March 7, 2025 12:05:38 PM

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Hi -

My name is Aimee Gauthier and I live in Jackson Heights (7901 35th Avenue). I am writing to oppose the Queens Future project. While I am not necessarily opposed to development, I am 100% opposed to building a casino on this space. Queens lacks open space and green space and I would much rather see this turned into community uses and open, green space. But a casino is not a good use - gambling is addictive and casinos are designed to prey upon people. Queens deserves better.

Thank you,
Aimee Gauthier

[REDACTED]
Jackson Heights, NY 11372
[REDACTED]

From: [Aimee Rosato](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] March 6 Testimony Follow up from the Subcommittee on Zoning and Franchises Queens Future Map Change and Ammendment
Date: Sunday, March 9, 2025 9:33:20 AM

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Dear Subcommittee on Zoning & Franchises,

Thank you for hearing my testimony on Thursday, March 6, at the Subcommittee on Zoning and Franchises Queens Future Map Change and Amendment. I am glad that I was finally able to express opposition to the casino directly to my representative, Council Member Moya, as I have found it difficult to get in touch with his office (I finally got through to a staffer last week via phone though!). I was denied the opportunity to speak in person at the CB 3 meeting, which also happened to many others like me who oppose this project (this is NOT my account, but this Reddit thread talks about what happened:

https://www.reddit.com/r/jacksonheights/comments/1gx12r5/community_board_3_is_a_joke/).

I also wanted to offer this perspective on Queens Future's 'outreach.' Given that my house is on 93rd Street in East Elmhurst (31-34 93rd), I was HEAVILY targeted for phone calls, flyers, and social media advertisements last year by the Queens Future team. The questions the phone canvassers asked were misleading, only emphasizing the PARK part of the plan; there was a few month period where they were calling me relentlessly, which felt intrusive and spammy. Same thing for the dozens of flyers and social media ads I received - only emphasizing the park. I reject categorizing this as intentional community outreach, even with the few town halls they did. Especially because since this project has entered the ULURP process, Queens Future has been completely silent with general outreach, which benefits them since people are under the impression that Senator Ramos is blocking it at the state level. There needs to be more intentional public education by the City about the impact a casino will have in the community; many people do not even remember voting on the 2013 ballot question that authorized this. Many people in the neighborhood who are busy with working and raising families have no idea this is happening; **we are valid members of the community** even if we are not part of one of the religious institutions, community organizations, or businesses that have been promised something

from Cohen and team.

I am following up with my testimony:

My name is Aimee Rosato and I am a homeowner in East Elmhurst and a public school parent. Please, vote NO on the Queens Future LLC ULURP application to demap and rezone public parkland for a casino.

This is a choice between protecting the Queens we love by voting NO or embracing a future with more crime, traffic, pollution, lower property values, and strained local businesses and cultural institutions. Not to mention the families destroyed by an increase in problem gambling, risky behavior, and displacement. This project will irreversibly harm our community with no public benefit. \$163 million for a community improvement fund is pocket change for a billionaire.

Although billionaire Steve Cohen and his 14 lobbying firms have manufactured a perception of public support, the majority of the public does NOT want this project, as the harms outweigh the benefits. It goes against our most pressing needs, including those documented by Community Boards like mine that voted for the project.

For instance, according to the Queens Community Board 3 Expense and Capital Priorities FY 2026 report, the number one most pressing issue for us is **Crime and public safety**. Casinos lead to an increase in crime. This is undisputed. Dr. John Kindt found that crime increases about 10% each year every year in locales with casinos (Dr. John Kindt, Professor Emeritus of Business and Legal Policy at University of Illinois at Urbana-Champaign, Key Facts on How Commercial Gambling Hurts Our Economy). And what is worse, a study by MIT found that 8.6% of property crime and 12% of violent crime in counties with casinos are due to the presence of the casino (Grinols and Mustard, Casinos, Crimo, and Community Costs, The Review of Economics and Statistics, 2006). We don't want or need this.

Health care services, our second most pressing issue, will face even greater strain under this plan as our local system is already struggling with a lack of hospital beds.

And number 3: **Street Flooding**. Queens Future is a 3.7 million square foot mega development on a wetland which will make the street flooding in our neighborhoods worse. It

doesn't conform to the Unified Stormwater Rules and regulations and will contribute additional combined sewer overflows into Flushing Bay.

Oversimplifying this choice as one between a 'park' or a parking lot is quite frankly *insulting*, and dismisses the broader, negative impacts on our community.

Vote NO to protect the people of Queens.

Best,

Aimee Rosato

[REDACTED]

[REDACTED]

From: [Amanda Vender](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Oppose Queens Casino
Date: Saturday, March 8, 2025 8:33:47 AM

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Dear members of the Land Committee,

I am a public school teacher and parent in Queens. I urge you to oppose turning NYC parkland into a casino. Please reject this proposal.

Our community deserves more park space and trees proportional to what residents of other boroughs have. We don't want or need a casino. Please develop the land into green park and recreation space instead.

Thank you,

--

Amanda Vender

[REDACTED]
Jackson Heights, NY 11372

From: [Arianne Mayer](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Metropolitan CitiField Proposal
Date: Friday, March 7, 2025 2:56:58 PM

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There's an old adage which states, follow the money. In this case, a billionaire has spent an obscene amount of money on lobbying (2 million dollars), outspending by far every other casino proposal in the state order to promote his own. That money could have been spent on the community Cohen claims to want to invest in.

How can the voices of the average Queens resident be heard behind all of the lobbying and PAID speakers at city hearings??

We don't need a casino in Queens. We need more green spaces and beautiful parks and that shouldn't have to come with the price tag of a casino.

Should Manhattan put a casino in Central Park?

Cohen already benefits from his investment in Queens with an incredibly cheap lease for his stadium. \$1 a year.

STOP courting and supporting billionaires. START supporting neighborhoods and communities.

VOTE NO ON THE CASINO



Asian American Federation

Written Testimony for New York City Council Hearing on Queens Future Map Change

**Submitted to the Subcommittee on Zoning and Franchises
March 6, 2025**

Good afternoon, Chair Riley, Council Members Schulman and Moya. Thank you for the opportunity to testify today. My name is Ahyoung Kim, and I serve as the Director of Economic Empowerment at the Asian American Federation. We are a leadership organization that works with 60+ member nonprofits across the city to create a collective voice for the pan-Asian community, and we have been working for over 20 years to support immigrant-owned small businesses across New York City, advocating for resources that strengthen our communities, create jobs, and foster economic opportunity. Our economic empowerment team has been working in Northeast Queens for the past 7 years, providing direct technical assistance to Asian small businesses to ensure they have a fair chance to thrive.

I am here today to express our support for the Metropolitan Park project, which stands to create thousands of good-paying jobs, provide critical economic stimulus, and offer new opportunities for small businesses and local residents alike. This is precisely the kind of investment our community needs.

This project brings much-needed improvements to our city. It will deliver a new public park to replace what has been an asphalt parking lot for decades, an indoor live performance venue to enhance cultural programming and events, as well as expanded opportunities for local restaurants to grow—helping them to finally recover from the post-COVID downturn. It will also revitalize our transportation infrastructure, with a fully revamped 7 train station that will improve

ADA accessibility and better roads and access to local highways to help alleviate congestion.

Though it's been years since the steep rise of anti-Asian hate crimes, public safety remains a top concern in our communities, and we welcome the ways this development will address it. The increased foot traffic, improved lighting, and activation of commercial spaces will make this area safer for everyone. Our small business owners, our workers, and our families deserve to feel safe in their own communities.

To make matters worse, our small business owners are struggling to make ends meet. This should be one of the busiest times of the year following the Lunar New Year celebrations season, yet many of the businesses we work with have reported revenue drops of over 10% in the last few weeks—during the Lunar New Year season, when they would normally see an increase in sales. This is an incredibly difficult and uncertain time for our community. Business owners say their regular clients who are afraid of immigration raids are staying home. Online shopping and delivery from big box stores continue to take up small business revenue for immigrant businesses who find it difficult to establish online presence. Many of our clients say they need a new influx of economic activity in the area and that their small business corridors need more foot traffic.

Our small businesses need an economic boost, and our community members need good, secure jobs. Contrary to what opposition argues, tourism is not what leads to displacement of the working class community, but the lack of good jobs make it more difficult to afford a life and grow a family in our beloved city. When we engage with our member and partner community organizations that run workforce development programs, they repeatedly share that there is high demand for their programs among community members but there is no job

waiting for their graduates at the end of the pipeline. We need to build a more robust local economy that brings good, secure jobs, and we need to make sure such opportunities bring job opportunities for the working class. Queens Future offers both a commitment to long-term economic growth and community well-being. It is a model for development that prioritizes small business support, transit access, public safety, and cultural enrichment.

We appreciate how this project team has held numerous feedback sessions that thoughtfully incorporated feedback from our community. To our knowledge, no other bidder for a similar project has engaged the local community to this level. Incorporating many concerns and suggestions from the local community, this project offers Queens residents a safer, more vibrant community environment, as well as increased access to spaces for cultural and community events. This is the kind of development that Queens, and New York City deserves.

Thank you again for this opportunity to testify, and I'd be happy to answer any questions.



March 7, 2025

Councilmember Kevin C. Riley, Chair
Subcommittee on Zoning and Franchises
New York City Council
250 Broadway, New York, NY 10007

Submitted via email to landusetestimony@council.nyc.gov

**Re: Written Testimony of the Asian American Legal Defense and Education Fund in
Opposition to the Queens Future Map Change and Amendment**

Dear Councilmember Riley,

The Asian American Legal Defense and Education Fund urges the Subcommittee on Zoning and Franchises to disapprove the Queens Future Map Change and Amendment.

Founded in 1974, AALDEF is a national legal organization that protects and promotes the civil rights of Asian Americans through litigation, advocacy, education, and organizing. AALDEF has a long history of land use and environmental justice work in New York City, including advocacy for zoning protections and planning decisions that safeguard the right of immigrant communities to live in a safe and affordable environment. One of our landmark lawsuits established the requirement for environmental review of new developments that may displace low-income tenants and small businesses.

AALDEF urges this subcommittee to reject the Queens Future Map Change and Amendment. The Queens Future project is at its core a proposal to site a casino and luxury hotel amongst working-class, immigrant neighborhoods. The casino and hotel complex would create an influx of wealthy tourism and an avenue for gambling in communities more vulnerable to gentrification than ever. However, the City Environmental Quality Review (“CEQR”) process for the Queens Future project failed to take a “hard look” at indirect commercial and residential displacement as required by state law. Notably, the study area chosen for the project’s assessment of indirect displacement excludes the residential and commercial cores of Flushing and Corona, two neighborhoods anticipated to bear the brunt of the casino’s negative impacts. As a result, this subcommittee should not allow the Queens Future proposal to progress through the ULURP process when the final Environmental Impact Statement (“EIS”) leaves open deficiencies in the project’s environmental review.

In evaluating this proposal, City Council has the opportunity to protect Queens communities from the inherent harm that will flow from land use changes enabling a casino and hotel use on the site. Disapproving this land use application would be responsive to community concerns, including findings that the casino proposal is resoundingly unpopular among residents

who would be impacted. AALDEF's 2024 Exit Poll of Asian voters revealed overwhelming opposition to the Queens Future proposal.¹ Over 68 percent of voters polled on the issue opposed the casino, while only 13 percent expressed support. Notably, nearly half of all respondents from the Flushing area strongly opposed the idea. And 72 percent of respondents stated that this issue would influence how they vote in future local elections.

Among AALDEF's chief concerns, based on community response, is that siting a casino and hotel as proposed would exacerbate the trends of displacement for nearby neighborhoods already vulnerable to gentrification.

The City's Equitable Development Data Explorer reveals that Flushing, Corona, and Elmhurst have the highest risk of displacement out of all Queens neighborhoods.² These communities each have non-white populations over 94 percent. Flushing and Corona have poverty rates over 50 percent and their residents are severely rent burdened at rates higher than the City average. Flushing has experienced a surge in luxury high-rise and condo development, and according to the New York Times, the neighborhood is only outpaced by Williamsburg in the number of new condo units built between 2009 and 2019.³ The NYU Furman Center estimates that 84 percent of recently constructed rental units in Flushing are market rate,⁴ meaning that this recent development boom has primarily ushered in wealthier tenants and owners. As a result, the working-class tenants of Flushing and other nearby communities are left more vulnerable to displacement than ever. The Queens Future project only intensifies these trends, adding thousands of luxury hotel beds and other amenities aimed at funneling visitors into a gambling complex to an area struggling with access to affordable housing and the rapidly rising cost of living.

AALDEF is particularly concerned about the insufficient study area for the project's assessment of indirect displacement, which fails to include the main residential and commercial cores of the neighborhoods anticipated to be directly impacted. Despite public comment from residents and community groups pushing for a larger and more comprehensive study of displacement, the EIS adopted a mere quarter-mile radius study area, most of which encompasses Flushing Bay, Corona Park, and the Willets Point development.⁵ This means that the potential for displacement of small businesses and tenants in Flushing and Corona is still unstudied, falling short of the "hard look" standard required under CEQR. Nor has the economic impact of the Queens Future casino and hotel's direct competition with small businesses in those communities been fully assessed. These analyses are not only required by law, but particularly important for such large-scale developments with luxury components. In addition to the casino itself, the Queens Future proposal contemplates the addition of a two million square foot hotel with 2,300 rooms and over 450,000 square feet of retail and restaurants,⁶ all of which have the potential to compete with the existing offerings of small and local businesses in Flushing and Corona.

¹ See Asian Am. Legal Def. & Educ. Fund, *2024 Asian American Exit Poll Report* (Jan. 2025), 28, <https://cdn.sanity.io/files/iroghafc/production/10af226961134cbcb812f6bf681595c3ca28996d.pdf>.

² New York City Dep't of Hous. Pres. and Dev. and the Dep't of City Plan., *Displacement Risk Map*, Equitable Development Data Explorer, <http://equitableexplorer.planning.nyc.gov/map/drm/nta>

³ Stefanos Chen, *The Decade Dominated by the Ultraluxury Condo*, N.Y. TIMES (updated Jan. 11, 2020), <https://www.nytimes.com/2020/01/10/realestate/new-york-decade-real-estate.html>.

⁴ *Neighborhood Profiles: Flushing/Whitestone*, NYU FURMAN CENTER, <https://furmancenter.org/neighborhoods/view/flushing-whitestone>.

⁵ See Queens Future Final Environmental Impact Statement at 3-5, 3-16.

⁶ *Id.* at 1-14.

The EIS also reveals that much of the developer's mitigation plan is either unapproved, hypothetical, or impossible, leaving the project with unmitigable adverse impacts on traffic and transportation, and unanswered questions related to the project's impact on the already-burdened water and sewer systems. Notably, the EIS does not study a single with-action scenario that significantly modifies or scales back the project. The Queens Future Map Change and Amendment should not be approved without a true "hard look" taken at the socioeconomic conditions and other potentially adverse impacts of the proposal. Allowing the developer's casino proposal to move forward during this acute housing and economic crisis would be a dereliction of this City's duty to make planning decisions in the best interest of its constituents.

For the foregoing reasons, AALDEF respectfully requests this subcommittee disapprove the Queens Future Map Change and Amendment.

Sincerely,

Annie Lo
Skadden Fellow
Asian American Legal Defense and Education Fund

From: [Bernadette M. Lynch](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Re: Citifield Casino Hearing , Protest statement, addendum 03/06/2025
Date: Thursday, March 6, 2025 10:03:29 AM

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03/06/2025

City Planning NYC
QDA Melinda Katz

Addendum:

Queens is not and never will be Monte Carlo.

BML

Sent from my iPhone

> On Mar 6, 2025, at 09:05, Bernadette M. Lynch <b[REDACTED]> wrote:

>

> 03/06/2025

>

> City Planning NYC

> QDA Melinda Katz Esq.

>

> Concerning the Casino proposal,

>

> It is not consistent with the present park/athletic

> culture; & the Iron Triangle development of soccer field, housing, education facilities.....etc.. what will happen to FMC parkviolent crime, litter.....

>

> What is the motor vehicle access to Citifield/Roosevelt Ave (2lane), one exit off N GCP (?) MV congestion in an already congested densely populated area.

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> There are casinos in S Ozone Park/Resorts , Yonkers, multi proposals for Manhattan, as you know.

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> There is sufficient crime in Queens, Roosevelt Ave prostitution/drugs, Target parking lot gun sales college point, MAJOR/cartel drug transactions historically/currently please discuss with QDA M. Katz as this point is not a matter of my opinion.

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>

> What about an outstanding library/performance center.? Not exactly what Mr S Cohen has in mind, just a thought.

>

> I understand the desperate need for construction employment , but in the long run it will prove to be a mistake.

There are employment opportunities if one is motivated to be a responsible, functional parent.

>

> Thank you for your review of my opinion as a 60 plus years resident of Queens/Queensboro Hill/Forest Hills.

>

> Bernadette M.Lynch

>

>

> Sent from my iPhone

From: [Bernadette M. Lynch](#)
To: [Land Use Testimony](#)
Cc: info@queensda.org
Subject: [EXTERNAL] Citifield Casino Hearing , Protest statement
Date: Thursday, March 6, 2025 9:05:26 AM

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03/06/2025

City Planning NYC
QDA Melinda Katz Esq.

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Bernadette M.Lynch

Sent from my iPhone

From: [Bill Bruno](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Queens Future Map Change and Amendment
Date: Saturday, March 8, 2025 4:26:39 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Report suspected phishing emails with the Phish Alert Button or forward them to phish@oti.nyc.gov as an attachment.

I am writing regarding Queens Future and the City of New York's (collectively, the "Applicants") Unified Land Use Review Procedure (ULURP) application, Project ID: [#2024Q0218](#). The Applicants seek ULURP approval for land use actions that would enable the taking of 77 acres of NYC public parkland and the development of the land adjacent to Citi Field (the "Development") into 3.7 million square feet of new construction, including a casino, hotel and convention center.

I call on you NOT to recommend the application for the following reasons:

1. Allowing for a casino: by demapping 25 acres of public parkland and rezoning the land to a casino-specific zoning code, the proposed land use action will enable the construction of a casino, and, in fact, will only go into effect if a gaming license is granted. A casino will prey on the wealth of the community only to benefit a billionaire. Further, the claim that the proposed development is financially unviable without the casino has never been substantiated in any document provided to the public by the applicants. Even if the casino is vital to the plan, a casino here will have to compete with likely two other new casinos, increased online gaming, and existing competition in NJ and Connecticut. If it folds, it will be like a mall that loses its anchor tenant, an impending ghost town. Further, to deal with flooding, the builders essentially must create a 14' berm, an expensive process that already puts them in a hole.

2. The EIS of this indicates that up to a third of the intersections studied will suffer a "significant adverse impact" from the additional car traffic, something that is also suggested by the fact that the parking capacity will increase by 85%. This is also substantiated by documentation unearthed by the periodical Hellgate that the majority of visitors will come by car. <https://hellgatenyc.com/steve-cohen-casino-bid-parking.../>

3. No study of displacement: The environmental review submitted with the land use actions does not study the displacement of residents or small businesses in Flushing, East Elmhurst, Jackson Heights, Elmhurst, or the majority of Corona. We cannot agree to a project if we don't understand the extent of its potential impacts, and a project is not climate resilient if it displaces the communities it's meant to protect.

4. Although Queens Future has promised several things, including money for local groups, the enforcement of that isn't credible. There will be no community benefits agreement (CBA), a contract with a local group or groups which could be used to compel performance. Instead, the undertakings will be part of the gaming license application. That means that the state gaming commission, an organization that doesn't know us but who the casino people have extensively lobbied, is tasked with protecting our interests. Further, the sanction the commission has is to deny or suspend the license. That sounds formidable, but to believe that works, you'd have to believe they'd shut down what is supposedly the economic engine of the project because bike lanes weren't built or money wasn't given to a certain group. That's like expecting nuclear weapons to be used to respond to a border incursion.

Further, all parties (community boards, CPC, the council) are being asked to approve this without

having any sight of the application. Since, as per the applicant's own statements, that is the only thing they are bound by, we are being asked to accept sight unseen that their undertakings to the community will be in that agreement.

Regards,

Bill Bruno

Jackson Heights

From: [Caitlin Martin](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] I oppose the privatization of NYC park land
Date: Saturday, March 8, 2025 9:03:27 AM

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I am writing to register my opposition to the plan to privatize the land next to Citi Field. This land should be transformed into a public park. We do NOT need a casino that will further enrich a billionaire at the expense of hardworking people.

Caitlin Martin
Jackson Heights

From: [Carla Massey](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Casino Proposal for Citifield
Date: Friday, March 7, 2025 9:23:14 PM

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Dear land use council,

I am a longtime resident and mother of Jackson heights. I am vehemently opposed to a casino that will only enrich an already rich hedge fund billionaire and disregard the needs of the over 2 million people of Queens who need green space to support their health and recreation. Casinos generate addictions to gambling and alcohol and generally unhealthy lifestyles that bankrupt and tear apart families. We in Queens do not want to go the way of Atlantic City down down down.

Our borough has the least amount of green space. We are in dire need of a safe space for our children to play, clean air for our lungs to breath, and nature to improve our mental health. Our borough has only 19 % tree canopy cover. We need at least 30% to counteract the rising temperatures and provide protection against extreme heat. We do not need more the parking lots, traffic, air pollution, and increased heat that casinos generate.

Manhattan has Central Park, an oasis, one of its biggest tourist attractions, a hub for recreation, sports and the arts. Queens needs its oasis, a shimmering emerald that attracts residents and tourists to play and delight in its beauty.

Please seriously consider the proposal for a 65 acre park. Who wants to raise a family near a casino??? But a park— everyone wants to live. It will raise property values, bring business and raise Queen's quality of life.

Thank you,
Carla Massey

From: [cassandra ritas](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Flushing-Meadows Corona Park
Date: Friday, March 7, 2025 11:07:22 AM

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Hi there, I am a resident of Jackson Heights writing in opposition to the siting of a casino on NYC parkland, currently leased to Citifield. There is a great opportunity to reclaim this land for public use, for trees, and for flood management, all of which are sorely needed in Queens.

Additionally, as Natasha Schull documented in her book [Addiction by Design](#), machine gambling is particularly pernicious, damaging to individuals economically and psychologically. This damage extends to the communities they live in.

Finally, the infrastructure to support this development simply doesn't exist in Queens. Creating new roads is not possible, and the congestion caused on existing roadways would be a health hazard to surrounding communities. Please keep public land for public use, and steward our precious parks.

WArmly,

Cassandra Ritas

, 11372

--

Cassandra Ritas is a writer and policy analyst, who has hosted feminist parties and planning groups for over 20 years. If you haven't met her, she is irreverent, analytical, and compassionate. She works with individuals in community, using a structural lens, knowing the personal is political, and the political incredibly personal. She is dedicated to bringing people together to share their skills, love, resources, and energy.

From: [Chandra Gomes](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Opposition to the casino
Date: Saturday, March 8, 2025 3:31:23 AM

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City land, especially city parkland, belonging to CITIZENS, should never be GIVEN to millionaires! Millionaires can afford to BUY their own land.

If anyone had proposed to build a casino in Central Park, there would only be roars of outrage.

No one who spoke at the hearing is said they were happy to have a casino. No one said they could not wait to gamble in the casino. Speakers said they wanted jobs & opportunities to enjoy an updated parkland and piers for dragon boat races. Our city councilmen should demand city funding to accomplish those goals— build & repair city structures (throughout the city) & update the park, and repair the piers—which would create jobs & not give away parkland.

A casino will only promote gambling addiction, prostitution, & crime. It will bring outsiders who will visit the casino, but not bring their money to businesses outside the casino. A hotel? Visitors to NYC want to see Manhattan, not Roosevelt ave. The city will end up putting homeless people in these hotels, same as they have in all the new hotels in Queens. Taxpayers will end up funding this as well.

A restaurant complex? How much will parking be? \$30? Who will afford to pay for luxury parking & then for an expensive meal? I imagine the restaurants in this complex will be paying premium rents, & charging premium prices.

I agree with the reps from the guardians of flushing bay: I remember when driving on the van Wyck where it crosses flushing bay was horrendous because the stench from the sewage was unbearable! Due to the lack of infrastructure & the fact that this land is a SWAMP, all the progress we've made here in clean water upgrades will be erased!

Parkland has already been given away for shea stadium, Citi field, Billie Jean king stadium, & arthur ashe stadium. Enough is enough. Let Steve cohen buy his land the old fashioned way!!!

Chandra Gomes

[REDACTED]

Fresh meadows ny 11366

[REDACTED]

Sent from my iPhone



**Testimony of Chinese-American Planning Council (CPC) at the
NYC Council Subcommittee on Zoning and Franchises Meeting
Delivered by Brian Chen, Chief Strategy Officer**

March 6, 2025

Thank you, Chair Riley and subcommittee members for the opportunity to speak today. My name is Brian Chen and I am the Chief Strategy Officer at the Chinese-American Planning Council. We are a 60-year-old social services organization rooted in community and anchored across 35 sites throughout New York City that serve 80,000 individuals and families annually. From early childcare and after school programs to English literacy classes and older adult programming, our holistic services ensure community members not only survive but thrive.

The Chinese-American Planning Council is supportive of the inclusive, community-integrated workforce and economic development potential of the Metropolitan Park project as it aligns with our agency's mission to promote the social and economic empowerment of immigrant and low-income New Yorkers. As an organization that provides linguistically accessible and culturally competent employment services and wraparound supports, we believe Metropolitan Park has the potential to move the needle on economic mobility for Queens residents by creating real pathways for the upskilling, hiring and retention of local talent. Through the project's commitment to supporting workforce training, job creation, and career advancement, Metropolitan Park is positioned to be an opportunity hub inclusive of the local business community and the borough's diverse but often marginalized populations, including multi-lingual and multi-generational immigrants, individuals with disabilities, and unemployed and underemployed Queens residents served by community organizations such as the Chinese-American Planning Council.

Thank you again for your time.

From: [Cody Herrmann](#)
To: [Land Use Testimony](#)
Cc: [amatos@nyassembly.gov](#); [WeprinD@nyassembly.gov](#); [RozicN@nyassembly.gov](#); [braunsteine@nyassembly.gov](#); [rosenthald@nyassembly.gov](#); [HevesiA@nyassembly.gov](#); [hyndmana@nyassembly.gov](#); [ragas@nyassembly.gov](#); [andersonk@nyassembly.gov](#); [CookV@nyassembly.gov](#); [vanelc@nyassembly.gov](#); [grisalm@nyassembly.gov](#); [AubryJ@nyassembly.gov](#); [mamdaniz@nyassembly.gov](#); [ardilaj@nyassembly.gov](#); [rajikumari@nyassembly.gov](#); [cruzcc@nyassembly.gov](#); [KimR@nyassembly.gov](#); [mitaynesm@nyassembly.gov](#); [leeg@nyassembly.gov](#); [stavisky@nysenate.gov](#); [gianaris@nysenate.gov](#); [vernal@nysenate.gov](#); [comrie@nysenate.gov](#); [nyssenatekp@yahoo.com](#); [liu@nysenate.gov](#); [gournades@nysenate.gov](#); [bpkscheduler@gmail.com](#); [District1](#); [Winters, Alexis](#); [Hart, Alexander](#); [District21](#); [Dianti, Lida](#); [Choi, Joyce](#); [Clark, Gregory](#); [District25](#); [d27scheduling](#); [District29](#); [District30](#); [d31scheduling](#); [Inserillo, Phyllis](#); [District34](#); [d38scheduling](#); [Tom](#); [Daniel](#); [Daisy](#); [Giovanna Reid](#); [ccassagnol@cb.nyc.gov](#); [Eugene Kelty \(ekelty@cb.nyc.gov\)](#); [Speaker Scheduling](#); [Kaur, Nabiot](#); [Yam, Henry](#); [Gil, Carolina](#); [Salam, Farah](#); [Blasenstein, Isaac](#); [Paul, Brian](#)
Subject: [EXTERNAL] Queens Future ULURP Testimony (against)
Date: Sunday, March 9, 2025 9:55:48 AM

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Dear Subcommittee on Zoning & Franchises,

My name is Cody Herrmann, life long flushing resident and I am testifying against the queens futures proposal. I am an appointed member of queens cb 7, so I've been to a lot of meetings about this project, and all the projects that are changing the face of 150 acres of land surrounding flushing creek, from flushing to willets point to citi field. Many of these projects are text book green gentrification. And I wish the city would reconsider the long term outcomes of indirect displacement on existing surrounding neighborhoods, instead of manufacturing consent for mega developments through the ULURP process.

I say this a lot but it's not poverty that causes displacement, it's massive injections of wealth like this that cause existing area residents and businesses to have to move out of their neighborhoods.

Unsurprisingly, my comments were silenced and comments cut short in land-use committee meetings and public hearings. The chair and co-chairs of my Board literally yelled at me because they did not like my questions about the project-- questions relating to stormwater, traffic, acre for acre replacement, and a lock tight community benefits agreement. The chairs were so rude and loud that some members of the audience sided with them, yelling that I should be kicked out of the meeting. Unfortunately this bullying is not the worst we have seen. CB4 postponed their meeting due to threats, harassment and intimidation tactics deployed by the development team. Do these instances seem like the conditions that foster honest and open engagement, now and in the future?

I would also like to emphasize this is likely not a once in a lifetime opportunity, different iterations of this proposal have been proposed on and off over the last 30 years since the downtown flushing revitalization plan in the early 90s. It's basically a false dichotomy to suggest this is once in a lifetime.

The benefits package was released in February, nearly a year ago— sounds like yesterday's

price to me. \$163 million, over 30 years. Split between six community boards, that's about \$5 million per year per neighborhood district-- does that feel like enough to offset the extractive nature of a casino? At the CB7 meeting we found out Sully promised a dragon boat team they will redo Pier 1 at the World's Fair Marina, that could be a \$100 million project. Does that leave just \$63 million over 30 years for the remaining impacted communities? They're making so many random promises to people everywhere with nothing in writing, like a sensory park sited under the loud 7 train and LGA flight paths, and a commitment to CB7, but no other CB, to have a representative on the advisory board. You trust this? You trust the team of the man whose company got caught in the largest insider trading deal of all time?

At closed door meetings with community board members at Citi Field where board members were not allowed to take photos/video and the public was not permitted, I asked Sully if the project would make improvements to the waterfront, he assured me that the project and 25 acres of parkland improvements do not cover the waterfront. At the Queens BPs hearing so many folks talked about how the project will make connections and improvements to the waterfront. We need clarity on this-- what is really going on?

Confusingly, the DEIS does not tell us anything about the most impacted communities or address displacement in a meaningful way. How can we even know what communities will be impacted, when the study area where commercial and residential displacement was studied was primarily a swath of Flushing Bay, with only a few blocks in Corona being studied in the DEIS. The DEIS also does not consider any of the Willets Point Build out. The type of massive injection of wealth into our neighborhoods proposed by the Queens Futures team is the type that causes displacement; it's not poverty that causes people to move. Again, a rigged system with rigged results.

Sully noted he thinks this is the best site in the city for a project like this, that this waterfront adjacent site in a historic wetland might be a good site for massive 2000+ room hotels, convention center, concert hall. This project contains approximately 3.7 million square feet of new construction including but not limited to a Las Vegas style casino, a separate sports betting venue, a music hall, convention center, office space, retail space, a hotel with up to 2,300 room and elevated parking decks to accommodate up to 13,750 spaces. The scale of this project is massive. The mall proposed on the same site in 2013 was only 1.4 million square feet of development.

In a [NASA study](#) put out in 2023, they note nearby areas like LGA airport and the Arthur ash tennis stadium, are sinking! nearly half a centimeter a year, are sinking faster than any other areas in the City. We know this land used to be wetland and is incredibly vulnerable to flooding, and sinking. Why are we building a mega project here? Its poor land use to approve these zoning districts to allow large commercial projects in such ecologically vulnerable places. Ironically coney island, another site of a massive casino proposal, is also notably sinking. Think about the infrastructure that will be needed to combat this in the future. The city is potentially looking into buyouts related to flooding near Kissena Park in Flushing, don't you think it's time to rethink how and where we build in northern queens? It is time to think about a managed retreat.

A bit more gritty— the wait time at the stoplight at Roosevelt and 114th st goes up more than 600%, this is noted as something they cannot mitigate in the DEIS. This type of impact seems like the result of poor land use to me. DEIS Appendix E and Chapter 21: Mitigation.

The traffic study in the the DEIS and other documents do not contain a long-term analysis of traffic with both the Queens Future project and the build out of Willets Point. Please see below for the numbers of intersections that will remain unmitigated as per the DEIS due to the impacts of the Queens Future project.

On non-gamedays three of the 48 intersections would remain unmitigated during the non-gameday weekday AM peak hour; seven intersections would remain unmitigated during the non-gameday weekday midday peak hour; 15 intersections would remain unmitigated (or partially unmitigated) during the non-gameday weekday PM peak hour; and eight intersections would remain unmitigated (or partially unmitigated) during the non-gameday Saturday PM peak hour.

On gamedays, 15 of the 48 intersections would remain unmitigated (or partially unmitigated) during the gameday weekday PM peak hour; 16 intersections would remain unmitigated during the gameday Saturday PM Pre Game peak hour; 10 intersections would remain unmitigated during the gameday Saturday PM Post Game peak hour; 10 intersections would remain unmitigated during the gameday Sunday midday peak hour; and 14 intersections would remain unmitigated (or partially unmitigated) during the gameday Sunday PM peak hour.

As per Appendix E, Table E-2 (non-game day weekday midday peak hour)-- the intersection of Roosevelt Ave and 114th St goes from “control delay” time of 78.3 seconds in “no-build” condition, to 500+ seconds in build condition (and “unmitigable”). The level of service falls to F (Fail). The table does not define “control delay”, or note the time unit, but presuming it is in seconds there is a delay of 500+ seconds at the aforementioned intersection. You can review the DEIS Appendix E to see the extent of other unmitigated traffic impacts, and Chapter 21: Mitigation for more details.

I am concerned and appalled that the State level alienation legislation has not considered acre for acre parkland compensation. Sully also shared that the main corridor of parkland that runs through the center of the project would not be elevated 12ft to protect from the flood line, it will stay at the height it is now. The park promised to us in the project will remain vulnerable to storm surge and sea level rise, eventually becoming unusable for future generations. To compensate for this questionably designed plan and policy, would earmarking funds for parts of Flushing Airport, and/or other areas of land surrounding Flushing Bay, Flushing Creek, and their tributaries, such as 34th Avenue Open Street or the Flushing Terminal Forest owned by F+T, to be redeveloped into a public park and nature/education/research center be a community benefit CB7 members are interested in?

Thank you,
Cody Herrmann



From: [David Jendras](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Say No to the Casino in Flushing Meadows-Corona Park
Date: Friday, March 7, 2025 12:07:35 PM

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1. Supporters are wrong when they say Queens will benefit from this 18-acre gambling and hotel complex misleadingly named Metropolitan “Park.” Casinos were legalized decades ago to save decaying Atlantic City, which has only declined further since.
2. Hedge-fund billionaire Steve Cohen's Metropolitan “Park” will be an environmental burden to Queens and the surrounding communities of Flushing and Corona, which are officially designated by the state as disadvantaged areas by NYC. It will add thousands more parking spaces and clog area highways and roads, including Northern Boulevard and Roosevelt Avenue.
3. Most people don't know it, but Queens is woefully underserved when it comes to parks and park facilities. Turning a parking field on parkland into an actual city park will help fix that. Check out the facts
 - * Only 7 percent of Queens is made up of city parkland; that's half the 14 percent that parklands make up of NYC.
 - * Queens has only five of the city's 36 recreation centers, even though nearly three of every 10 New Yorkers live here. Only Staten Island, with four, has fewer rec centers, but that borough has one-fifth the population of Queens. (Park land and rec center stats are from NYC Parks)
 - * Queens is tied for last among the five boroughs in tree canopy, a crucial measure for reliance against the extreme heat of climate change. Our tree canopy measures only 19 percent, below the 22 percent for the city overall, and far behind the official city goal of 30 percent, according to the most recent data from The Nature Conservancy.

Thank you,

From,

David Jendras
(He/Him)

[d](#) [REDACTED]

From: [Delia Kulukundis](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Build a real park, not a casino "park"
Date: Friday, March 7, 2025 11:40:25 AM

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Good morning,

As a Queens resident, I am writing to urge you to reject the proposal for the Metropolitan "Park" casino project, and instead to build a truly sustainable park on the space currently used for parking next to Citi Field.

Queens needs more outdoor public space for public benefit. We need more tree canopy to moderate the extreme heat we're experiencing more and more often in the summers as a result of climate change. We need to remove parking spaces next to Citi field and turn them into green spaces, not add more parking as the Metropolitan "Park" project would do.

Please reject this misguided project and instead invest in parks and dense housing for Queens residents.

Thank you for your consideration.

Sincerely,
Delia Kulukundis

From: [Eilean Faltin](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Please! We need nature!
Date: Tuesday, March 4, 2025 6:24:08 PM

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Please give us park and natural space that caters to the best in us rather than a casino that caters to the worst in us. Please believe in your community., it seems like a no brainer to me, thank you,

Meredith

From: [Giovanni A.](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Opposition to Casino Proposal at Citi Field
Date: Wednesday, March 5, 2025 10:18:11 AM

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Dear Council Members,

I am writing to express my strong opposition to the proposed casino at Citi Field in Queens. While economic growth and development are important, a casino in this area would have numerous negative consequences that far outweigh any potential benefits.

First and foremost, a casino would contribute to an increase in crime, including drug activity, prostitution, and other illegal behaviors that often accompany gambling establishments. This would put additional strain on law enforcement and negatively impact the safety and well-being of residents, particularly families and children who live and go to school in the area.

The casino would also exacerbate traffic congestion in an already busy part of Queens, making commuting more difficult for residents and increasing pollution levels. Additionally, the rise in tourism for gambling-related activities could drive up the cost of living, making it even more difficult for hardworking families to afford housing and daily necessities.

Beyond the economic and safety concerns, the presence of a casino near Citi Field would have a detrimental effect on the community's values. Exposure to gambling and its associated risks could negatively influence children and young adults, normalizing addictive behaviors and creating long-term social issues. Instead of investing in a project that could bring harm to the neighborhood, I urge the council to prioritize initiatives that

foster community growth, such as parks, educational programs, and family-friendly developments.

I strongly urge you to reject this proposal and instead advocate for projects that truly benefit the people of Queens. Thank you for your time and consideration.

Sincerely,

Giovanni Aller



New York City Council
16th Floor Committee Room
250 Broadway
New York, NY 10007

March 6, 2025

Re: Comments on the Queens Future Development Project ULURP Application

Dear New York City Council,

Guardians of Flushing Bay (GoFB) appreciates the opportunity to submit comments to the New York City Council (the Council) regarding Queens Future LLC's (Queens Future) and the City of New York (the "City", collectively, the "Applicants") Unified Land Use Review Procedure (ULURP) application, Project ID: #2024Q0218. Formed in 2015 as a multigenerational and multiracial coalition of dragon boaters, GoFB is a 501(c)(3) nonprofit advocating for a healthy and equitably accessible Flushing Bay and Flushing Creek (together, Flushing Waterways). We accomplish our goals by connecting residents with their local waterway through tours and events, managing community science and stewardship initiatives, repairing local habitats, and building and sustaining grassroots coalitions organizing for land use equity.

The Applicants seek ULURP approval for land use actions that would enable the taking of 78 acres of NYC public parkland and the development of the land adjacent to Citi Field (the "Development") into 3.7 million square feet of new construction. Specifically, the proposed land use actions in the ULURP application include:

- (i) city map amendments to:
 - a. Demap parkland corresponding to the area of a proposed entertainment and commercial development, which would be leased to the QF Applicant, and a relocated highway ramp;
 - b. Demap portions of streets within the existing boundary of Grand Central Parkway corresponding to site access improvements, which would be leased to the QF Applicant, and park improvements;
 - c. Map new streets corresponding to a relocated ramp to the westbound Grand Central Parkway; and
 - d. Map new parkland corresponding to park improvements within the existing boundary of Grand Central Parkway.
- (ii) a zoning map amendment to map a portion of the Development Site in a C8-4 commercial zoning district.

The ULURP process allows for four types of votes¹ on these land use actions:

- No
- Yes
- No, unless modified
- Yes, with changes

¹ Center for Urban Pedagogy. (2017). What is ULURP? *Envisioning Development / Guide No 3.*, p. 15.
https://welcometocup.org/assets/images/What_Is_ULURP_Guide_English.pdf

The Development that the ULURP application enables is in the middle of low-income communities and communities of color, many of whom are already suffering from indirect residential and commercial displacement², lack of access to open space, and environmental justice burdens³. If approved, the project would *double* the parking spaces in an area where residents fall into the 80th and 90th national percentiles for air toxicity and proximity to traffic⁴.

The adverse environmental impacts of the proposed 78-acre Queens Future Development Project have rendered an Environmental Impact Statement necessary. The applicants have prepared a Final Environmental Impact Statement (FEIS) and submitted it as part of the application package for the ULURP process. Upon review of the FEIS, **GoFB believes that the proposed project's social and environmental impacts are so profound that the project should not receive ULURP approval, parkland alienation legislation, or a casino license, all required for the proposal to move forward.** We have attached our FEIS comments (Appendix A), which detail our concerns around the entirety of the proposed project, not only the ULURP's proposed land use actions. Among eight key concerns, GoFB cites issues around the project's urban design, traffic impacts, and sewer impacts, the latter two of which would result in Unavoidable Significant Adverse Impacts.

If the Council votes no with modifications or yes with recommendations, GoFB calls on the Council to significantly modify the proposal to protect the health and well-being of the communities and ecologies directly impacted by it. These recommended modifications include:

- An acre-for-acre replacement of parkland
- Prohibition of a casino on the Development site, which would alter the C8-4 zoning district
- A meaningful study of indirect residential and commercial displacement
- A meaningful investment in public parkland, in alignment with the Phoenix Meadows Vision Plan
- A community benefits agreement that includes a robust financial commitment
- A supplemental or revised FEIS that substantially addresses unresolved gaps in their FEIS analysis

The New York City Council is responsible for ensuring that projects that receive ULURP approval benefit New Yorkers, especially nearby residents, for the long term. Effective, equitable, and climate resilient planning considers a project's potential for indirect displacement, increased air and water pollution, the taking of public parkland, the impact of urban design, and potential public health and climate vulnerability impacts. If the Council votes Yes or No with recommendations, the body has the opportunity to call for the benefits that Queens communities deserve—public parkland that protects neighbors from future flooding, public parkland that increases well-paying green jobs and food vendor activity, and public parkland that benefits the public.

As the Council reviews Queens Future's ULURP application, **GoFB urges you to vote NO or NO UNLESS MODIFIED and include the following modifications in your vote.**

1. Stop a 78-acre, likely tax-free public parkland giveaway

The Applicants' ULURP application is one of three necessary processes that would enable the development of more than 78 acres of public parkland, transforming the site into a massive hotel, casino, and entertainment complex. The ULURP application comes before passing a New York State parkland alienation bill, allowing for the Development atop 78 acres

² Ngu, S. (2020, August 13). 'Not what it used to be': In New York, Flushing's Asian residents brace against gentrification. *The Guardian*.

³ US Environmental Protection Agency (n.d.). *EPA's Environmental Justice Screening and Mapping Tool (Version 2.2)*. EPA EJScreen. Retrieved January 10, 2024, from <https://ejscreen.epa.gov/mapper/>

⁴ Ibid.

of public parkland, and before granting a casino license. Both processes are needed to build the Development and both will be bolstered by the passage of the Applicants' ULURP application.

If parkland alienation legislation passes, New Yorkers will lose more than 78 acres of open space to a hotel and casino complex, impacting hundreds of thousands of nearby residents, encouraging a precedent for future alienation across New York City, and privatizing one of our most valuable public assets. This loss is even more significant when considered against the potential of this land and its associated community benefits, such as increasing connectivity to local communities and the rest of Flushing Meadows Corona Park (FMCP), increasing access for small business vendors, increasing recreational activity, and implementing systems to capture 100% of the stormwater that falls on the site.

Both bills introduced in both the New York State Assembly (A5688) and Senate (S9747), which this ULURP approval would bolster, not only enable the gifting of 78 acres of public parkland to a private developer, but they do so without also requiring acre-for-acre replacement of parkland elsewhere. Replacing alienated parkland by creating new parkland elsewhere is strongly recommended in the NY State Handbook on the Alienation and Conversion of Municipal Parkland⁵. While replacing parkland acreage of this scale is challenging, Flushing Airport, a ~80 acre wetland and green space 1.2 miles away from Citi Field, is a potential site for such a replacement if it were to be required.

OUR ASK: We are calling on the Council to vote:

- No, OR
- No, unless modified to include a future acre-for-acre replacement elsewhere in Queens.

2. Prohibit a casino on the parkland adjacent to Citi Field

Growing scientific research⁶ confirms that gambling and gambling addiction is a public health issue⁷ with multiple health effects, including the highest rate of suicide of any addictive disorder⁸. Gambling does not only impact the health of the gambler—problem gambling can impact an average of seven other people, including spouses, children, extended family, and friends⁹, negatively affecting an entire community. Further, Chinese communities in New York, of which Flushing is the largest, are already well-known to be targeted by casinos¹⁰. As evidenced in Senator Jessica Ramos' 2024 survey¹¹, local communities want parks and economic development that improve our health and well-being, not a project that corrodes public health and gifts 78 acres of public land to a billionaire to build a casino.

OUR ASK: We are calling on the the Council to vote:

- No, or
- No, unless modified to prohibit a casino as a condition of the land use actions.

3. Invest in public parkland, in alignment with the Phoenix Meadows Vision Plan

⁵New York State Department of Parks, Recreation and Historic Preservation. (2017, September 1). *Handbook on the Alienation and Conversion of Municipal Parkland*. <https://parks.ny.gov/documents/publications/alienationhandbook2017.pdf>

⁶ Johnstone, P., & Regan, M. (2020). Gambling harm is everybody's business: A public health approach and call to action. *Public Health*, 184, 63-66. <https://doi.org/10.1016/j.puhe.2020.06.010>

⁷ Inniss, B. (2022, December 15). The Often-Unrecognized Public Health Impact of Gambling. *The Network for Public Health Law*. <https://www.networkforphl.org/news-insights/the-often-unrecognized-public-health-impact-of-gambling/>

⁸ Marionneau, V., & Nikkinen, J. (2022). Gambling-related suicides and suicidality: A systematic review of qualitative evidence. *Frontiers in Psychiatry*, 13. <https://doi.org/10.3389/fpsy.2022.980303>

⁹ (n.d.). *Problem Gambling*. American Association for Marriage and Family Therapy. https://www.aamft.org/Consumer_Updates/Problem_Gambling.aspx

¹⁰ Hong, N., & Chan, M. (2022, December 26). Casinos Target a Vulnerable Clientele: Older Asian Gamblers. *New York Times*. <https://www.nytimes.com/2022/12/26/nyregion/nyc-casino-asian-immigrant-gamblers.html>

¹¹ Honan, Katie. (2024, April 1). Pol's Poll Shows Low Support for Citi Field Casino. *The City*. <https://www.thecity.nyc/2024/04/01/poll-casino-citi-field-jessica-ramos-steve-cohen/>

The project site is part of FMCP, the fourth largest park in NYC and one of the city's most flood-prone, as it is formed in the path of Flushing Waterways and its former wetlands. FMCP runs north/south through the borough, offering passive and recreational opportunities for the public. Flushing Bay and Flushing Creek form the foundation of FMCP, beginning in Willow Lake, flowing north, running underground for half a mile, emerging as a creek, and emptying into Flushing Bay. FMCP, in essence, collects, connects, and organizes Flushing Waterways, drawing people in and toward the water.

The project site serves multiple functions in the park: an open parking lot for Citi Field, a festival ground, a holiday light show, a carnival ground, a thoroughfare between the 7 train and Flushing Bay, etc. All these functions, which align with the original lease agreement, are park-like, enhancing the overall park system. Built in a park, any development on the site is an investment in the park and should be contextually aligned with the park's design and uses, welcoming to the public, and functionally embedded within the surrounding neighborhoods. It should also be designed in concert with the park's ecological communities, including a wide array of migratory birds who use the park as a key stopover point. Queens Future's Vegas-like development fails on all counts.

Failures of Queens Future's urban design

Metropolitan Park proposes a hotel and casino complex with a sprawling 18-acre footprint, soaring 9-story parking garages, and vast 15 to 26-story hotels. The towering buildings will transform the open sight line, further cut people off from the waterfront, increase shadows, and likely create a wind tunnel in the center of the project (despite its .01-mile proximity to Flushing Bay and its towering design, Queens Future fails to study the impact of wind on the site). The glass-paneled buildings will confuse birds and tax bird energy during migration, potentially resulting in increased bird strikes.

While Queens Future promises a 20-acre park, the design only includes disconnected plazas with ill-defined programming and interstitial green spaces. The main area that the developer claims will be a "park", is a 7-acre privately owned plaza tucked in between the 18-acre building and the Citi Field stadium. The plaza is built at a grade to accommodate the 12-foot elevation change from Citi Field to the hotel and casino complex. From the human perspective, the project will function as a huge glass box with a steeply inclined plaza stuck inside a canyon-like interior, rather than a welcoming park where a neighbor can spend the day with family and friends.

The project, surrounded by multi-lane roads, does little to promote pedestrian connections to nearby neighborhoods or construct sound barriers. The proposed traffic circulation pattern all but eliminates any inviting pedestrian connection under the highway to the marina. There is no reciprocity with the street at the pedestrian level, except at the entry points to each project, which will serve as pinch points as people move quickly inside the commercialized space.

Investing in public parkland

GoFB is a steering committee member of the Flushing for Equitable Development and Urban Planning coalition (FED-UP), a coalition of community-based organizations that builds community power with those most affected by the impacts of local large-scale luxury developments. FED-UP envisions a Queens that is accessible, affordable, equitable, and healthy—a Queens where residents, workers, small businesses, and ecologies can thrive.

In 2024, FED-UP developed the Phoenix Meadows Vision Plan¹² as an alternative to be considered in contrast to the Queens Future Development Project. Phoenix Meadows proposes to transform the site into a massive park with a central esplanade, space for small business vendors, pedestrian and bike connections to local neighborhoods, and green space that

¹² Flushing for Equitable Development and Urban Planning Coalition. *Phoenix Meadows Vision Plan*. Queens For All. Retrieved January 10, 2024, from <https://www.queensforall.com/phoenix-meadows-vision-plan>

absorbs 100% of the stormwater (70 million gallons per year) on-site. Phoenix Meadows retains the current number of parking spaces by building the park alongside and on top of three-story decked parking garages.

The brilliance of Phoenix Meadows is in its simplicity: invest in public parkland to increase economic activity, create well-paying green jobs, and protect against future storms. Invest in public parkland without preying on the wealth of local communities. Invest in public parkland so that it is worthy for Mets fans to celebrate their home team. The Applicants have the money and ability to propose such an investment in partnership and collaboration with local communities. Yet, the Applicants insist on a false dichotomy: build a hotel complex with a casino or build nothing. We are calling on the Council to demand better for Queens.

Our ask: We are calling on the Council to either vote:

- No, OR
- No, unless modified to reflect the Phoenix Meadows Vision Plan proposal recommendations, including 100% stormwater capture, no parkland alienation, no net gain of parking spaces, connectivity to local neighborhoods, and adequate space for local food vendors.

4. Protect Communities from displacement

Under the requirements set by the City Environmental Quality Review (CEQR) process, potential socioeconomic changes must be disclosed if they are to impact “land use patterns, low-income populations, the availability of goods and services, or economic investment in a way that changes the socioeconomic character of the area”.¹³ These socioeconomic changes can include: (1) direct residential displacement; (2) direct business and institutional displacement; (3) indirect residential displacement; (4) indirect business and institutional displacement, and (5) adverse effects on a specific industry. The CEQR Technical Manual goes on to state that indirect displacement must be assessed if:

The project would result in substantial new development that is markedly different from existing uses, development, and activities within the neighborhood. Such a project may lead to indirect displacement. Typically, projects that are small to moderate in size would not have significant socioeconomic effects unless they are likely to generate socioeconomic conditions that are very different from existing conditions in the area. Residential development of 200 units or less or commercial development of 200,000 square feet or less would typically not result in significant socioeconomic impacts. For projects exceeding these thresholds, assessments of indirect residential displacement and indirect business displacement are appropriate.¹⁴

The Development will comprise 3.7 million square feet of new construction. It will result in a markedly different change in land use, transforming the area from a parkland, temporarily leased as a parking lot, to a casino and hotel. The Development is situated between the neighborhoods of Flushing, Willets Point, East Elmhurst, North Corona, and Corona, which have a collective median household income (\$56,250) below NYC’s median household income (\$70,663).¹⁵ Flushing and Willets Point’s Neighborhood Tabulation Area has the lowest median household income of \$44,322.¹⁶ For all these reasons, indirect residential displacement *and* indirect commercial displacement in Flushing, Willets Point, Corona, and East Elmhurst must be robustly studied and considered in any development proposal.

Failures of Queens Future’s socioeconomic study

¹³ Queens Future. (2023). *Queens Future Draft Scope of Work in Preparation of a Draft Environmental Impact Statement* (p. 20). Prepared by VHB.

¹⁴ Mayor’s Office of Environmental Coordination. (2021). *City Environmental Quality Review Technical Manual* (p. 5-3).

¹⁵ NYC Department of City Planning (n.d.). *Population FactFinder*. Median Household Incomes; Household Type: All Households; Neighborhood Tabulation Areas: East Elmhurst, North Corona, Corona, Flushing; Dollars; American Community Survey 2017-2021, <https://popfactfinder.planning.nyc.gov/#11.67/40.7231/-73.8497>.

¹⁶ Ibid.

While Queens Future did not commit to studying indirect displacement in their Draft Scope of Work, the DEIS confirms FED-UP's DSW (Appendix A) comments, stating that “preliminary analyses of indirect business displacement and indirect residential displacement are warranted due to the size of the project, which exceeds 200,000 square feet of commercial space and will have a worker population of approximately 7,400.”¹⁷ To conduct this analysis Queens Future uses a quarter-mile radius to study indirect residential and commercial displacement, the minimum study area required by the CEQR process. In doing so, Willets Point—a neighborhood with businesses, but zero residents—and small segments of Corona were the sole neighborhoods studied.

Queens Future did not study the potential impacts of indirect residential or indirect commercial displacement in Queens Community Districts 4, 6, 8, or 9 or in the vast majority of Community Districts 3 and 7, all of which are included in New York City's Uniform Land Use Review Procedure (ULURP) due to the potential impacts of the development. While the CEQR guidance may suggest that a quarter-mile radius study area is often sufficient, in this case where the development is so large in both physical and economic terms, the neighborhoods affected are environmental justice communities, and their proximity to the site is complicated and compounded by existing highway infrastructure, the small radius studied does not meet the requirements of SEQRA and its implementing regulations. Flushing and Corona, located in Community Districts 7 and 3 respectively, were not studied despite being noted as high risk of displacement in Queens Future's required Racial Equity Report (the report's displacement risk maps are included as Appendix B) submitted in their ULURP application. Most absurdly, Queens Future studied indirect residential displacement in a substantial swath of Flushing Bay, a waterbody with no permanent residential activity. See Figures 3-2 and 3-3 from DEIS page 3-8 for an outline of the study area.

Figure 3-2 Socioeconomic Study Area Commercial Uses

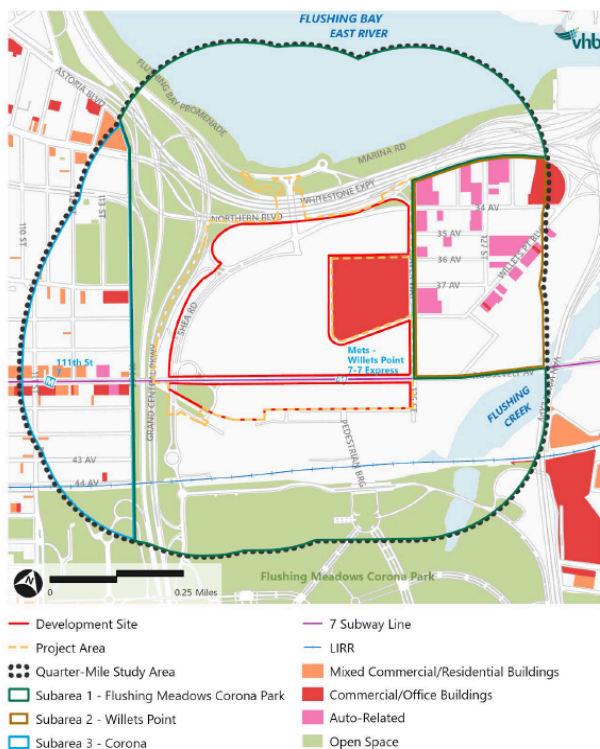


Figure 3-3 Socioeconomic Indirect Residential Displacement Assessment Study Area



¹⁷ Queens Future. (2024). *Queens Future Draft Environmental Impact Statement (DEIS)* (p. 3-2). Prepared by VHB.

In addition to a limited study of indirect displacement, Queens Future ignored the impacts that the Development could have on restaurant and bar businesses, which would compete with the casino and its restaurants. Instead, the FEIS focuses broadly on all indirect commercial displacement, which may not provide the level of specificity needed to understand the particular adverse impacts on the surrounding neighborhood's robust small restaurants, vendors, and bars.

Our ask: We are calling on the Council to either vote:

- No, OR
- No, and demand that Applicants meaningfully study 1. indirect commercial *and* indirect residential displacement to include Queens Community Districts 3, 4, 6, 7, 8, and 9, and 2. the impacts on the local restaurant industry.

5. Demand a transparent and robust community benefits agreement

Queens Future shared a letter (Appendix B) to Community Boards about Queens Future's financial commitment to communities impacted by the project. The letter states that "As part of our 1 billion dollar commitment to Queens, a Community Improvement Fund ("Fund") will be created to provide several million dollars in annual grants to benefit community-based organizations", but does not specify the exact amount going to the fund each year. The Community Board letter goes on to explain that a seven-member board—with at least one representative from Queens Community Board 7—will determine the community-based organizations to receive the funding. Verbally and in the press, Queens Future committed 163 million dollars¹⁸ over 30 years to the Fund, which amounts to 5.4 million dollars annually. Assuming that each of the six impacted Community Districts will receive a seat on the seven-member board, each district will receive roughly 900 thousand dollars annually for thirty years to distribute to community-based organizations. This calculation is based solely on Queens Future's press statements and verbal community board presentations, not on any publicly available signed documentation.

The Community Improvement Fund, the central community benefit associated with the project, fails local communities in two key ways: 1. Especially when compared to the project's potential impacts and the future profits stood to gain by Queens Future, 900 thousand dollars in annual grants to each impacted Community District is both low and ungrounded by a transparent rationale. The commitment does not correspond to any relevant financial impacts of the project, which Queens Future has not transparently studied. 2. The signed letter lacks commitment regarding the amount of money granted ("several million dollars") and an enforcement structure to ensure that communities receive the money committed.

While GoFB believes that no community benefits agreement could mitigate or justify the harm caused by this project, Queens communities deserve a lock-tight, transparent, and just community benefits agreement if this project moves forward. We cannot accept crumbs in the face of a massive, predatory project that privatizes 78 acres of public land.

Our ask: We are calling on the Council to either vote:

- No, OR
- No, unless Queens Future commits to a lock-tight community benefits agreement, including a financial commitment commensurate with the project's studied social and economic impacts, focusing on a study area encompassing Queens Community Districts 3, 4, 6, 7, 8, and 9.

6. Require a supplemental or revised FEIS

¹⁸ Metropolitan Park, (2024, February 7). Metropolitan Park Commits More Than \$1 Billion in Community Benefits and Transit Improvements for Queens. *Empire Report*. <https://empirereportnewyork.com/metropolitan-park-commits-more-than-1-billion-in-community-benefits-and-transit-improvements-for-queens/>

As outlined in GoFB's FEIS comments (Appendix A), Queens Future fails to substantially study and mitigate several critical impacts of the potential project. Before enabling the land use actions that would allow for the project—either through a no with modifications or yes with recommendations ULURP vote—we call on the Council to require Queens Future to submit a supplemental or revised FEIS that addresses the gaps in their study. GoFB recommends that a supplemental or revised FEIS includes the following:

- **Purpose and Need statement:** Expands and adjust the Purpose and Need statement to more accurately frame the allowed and desired uses on the site in alignment with its position on public parkland.
- **Zoning, land use, and public policy:** 1. Compares zoning, land use, and public policy impacts of the project to all project alternatives, not only the No Action Alternative, 2. Assesses the impacts of the demapping of parkland and parkland alienation legislation, 3. Assesses the impact of local flooding in the context of NYC Panel on Climate Change predictions, 4. Demonstrates how the project aligns with the city's stated housing mobility and managed retreat goals, and 5. Demonstrates how the project will adhere to the Unified Stormwater Rule.
- **Indirect displacement:** meaningfully studies the indirect displacement impacts on the local restaurant industry and indirect commercial and indirect residential displacement impacts throughout Queens Community Districts 3, 4, 6, 7, 8, and 9, or at minimum, in Flushing and Corona.
- **Urban design:** reviews alternatives that prioritize climate resilience, including a design that is contextual to the park it is situated within, substantially benefits the World's Fair Marina and Flushing Meadows Corona Park, capture 100% stormwater, and do not increase parking.
- **Sewer and stormwater infrastructure:** 1. Accounts for rising sea level, increased precipitation, and increased storm intensity, 2. Studies existing conveyance, future wastewater and stormwater flow and drainage patterns, and the potential impacts on the WWTP's capacity in the context of the compounded impacts of other existing or planned development projects that will put further strain on the WWTP, 3. Provides a detailed analysis of the hydraulic capacity of the 24-inch sewer and of the capacity of the 37th Avenue pump station and detailed methodologies, with proven agency agreement, to mitigate the anticipated impacts, 4. If unavoidable significant adverse impacts remain, studies a scaled-down project Alternative with a reduced development footprint to prevent the unavoidable significant adverse impacts of increased sewage and stormwater flow into Flushing Bay.
- **Transportation and traffic:** the applicants study a scaled-down project Alternative with a reduced development footprint to prevent the unavoidable significant adverse impacts on traffic, buses, and pedestrians.

Conclusion

A NO vote or a NO vote with these recommended modifications strives to protect the communities directly impacted by the Applicants' Development that the ULURP process enables. We are calling on the Council to do everything in your power to prevent the taking of public parkland, prohibit a casino from preying on local communities, prevent the indirect displacement of residents and small businesses, and protect neighbors from the impacts of increased precipitation and storm events due to climate change.

Thank you for considering our comments. You can contact me at rpryor@guardiansofflushingbay.org.

Sincerely,

Rebecca Pryor
Executive Director
The Guardians of Flushing Bay

APPENDIX A
Guardians of Flushing Bay
Queens Future Final Environmental Impact Statement Comments



Save the Sound®
Action for our region's environment.



Ingrid Young
NYC Office of Environmental Coordination
100 Gold Street
New York, NY 10038

February 14, 2025

Re: Comments on the Queens Future Development Final Environmental Impact Statement

Dear Ms. Young,

Guardians of Flushing Bay (GoFB) and Save the Sound appreciate the opportunity to submit comments to the New York City Mayor's Office of Environmental Coordination for the Queens Future Development Project's Final Environmental Impact Statement (FEIS).

Formed in 2015 as a multigenerational and multiracial coalition of dragon boaters, GoFB is a 501(c)(3) nonprofit advocating for a healthy and equitably accessible Flushing Bay and Flushing Creek (together, Flushing Waterways). We serve as stewards and advocates of the entire 7-mile waterway, from its source at Willow Lake in Flushing Meadows Corona Park to the East River and the Long Island Sound. GoFB accomplishes our goals by connecting residents with their local waterway through tours and events, managing community science and stewardship initiatives, repairing local habitats, and building and sustaining grassroots coalitions organizing for land use equity.

Save the Sound is a nonprofit organization representing over 4,400 member households throughout the Long Island Sound region. Our mission is to protect and improve the water, land, air, and climate of the entire region for all its communities. We use legal and scientific expertise and bring community members together to achieve results that benefit our environment for current and future generations.

GoFB and Save the Sound are members of the Flushing for Equitable Development and Urban Planning coalition (FED-UP). Started in Flushing in 2019, FED-UP is a coalition of community-based organizations that builds community power with those most affected by the impacts of local large-scale luxury developments. FED-UP envisions a Queens that is accessible, affordable, equitable, and healthy—a Queens where residents, workers, small businesses, and ecologies can thrive. While GoFB and Save the Sound's comments focus largely on the environmental justice and process-related concerns of the project, we mutually support the comments submitted by FED-UP members.

Queens Future Development Project ('Queens Future' or 'the project' or 'the applicants') will result in the taking of more than 78 acres of public parkland (the 'project site' or 'the site') to build a massive hotel, casino, and entertainment complex in the middle of multiple low-income communities and communities

of color, many of whom are already suffering from indirect residential and commercial displacement,¹ lack of access to open space, problem gambling² and environmental justice burdens.³ If approved, the project would exacerbate the damaging public health impacts of problem gambling and *double* the parking spaces on the site, in an area where residents fall into the 80th and 90th national percentiles for air toxicity and proximity to traffic.⁴ Ultimately, GoFB believes that the proposed project's social and environmental impacts are so profound that the project should not receive the parkland alienation legislation, city land use approval, or casino license required for the proposal to move forward. Our communities deserve parks and economic development that improve our health and well-being, not a project that corrodes public health and gifts the land to a billionaire.

The adverse environmental impacts of the 78-acre Queens Future Development Project have rendered an Environmental Impact Statement (EIS) necessary. The applicants have prepared a FEIS and we have outlined specific concerns with the project that must be included in a supplemental Final Environmental Impact Statement.

1. Project Description, FEIS Chapter 1

The project site is part of Flushing Meadows Corona Park (FMCP), the fourth largest park in NYC, and it is surrounded by bustling downtown districts, including downtown Flushing and Corona. The Queens Future Development proposes to transform the area from a parkland, temporarily leased as a parking lot, to a 3.7 million square foot casino, hotel, and convention center. The justification for their proposal, and their dismissal of other viable alternatives (Section 2 of this letter), hinges on their project's purpose and need statement, which is narrowly focused on tourism and economic development. The purpose and need identifies the following:

...limited amenities to the local community, with few opportunities for recreation, dining, or entertainment in the area immediately surrounding Citi Field. Beyond attending events at the existing stadium, the site provides visitors with few options to remain in the area, failing to deliver on the tourism and economic development potential a major sporting facility offers to Queens.⁵

With its narrow purpose and need statement, Queens Future fails to recognize its context as a leasee in a public park, its position alongside the many recreation, dining, and entertainment opportunities that surround the site's adjacent neighborhoods, and the potential impact the project will have on existing residents, not just visitors. The social and environmental impacts of these failures are compounded by substantial oversights in the FEIS. Queens Future fails to meaningfully and substantially study the impact that the project could have on indirect residential and commercial displacement, including displacement

¹ Ngu, S. (2020, August 13). 'Not what it used to be': In New York, Flushing's Asian residents brace against gentrification. *The Guardian*.

² Chu, H. (2023, January 20). Mets Boss Bets Big on Chinese Gamblers in 'Vision' for Parking Lot Development. *The City*.

³ US Environmental Protection Agency (n.d.). *EPA's Environmental Justice Screening and Mapping Tool (Version 2.2)*. EPA EJScreen. Retrieved January 10, 2024, from <https://ejscreen.epa.gov/mapper/>

⁴ Ibid.

⁵ Queens Future. (2025). *Queens Future Final Environmental Impact Statement (FEIS)* (p. 1-31). Prepared by VHB.

to the existing restaurant and bar industry (Section 4), and they fail to have a contextual urban design necessary for its role in a public park (Section 5). The project has unmitigable significant adverse impacts on Flushing Bay (Section 6) and on local traffic conditions (Section 7). While the purpose and need statement focuses its target audience on visitors, surrounding residents will have to contend with the significant impacts of the project every day.

The purpose and need also overlooks the positive economic development impacts of public parkland and that the purpose of parkland is not solely economic development, but a free open space that benefits local residents, NYC-wide residents, *and* tourists. By overlooking their role in a public park, Queens Future's project does not account for the transformative positive impact that well maintained and operated public parkland can have when it is woven into the fabric of a neighborhood, connecting existing residents to the park and inviting visitors to visit businesses in nearby neighborhoods.

Our ask: We call on your agency to require the applicants issue a supplemental FEIS or reissue a revised FEIS that expands and adjusts the Purpose and Need statement to more accurately frame the allowed and desired uses on the site in alignment with its position on public parkland.

2. Project Alternatives, FEIS Chapter 22

In its marketing materials, Queens Future has described the site as “50 acres of asphalt” (in fact, 78 acres) that should be replaced by “something exciting” and that they will “turn a parking lot into a park”.⁶ The project's Draft Scope of Work (DSOW) continued this false dichotomy by only recognizing a ‘no action’ alternative that makes no improvements on the site and keeps it as parkland, temporarily leased as a parking lot. In response to comments, the FEIS compares the project against four alternatives: 1. A No-Action Alternative, 2. Phoenix Meadows Alternative, 3. Proposed Project with Passerelle Bridge Replacement Alternative, and 4. No Unmitigated Significant Adverse Impacts Alternative. The following outlines concerns regarding alternatives 2-4:

1. *Phoenix Meadows Alternative (Alternative 2)*: In response to the Queens Future DSOW's Task 22, the FED-UP coalition (Appendix A) asked “to have the Queens Future environmental review process includes a comparison to a parkland restoration project on the site such as the one presented in the FED-UP Phoenix Meadows Vision Plan proposal”. Queens Future's inclusion of the Phoenix Meadows Vision Plan as an alternative in the FEIS is nothing more than a gesture, dismissing the alternative as not adhering to the project's prebaked selection criteria without substantially assessing the alternative's core tenets. These tenets include:
 - a. Capture 100% of stormwater that falls on site (70 million gallons),
 - b. Capture six tons of oxygen per year,
 - c. Result in no net gain in parking,
 - d. Construct a public park on top of any built structure, and
 - e. Exclude the construction of a casino as the economic engine.
2. *Proposed Project with Passerelle Bridge Replacement Alternative (Alternative 3)*: Queens Future does not include the replacement of the historic Passerelle Bridge as a component of their proposal, even though the bridge would function as the central pedestrian artery between

⁶ Queens Future LLC (n.d.). *Welcome to Metropolitan Park*. Metropolitan Park. Retrieved January 10, 2024, from <https://www.metropolitanpark.com/>

Metropolitan Park and Flushing Meadows Corona park, has been included on past project proposals,⁷ and is a priority project of NYC Department of Parks and Recreation (NYC Parks). Alternative 4 compares the project to one that includes replacing the Passerelle Bridge, finding that “the only impacts of this Alternative that would differ from those of the Proposed Project would be those associated with construction and operation of the reconstructed Passerelle Bridge”.⁸ We appreciate that Queens Future’s analysis included the Passerelle Bridge Replacement and recommend that Queens Future include the replacement of the Passerelle Bridge in any potential future project. However, as with Alternative 2, Queens Future fails to recognize the differing positive impacts of Alternative 3 as compared with the Proposed Project. These benefits include:

- a. Pedestrian transportation improvements,
 - b. Community Facility and Services improvements,
 - c. Open Space improvements.
3. *Unmitigated Significant Adverse Impact Alternative (Alternative 4)*: The FEIS finds two significant adverse impacts that could not be mitigated for: 1. Exceeding the capacity of the 24-inch sewer main and 37th Avenue pump station and 2. Impacts on car and pedestrian traffic. Queens Future states that there is “no Unmitigated Significant Adverse Impact Alternative to the Proposed Actions any larger than the No-Action Alternative”.⁹ However, this statement fails to show a substantial assessment of a wide range of potential alternatives, all of which we call on Queens Future to assess in a supplemental or revised FEIS. These alternatives, all of which would reduce traffic and sewage flow while meeting the prebaked project goals, include:
- a. An alternative with reduced project components and excluding a casino, with no net gain of parking and a public park draped across the entire structure that captures 100% of stormwater on-site,
 - b. An alternative with a reduced redevelopment footprint and excluding a casino, with a larger park footprint, such as a 67-acre street-level park with 10 acres for redevelopment,
 - c. An alternative with a reduced redevelopment footprint and excluding a casino, with a park positioned on the western exterior of the site with a promenade running down the middle and a smaller development footprint.

Our asks: We call on your agency to require that the applicants study and select the best alternative to meet the project goals and minimize the adverse impact of the project. To do so, the applicants should consider a wider array of Project Alternatives that include a reduced development footprint. We also request that the alternatives study be revised so that 1. The FEIS assesses the differences in impact between Alternative 2 and the proposed project, focusing on Alternative 2’s core tenets outlined above and 2. Alternative 3’s analysis assesses the differing impacts on pedestrian transportation, community facilities and services, and open space between Alternative 3 and the Proposed Project.

3. Zoning, land use, and public policy impacts, FEIS Chapter 2

Impacts related to the alienation of public parkland

⁷ Ibid., 22-3

⁸ Ibid., 22-3

⁹ Ibid., 22-4

The Queens Future Development Project's FEIS states that "the Proposed Actions would not result in significant adverse impacts to land use, zoning, or public policy"¹⁰ due to the project's benefits compared to the No Action Alternative. In addition to reaching this conclusion without comparing the project to any other Project Alternatives, the FEIS ignores the impact of required NY State parkland alienation legislation coupled with the zoning map change that demaps parkland and rezones a portion of the site as C8-4, a casino-specific zoning code. These two actions would change the use allowed on 78 acres of the site from parkland-specific uses to commercial uses specific to the project. Through parkland alienation legislation, New Yorkers would lose more than 78 acres of parkland in perpetuity, impacting hundreds of thousands of residents.

Both bills introduced in both the New York State Assembly (A5688) and Senate (S9747), which the Queens Future's zoning map change would bolster, not only enable the gifting of 78 acres of public parkland to a private developer, but they do so without also requiring acre-for-acre replacement of parkland elsewhere. Replacing alienated parkland by creating new parkland elsewhere is strongly recommended in the NY State Handbook on the Alienation and Conversion of Municipal Parkland.¹¹ While replacing parkland acreage of this scale may be challenging, Flushing Airport, a ~80-acre site with State and Federally protected wetlands 1.2 miles away from Citi Field, is a potential site for such a replacement if it were to be required.

Impacts related to climate resilience public policy

The parcels sit within the floodplain, approximately 750ft from the water's edge at barely 11ft above sea level at the northern boundary. While the proposed design meets the zoning code for building in the designated AE flood zone (with a 12ft base flood elevation), the near future will see exacerbated flooding as evidenced by the recent NYC Panel on Climate Change reports.¹² Similarly sized nearby structures, such as LaGuardia Airport and Arthur Ashe Stadium, are currently sinking due to their location in the floodplain.¹³ As noted in the 2020 Comprehensive Waterfront Plan, NYC is looking for opportunities to move residents and commercial uses out of floodplains, rather than into them. In addition, the slopes proposed for the 7-acre open space from the new 18-acre building and Citi Field have the potential to displace flooding onto adjacent properties and the project lacks a substantial plan to adhere to the city's Unified Stormwater Rule.

Our asks: We call on your agency to require the applicants to issue a supplemental FEIS or reissue a revised FEIS that: 1. Compares zoning, land use, and public policy impacts of the project to all project alternatives, not only the No Action Alternative, 2. Assesses the impacts of the demapping of parkland and parkland alienation legislation, 3. Assesses the impact of local flooding in the context of NYC Panel on Climate Change predictions, 4. Demonstrates how the project aligns with the city's stated housing

¹⁰ Ibid., 2-3

¹¹ New York State Department of Parks, Recreation and Historic Preservation. (2017, September 1). *Handbook on the Alienation and Conversion of Municipal Parkland*. <https://parks.ny.gov/documents/publications/alienationhandbook2017.pdf>

¹² New York City Panel on Climate Change 2019 Report. (2019). *Annals of the New York Academy of Sciences*, 1439(1), 95-114. <https://doi.org/10.1111/nyas.14008>

¹³ Younger, S. (2023, September 27). NASA-Led Study Pinpoints Areas of New York City Sinking, Rising. *NASA: Global Climate Change, Vital Signs of the Planet*. <https://climate.nasa.gov/news/3285/nasa-led-study-pinpoints-areas-of-new-york-city-sinking-rising/>

mobility and managed retreat goals, and 5. Demonstrates how the project will adhere to the Unified Stormwater Rule.

4. Socioeconomic Impacts, FEIS Chapter 3

Requirements for studying socioeconomic impacts

Under the requirements set by the City Environmental Quality Review (CEQR) process, potential socioeconomic changes must be disclosed if they are to impact “land use patterns, low-income populations, the availability of goods and services, or economic investment in a way that changes the socioeconomic character of the area”.¹⁴ These socioeconomic changes can include: (1) direct residential displacement; (2) direct business and institutional displacement; (3) indirect residential displacement; (4) indirect business and institutional displacement, and (5) adverse effects on a specific industry. The CEQR Technical Manual goes on to state that indirect displacement must be assessed if:

The project would result in substantial new development that is markedly different from existing uses, development, and activities within the neighborhood. Such a project may lead to indirect displacement. Typically, projects that are small to moderate in size would not have significant socioeconomic effects unless they are likely to generate socioeconomic conditions that are very different from existing conditions in the area. Residential development of 200 units or less or commercial development of 200,000 square feet or less would typically not result in significant socioeconomic impacts. For projects exceeding these thresholds, assessments of indirect residential displacement and indirect business displacement are appropriate.¹⁵

The Development will comprise 3.7 million square feet of new construction. It will result in a markedly different change in land use, transforming the area from a parkland, temporarily leased as a parking lot, to a casino and hotel. The Development is situated between the neighborhoods of Flushing, Willets Point, East Elmhurst, North Corona, and Corona, which have a collective median household income (\$56,250) below NYC’s median household income (\$70,663).¹⁶ Flushing and Willets Point’s Neighborhood Tabulation Area has the lowest median household income of \$44,322.¹⁷ For all these reasons, indirect residential displacement *and* indirect commercial displacement in Flushing, Willets Point, Corona, and East Elmhurst must be robustly studied and considered in any development proposal.

Failures of Queens Future’s socioeconomic study

While Queens Future did not commit to studying indirect displacement in their Draft Scope of Work, the FEIS confirms FED-UP’s DSOW (Appendix A) comments, stating that “preliminary analyses of indirect business displacement and indirect residential displacement are warranted due to the size of the project, which exceeds 200,000 square feet of commercial space and will have a worker population of

¹⁴ Queens Future. (2023). *Queens Future Draft Scope of Work in Preparation of a Draft Environmental Impact Statement* (p. 20). Prepared by VHB.

¹⁵ Mayor’s Office of Environmental Coordination. (2021). *City Environmental Quality Review Technical Manual* (p. 5-3).

¹⁶ NYC Department of City Planning (n.d.). *Population FactFinder*. Median Household Incomes; Household Type: All Households; Neighborhood Tabulation Areas: East Elmhurst, North Corona, Corona, Flushing; Dollars; American Community Survey 2017-2021, <https://popfactfinder.planning.nyc.gov/#11.67/40.7231/-73.8497>.

¹⁷ Ibid.

approximately 7,400.”¹⁸ To conduct this analysis Queens Future uses a quarter-mile radius to study indirect residential and commercial displacement, the minimum study area required by the CEQR process. In doing so, Willets Point—a neighborhood with businesses, but zero residents—and small segments of Corona were the sole neighborhoods studied. Queens Future did not study the potential impacts of indirect residential or indirect commercial displacement in Queens Community Districts 4, 6, 8, or 9 or in the vast majority of Community Districts 3 and 7, all of which are included in New York City’s Uniform Land Use Review Procedure (ULURP) due to the potential impacts of the development. While the CEQR guidance may suggest that a quarter-mile radius study area is often sufficient, in this case where the development is so large in both physical and economic terms, the neighborhoods affected are environmental justice communities, and their proximity to the site is complicated and compounded by existing highway infrastructure, the small radius studied does not meet the requirements of SEQRA and its implementing regulations. Flushing and Corona, located in Community Districts 7 and 3 respectively, were not studied despite being noted as high risk of displacement in Queens Future’s required Racial Equity Report (the report’s displacement risk maps are included as Appendix B) submitted in their ULURP application. Most absurdly, Queens Future studied indirect residential displacement in a substantial swath of Flushing Bay, a waterbody with no permanent residential activity. See Figures 1 and 2 from FEIS pages 3-8 and 3-17, respectively, for an outline of the study area.

Figure 3-2 Socioeconomic Study Area Commercial Uses

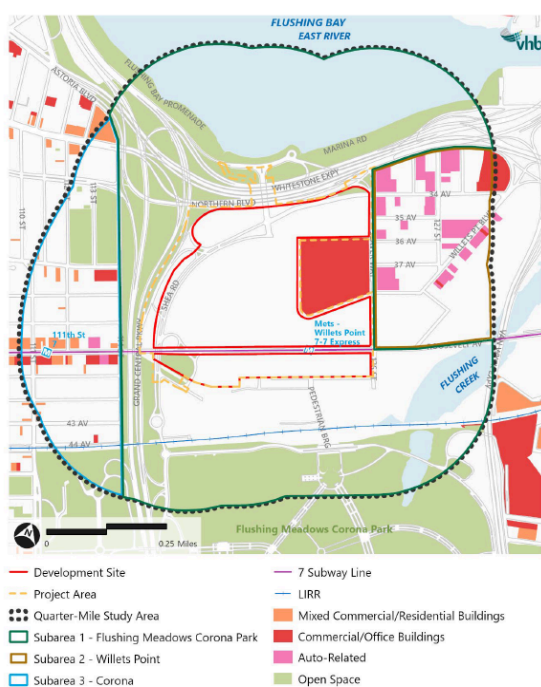


Figure 3-3 Socioeconomic Indirect Residential Displacement Assessment Study Area



¹⁸ Queens Future. (2025). *Queens Future FEIS Environmental Impact Statement (FEIS)* (p. 3-2). Prepared by VHB.

In addition to a limited study of indirect displacement, Queens Future ignored the impacts that the Development could have on restaurant and bar businesses, which would compete with the casino and its restaurants. Instead, the FEIS focuses broadly on all indirect commercial displacement, which may not provide the level of specificity needed to understand the particular adverse impacts on the surrounding neighborhood's robust small restaurants, vendors, and bars.

Our ask: We call on your agency to require the applicants to issue a supplemental FEIS or reissue a revised FEIS that meaningfully studies the indirect displacement impacts on the local restaurant industry and indirect commercial and indirect residential displacement impacts throughout Queens Community Districts 3, 4, 6, 7, 8, and 9, or at minimum, in Flushing and Corona.

5. Urban Design and Visual Resources and Neighborhood Character, FEIS Chapters 8 and 19

The urban design of the Project Site

The project site is part of Flushing Meadows Corona Park (FMCP), the fourth largest park in NYC and one of the city's most flood-prone, as it is formed in the path of Flushing Waterways and its former wetlands. FMCP runs north/south through the borough, offering passive and recreational opportunities for the public. Flushing Bay and Flushing Creek form the foundation of Flushing Meadows Corona Park, beginning in Willow Lake, flowing north, running underground for half a mile, emerging as a creek, and emptying into Flushing Bay. FMCP, in essence, collects, connects, and organizes Flushing Waterways, drawing people in and toward the water.

The project site serves multiple functions in the park: an open parking lot for Citi Field, a festival ground, a holiday light show, a carnival ground, a thoroughfare between the 7 train and Flushing Bay, etc. All these functions, which align with the original lease agreement, are park-like, enhancing the overall park system. Built in a park, any development on the site is an investment in the park and should be contextually aligned with the park's design and uses, welcoming to the public, and functionally embedded within the surrounding neighborhoods. It should also be designed in concert with the park's ecological communities, including a wide array of migratory birds who use the park as a key stopover point. Queens Future's Vegas-like development fails on all counts.

Failures of Queens Future's urban design

Metropolitan Park proposes a hotel and casino complex with a sprawling 18-acre footprint, soaring 9-story parking garages, and vast 15 to 26-story hotels. The towering buildings will transform the open sight line, further cut people off from the waterfront, increase shadows, and likely create a wind tunnel in the center of the project (despite its .01-mile proximity to Flushing Bay and its towering design, Queens Future fails to study the impact of wind on the site). The glass-paneled buildings will confuse birds and tax bird energy during migration, potentially resulting in increased bird strikes.

While Queens Future promises a 20-acre park, the design only includes disconnected plazas with ill-defined programming and interstitial green spaces. The main area that the developer claims will be a "park", is a 7-acre privately owned plaza tucked in between the 18-acre building and the Citi Field stadium. The plaza is built at a grade to accommodate the 12-foot elevation change from Citi Field to the hotel and casino complex. From the human perspective, the project will function as a huge glass box with

a steeply inclined plaza stuck inside a canyon-like interior, rather than a welcoming park where a neighbor can spend the day with family and friends.

The project, surrounded by multi-lane roads, does little to promote pedestrian connections to nearby neighborhoods or construct sound barriers. The proposed traffic circulation pattern all but eliminates any inviting pedestrian connection under the highway to the marina. There is no reciprocity with the street at the pedestrian level, except at the entry points to each project, which will serve as pinch points as people move quickly inside the commercialized space.

Our ask: We call on your agency to require that the applicants study and select the best alternative to meet the project goals and minimize the adverse impact of the project. To do so, we call on your agency to require the applicants to issue a supplemental FEIS or reissue a revised FEIS that reviews alternatives that prioritize climate resilience, including a design that is contextual to the park it is situated within, substantially benefits the World's Fair Marina and Flushing Meadows Corona Park, capture 100% stormwater, and do not increase parking.

6. Water and Sewer Infrastructure Impacts, FEIS Chapter 11

The Problem

Flushing Bay receives over one billion gallons¹⁹ of raw sewage and polluted stormwater every year by way of an overwhelmed sewer and stormwater system. This onslaught of contamination leaves Flushing Waterways' ecological communities choked of oxygen and its populous boating community paddling in sewage. According to the Billion Oyster Project's Community Water Quality Testing program, enterococcus levels in Flushing Bay, Flushing Creek, and FMCP's two lakes are unacceptable for direct human contact for the majority of the summer.²⁰ Flushing Bay and Creek received an F rating in Save the Sound's 2022 Unified Water Study.²¹

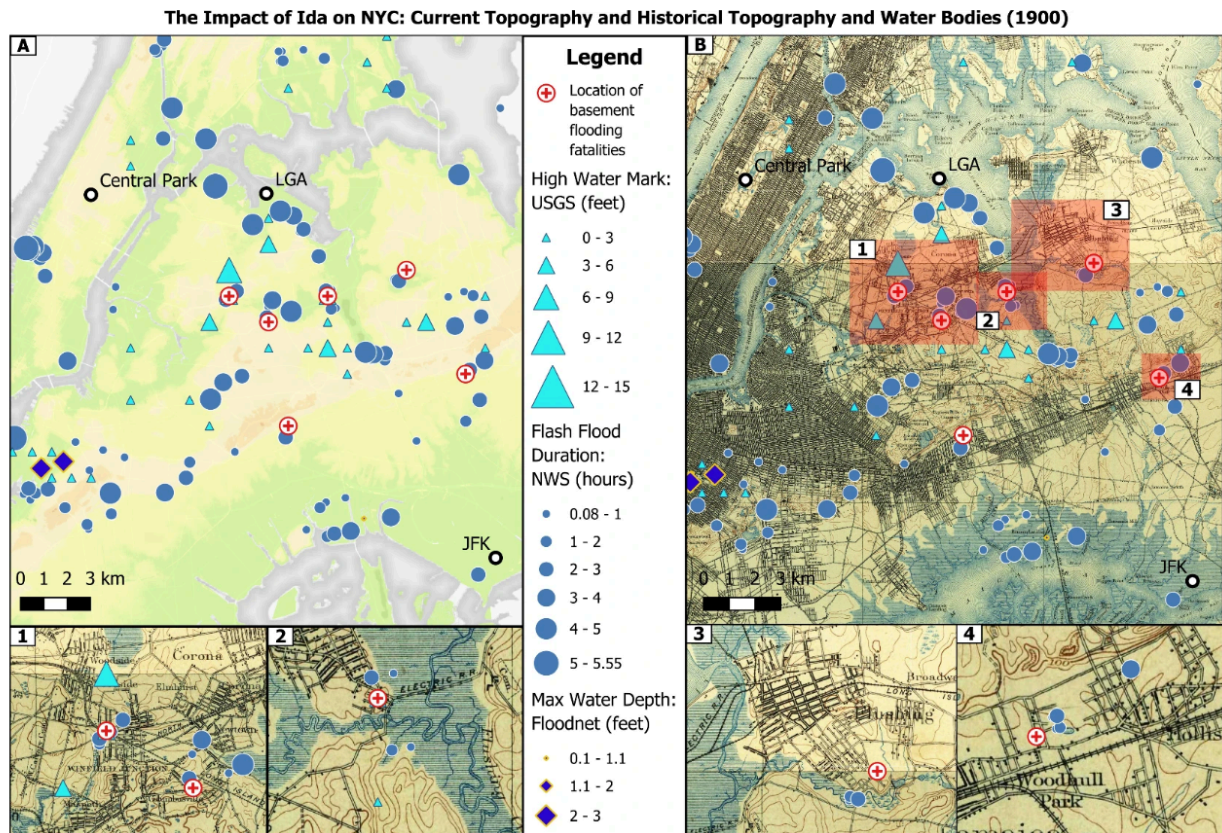
In addition to a sewage overflow issue, the overwhelmed local collection portion of the sewer system has led to a grave flooding problem in the neighborhoods that surround the project site. While the roads, parks, and neighborhoods around Flushing Waterways consistently flood with heavy rainfall, our neighbors experienced some of the worst possible impacts of this inland flooding with Hurricane Ida in 2021. During the storm, community members' homes in Corona, East Elmhurst, Jackson Heights, College Point, Flushing, and Queensboro Hill—all neighborhoods that surround Flushing Waterways—filled with water (see Figure 3, which visualizes the impact of Hurricane Ida on NYC, including on the neighborhoods surrounding the project site). Several of these residents tragically died in their basements

¹⁹ The City of New York Department of Environmental Protection Bureau of Wastewater Treatment. (2016). *Combined Sewer Overflow Long Term Control Plan for Flushing Bay*. Prepared by AECOM USA, Inc.

²⁰ Raw data for the 2024 water quality testing season is available here, and complete data from 2012-2024 can be made available upon request.
<https://docs.google.com/spreadsheets/d/1gmgDdKahRJGCcK7aOWjQ5kpBRlYtJiqX8vJOIYqkHLQ/edit?gid=0#gid=0>

²¹ Save the Sound. *2024 Long Island Sound Report Card*. Unified Water Study. Retrieved January 10, 2025, from <https://www.savethesound.org/report-card>

from the flooding. While the capacity of the sewer system is typically 1.75 inches of rain per hour,²² the rain from Hurricane Ida fell at over 3.15 inches per hour,²³ seeping out of storm drains and gutters, filling homes and streets. The New York Panel on Climate Change identifies neighborhoods surrounding FMCP as being in a high flood vulnerability index and the panel has concluded that we can expect to see more frequent and more intense rainfall in the future.²⁴



Several metrics showing the deadly intensity and duration of the flooding during Ida overlaid on two topographic maps of NYC (A is current topography above sea level and B is historical (1900) topography). (A) Indicates the topography of NYC when it flooded during and after Ida. Grey indicates below sea-level elevation. The historical map, (B) Shows the many water bodies and former coastline that have since been buried, engineered and obscured in relation to present day flooding. The insets (1-4) are highlighted on the zoomed-out map in red. These insets show the detail in occurrences of flood reports and deaths and their proximity to specific water bodies that have since been developed over and no longer function as natural drainage areas. The marker scale in the legend applies to all panels, and the map was made in QGIS²⁵.

Figure 3: The impact of Hurricane Ida, showing both current and historical topography.²⁵

²² NYC CDBG-DR Draft Action Plan Post-Tropical Cyclone Ida. (2021). Community Development Block Grant Disaster Recovery. NYC CDBG-DR Hurricane Ida Action Plan, Executive Summary (p. 2).

²³ (2021, September 2). *How much rain fell in NY, NJ amid historic Ida flooding?* ABC 7, Weather. <https://abc7ny.com/rainfall-totals-flooding-amount-nyc/10993553/>

²⁴ (2019). New York City Panel on Climate Change 2019 Report. *Annals of the New York Academy of Sciences*, 1439(1), 11. <https://doi.org/10.1111/nyas.14008>

²⁵ Mossel, Carolien; Hill, Spencer A.; Samal, Nihar R.; Booth, James F.; and Devineni, Naresh. (2024). *Increasing extreme hourly precipitation risk for New York City after Hurricane Ida*. Nature. <https://www.nature.com/articles/s41598-024-78704-9>

Any development proposed for the area should be designed in such a way as to place no additional burden on the system, mitigate any added sewage overflow, and do so in a way that accounts for the cumulative impacts of climate change and future development projects. The project fails on all counts.

Sewage impacts

The development will increase sanitary sewage demand on the Bowery Bay Wastewater Treatment Plant (WWTP) which is easily overwhelmed during precipitation events resulting in combined sewer overflows that cause water quality violations in Flushing Creek, Flushing Bay, and the East River. The NYC Department of Environmental Protection's (DEP) Combined Sewer Overflow (CSO) Long Term Control Plan (LTCP) for the overflows into Flushing Bay is to build a tunnel that will direct half of this overflow to the WWTP by 2035, so discharges will continue for the foreseeable future. Queens Future's project's sanitary sewage will partially displace the existing sewage capacity of the Bowery Bay WWTP.²⁶ In doing so, it will exacerbate the sewage overflow problem from combined sewers during precipitation events, dumping sewage and stormwater into Flushing Bay through CSO BB-08,²⁷ one of the two largest CSOs in Flushing Bay.²⁸ Queens Future's proportional responsibility for this overflow must be mitigated to the maximum extent practicable.

Stormwater impacts

The FEIS notes that stormwater runoff volumes may “result in a flow volume increase of over 2 percent”²⁹ and Best Management Practices would be needed to adhere to DEP's Unified Stormwater Rule guidelines, including requirements to bring the Site into compliance with allowable stormwater release rates. To achieve this, the FEIS explains that releases “could” be managed with one or a combination of detention techniques, and therefore there would be no significant adverse stormwater impact. This solution is ill-defined, failing to give the public anything material to comment on or to provide any assurance that Queens Future is actually prepared to mitigate the full extent of this project's stormwater impacts. By failing to provide clear solutions Queens Future may ultimately punt the problem to city agencies and avoid managing or mitigating the impact.

Failure to account for climate change

The State Environmental Quality Review (which sets the base regulations for CEQR guidance) requires at 6 NYCRR 617.9(b)(5)(iii)(i) that an EIS should “avoid or reduce both an action's impacts on climate change and associated impacts due to the effects of climate change.” In line with this regulation, FED-UP's DSOW comments (Appendix A) requested that the EIS account for impacts from climate change, including increased precipitation and cumulative impacts from other developments. The FEIS does not accomplish this request. Instead, the FEIS notes a 12-month average monthly flow to Bowery Bay WWTP of 101 mgd from March 2016 to March 2017. The FEIS claims that this is the latest

²⁶ Queens Future. (2023). *Queens Future Draft Scope of Work in Preparation of a Draft Environmental Impact Statement* (p. 29). Prepared by VHB.

²⁷ Queens Future. (2025). *Queens Future Final Environmental Impact Statement (FEIS)* (p. 11-15). Prepared by VHB.

²⁸ The City of New York Department of Environmental Protection Bureau of Wastewater Treatment. (2016). *Combined Sewer Overflow Long Term Control Plan for Flushing Bay* (p. ES-21). Prepared by AECOM USA, Inc.

²⁹ Queens Future. (2025). *Queens Future Final Environmental Impact Statement (FEIS)* (p. 11-3). Prepared by VHB.

12-month period for which data is available, noting that it is well below the maximum permitted capacity for Bowery Bay WWTP (150 mgd). The FEIS then states that the proposed action is estimated to contribute an increase of only 0.68 mgd and therefore “would not cause the Bowery Bay WWRF to exceed its operational capacity or SPDES-permitted capacity.” However, this analysis does not take into account both the 1% to 15% predicted precipitation increases³⁰ and the cumulative impacts compounded by future development projects. The FEIS also fails to note the frequency of wet weather CSO events, instead focusing on dry weather events. This analysis, which utilizes data that is nearly 10 years old and disregards already observable and worsening climate change impacts, cannot support a conclusion that this project will have no significant impacts on stormwater and sewage infrastructure. It oversimplifies the problem by assuming the status quo from 2016 will remain, despite that the project is not estimated to be complete until 2030, depriving the public and decision-makers of the complete picture and avoiding Queens Future’s CEQR obligations.

Failure to properly mitigate impacts

On page 23-1 of Chapter 23 in the Draft Environmental Impact Statement “Unavoidable Significant Adverse Impacts” Queens Future stated:

As discussed in Chapter 11, Water and Sewer Infrastructure, flows from the Proposed Project, which would contribute to an exceedance of the capacity of the 24-inch sanitary main and the 37th Avenue Pump Station, could result in a potential significant impact to sewer infrastructure. Additional analysis will be undertaken between the Draft EIS (DEIS) and Final EIS (FEIS) of the hydraulic capacity of the 24-inch sewer and of the capacity of the 37th Avenue pump station. If it is confirmed that the flow levels in the With-Action condition would exceed operating capacity to an extent considered significant consistent with CEQR Technical Manual guidance, a significant adverse impact would occur. In that event, potential mitigations could include capacity enhancements to the 24-inch sanitary sewer and/or the pump station, or other infrastructure improvements or operational changes that would avoid the impact. Should the capacity or other infrastructure improvements be unable to fully mitigate these impacts, the significant adverse impact would be considered unmitigable to that extent.

The applicants removed this conclusion from the FEIS and noted in Chapter 11 that, after coordinating with the NYC Department of Environmental Protection (DEP) that Queens Future would construct a new 20-inch watermain. The FEIS goes on to state that “The Applicant will coordinate with NYCDEP, and other city agencies as appropriate, on the specifics of the new water infrastructure, including routing and connections (anticipated to be either to existing mains on Roosevelt Avenue or Shea Road), to the water distribution system that are acceptable to NYCDEP”.³¹ There are two key issues with this analysis:

1. **Failure to give critical information during the public comment period:** By postponing the assessment of the hydraulic capacity of the 24-inch sewer and the capacity of the 37th Avenue pump station until after the DEIS comment period was complete, Queens Future failed to give the public an opportunity to review and comment on their findings. This is unacceptable and your

³⁰ Mossel, Carolien; Hill, Spencer A.; Samal, Nihar R.; Booth, James F.; and Devineni, Naresh. (2024). *Increasing extreme hourly precipitation risk for New York City after Hurricane Ida*. Nature. <https://www.nature.com/articles/s41598-024-78704-9>

³¹ Ibid., 11-2

agency should require the applicants to issue a supplemental EIS or a revised FEIS and conduct another public notice and comment period to give the public ample opportunity to review and comment on these findings.

2. **Potential to increase sewage overflow to Flushing Bay:** Flushing Bay has some of the largest CSO outfalls in the city and accounts for nearly 10% of the city's CSO pollution. Adding any additional sewage to this already overburdened waterway, especially in light of potential increased impacts due to climate change, should not be treated lightly. Doing so requires an extensive review of alternatives that the public can comment on.

Our asks: We call on your agency to require the applicants to issue a supplemental EIS or issue a revised FEIS where: 1. The applicant's stormwater and sewer impact assessments account for rising sea level, increased precipitation, and increased storm intensity, 2. The applicants study existing conveyance, future wastewater and stormwater flow and drainage patterns, and the potential impacts on the WWTP's capacity in the context of the compounded impacts of other existing or planned development projects that will put further strain on the WWTP, 3. The applicants provide a detailed analysis of the hydraulic capacity of the 24-inch sewer and of the capacity of the 37th Avenue pump station and detailed methodologies, with proven agency agreement, to mitigate the anticipated impacts, 4. If unavoidable significant adverse impacts remain, then the applicants study a scaled-down project Alternative with a reduced development footprint to prevent the unavoidable significant adverse impacts of increased sewage and stormwater flow into Flushing Bay.

7. EIS process, timing, and community engagement

Finally, as we expressed at the City Planning Commission hearing on January 8th, we are frustrated with the inadequate public process at the DEIS and FEIS stage. The hearing and conclusion of the comment period were noticed in the Environmental Notice Bulletin on December 18, 2024, just before the winter holidays. The hearing was then set for January 8, 2025, just after the winter holidays, and the end of the comment period was set for January 21, 2025, a day after Martin Luther King Jr. day and the Presidential inauguration. As community organizations and organizers, we know that holidays and major political events are the worst time to engage communities in a process-driven issue. Community members who may have wanted to review the DEIS, decide whether/what they would comment on, and coordinate as needed within their communities to make sure that other interested parties would have an opportunity were put at a disadvantage since the DEIS comment period fell at a time when many people are focused on spending time with their families or traveling.

The public hearing—the only one on the DEIS, despite the level of publicity and controversy this project has generated—was set at 10 am on a weekday in conjunction with the City Planning Committee hearing, which covered several topics including the Queens Future project. There was no definitive start time for the Queens Future hearing, no announcement end time, and no way for registered speakers to know when they would speak. This made it very difficult for working people to participate. Finally, while we appreciate that the Commission granted a 10-day extension to the comment period, this extension was inadequate to correct the aforementioned shortcomings.

Thank you for considering our comments. You can contact rpryor@guardiansofflushingbay.org with any questions.

Sincerely,

Rebecca Pryor
Executive Director
Guardians of Flushing Bay

Dara Illowsky
New York Staff Attorney
Save the Sound

With support from FED-UP, Steering Committee members include:

- 89th Street Tenant's Union
- Flushing Workers Center
- Guardians of Flushing Bay
- Muslim Center of New York
- Western Queens Community Land Trust

APPENDIX B
Queens Future letter presented to Queens Community Board 7

Metropolitan Park
Queens Future

October 30, 2024

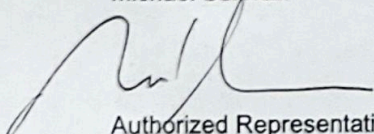
Steve Cohen and Hard Rock International, the partners in Metropolitan Park "Queens Future", are committed to partnering with the local community for ongoing input and engagement in the transformation of 50-acres into Metropolitan Park.

As part of our \$1 billion dollar commitment to Queens, a Community Improvement Fund ("Fund") will be created to provide several million dollars in annual grants to benefit community-based organizations, especially those within the most impacted Community Board Districts neighboring Citi Field.

Metropolitan Park will organize and operate the Fund based on recommendations of representatives of these most impacted Community Board Districts in cooperation with our local governing partners. Accordingly, a seven (7) member Board will be formed that will include at least one member appointed by the Chair of Community Board 7 Queens and additional member nominations will be based on geographic proximity to the site.

We are committed to being a responsible and supportive neighbor and will ensure that the grant awards reflect the needs of our neighbors in a geographically - appropriate manner.

Michael Sullivan



Authorized Representative
Queens Future

Jim Allen



Authorized Representative
Queens Future

From: [Hannah Mendoza](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] DO NOT CONSTRUCT A CASINO
Date: Sunday, March 9, 2025 9:36:51 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Report suspected phishing emails with the Phish Alert Button or forward them to phish@oti.nyc.gov as an attachment.

To City Council -

PLEASE do NOT construct a casino complex in Flushing Meadow Park. Queens IS the future but a casino isn't based on sociological research proving that doing so will bring more harm than good to the social fabric as well as the real estate value of our borough, ESPECIALLY all neighborhoods within a mile radius of Flushing Meadow Park. And yes, the money from the casino will NOT go beyond the casino business itself.

Read all of the following report and studies that prove how a casino will only compound our problems challenging our borough and NYC at large:

<https://www.cnn.com/2013/09/24/opinion/frum-casinos-harm/index.html>
<https://academic.oup.com/eurpub/article/34/2/335/7613008?login=false>
<https://pmc.ncbi.nlm.nih.gov/articles/PMC6376388/>
<https://kindbridge.com/gambling/how-does-gambling-affect-society/>

The Chinese-American community already suffer gambling issues and as many among residents can easily tell you, they send many busloads to casinos. By constructing one next door to the largest Chinatown neighborhood in NYC (Flushing), they are only perpetuating an already-existing problem:

<https://www.gatewayfoundation.org/blog/gambling-addiction-asian-american-communities/>
<https://pmc.ncbi.nlm.nih.gov/articles/PMC9670317/>
<https://www.nbcnews.com/news/asian-america/gambling-addiction-can-be-silent-struggle-asian-americans-few-culturally-n1257070>
<https://www.hamilton.edu/news/story/wang-12-exploring-gambling-among-chinese-immigrants>
<https://www.tandfonline.com/doi/full/10.1080/14459795.2023.2238039>

Sincerely Yours,
Hannah Kim-Mendoza

From: [Isaac Carmignani](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Queens Future Map Change and Ammendment
Date: Friday, March 7, 2025 10:51:30 AM

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Dear City Council Zoning Committee,

As a longtime civic leader in Queens, I'm writing to express my strong support for the Metropolitan Park project. This is a rare and exciting opportunity to transform 50 acres of vacant asphalt around Citi Field into a world-class sports and entertainment park.

After an extensive and inclusive community engagement process, Metropolitan Park has earned overwhelming support from Queens residents, elected officials, labor unions, small business owners, and advocacy groups. This was made clear when all six Queens Community Boards voted decisively in favor of the project—83% of Community Board members voiced their support.

Steve Cohen has repeatedly emphasized that owning the Mets is more than just about baseball—it's a civic responsibility that extends beyond the stadium. With an \$8 billion private investment from Steve and Hard Rock, Metropolitan Park will revitalize these underutilized parking lots and create real, lasting opportunities for local residents. This project will generate 23,000 well-paying union jobs and bring over \$1 billion in direct community benefits, including substantial investments in public transportation and a Community Impact Fund dedicated to supporting local non-profits.

Beyond the economic impact, Metropolitan Park is about building something that truly benefits the people of Queens. While it will include year-round entertainment like a Hard Rock hotel, casino, sportsbook, and live events venue, the majority of its footprint is dedicated to public use. That means 25 acres of brand-new park space, athletic fields, and the Taste of Queens food hall, which will showcase our borough's incredible local vendors.

This is a once-in-a-lifetime chance to bring a community-driven vision to life. I hope you'll join me in supporting Metropolitan Park and making this transformative project a reality for Queens.

Thank you,

Isaac Carmignani

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P - please don't print this e-mail unless you really need to do so.



The Honorable Mr. Shekar Krishnan
New York City Council Member, 25th District
3732 75th Street, Jackson Heights, New York 11372-2124

CC: The Honorable Members of the Zoning and Franchises Subcommittee: Kevin C. Riley, Shaun Abreu, Yusef Salaam, Francisco Moya, Lynn Schulman, Kamillah Hanks, David Carr

March 8, 2025

Dear Council Member Krishnan:

As District 25 constituents (many who voted, volunteered, and petitioned for you), we urge you to **vote NO** on [Queens Future LLC's ULURP application](#) to demap and rezone 25 acres of public parkland for a casino.

Your vote representing District 25 and as Chair of the Parks Committee would be misrepresented as evidence of community consent for a predatory casino—when no such consent exists. Approving this rezoning would not only move the project forward but also pave the way for parkland alienation.

We call on you to **publicly oppose Queens Future LLC's ULURP application**. The casino project:

- **Exploits our community for private gain.** A casino will extract wealth from residents of all socio-economic classes, particularly targeting vulnerable groups, to benefit a billionaire. Problem gambling disproportionately harms people living in [lower-income neighborhoods](#), and [exacerbates inequality](#). The proposed casino site is adjacent to Flushing and Corona, neighborhoods which are designated as [disadvantaged communities](#) by New York State.
- **Increases social harm.** Proximity to a casino correlates with higher rates of gambling addiction and problem gambling, which are linked to [domestic violence, child neglect, debt and bankruptcy, and depression and suicide](#). With the high population of seniors and immigrant communities living near the proposed site, this casino is not development, but exploitation. Research also indicates that [crime rates are higher](#) in counties with casinos compared to those without.
- **Lacks trustworthy leadership.** Queens Future LLC (billionaire Steve Cohen and Hard Rock) spent [\\$1.4 million in 2024](#) and [\\$1.5 million in 2023](#) lobbying for this casino, the highest NYC single-issue lobbying expenditure in both years. Local Community Boards have been heavily targeted by Cohen's lobbyists, with some community board members even serving as paid consultants to Cohen's casino team. These biased votes are now being used to manufacture a false perception of broad community consent and support.



- **Lacks enforceable community benefits.** There is **no legally binding Community Benefit Agreement** to hold developers accountable for delivering on their community benefit promises. Instead, Steve Cohen’s team claims oversight will fall to the New York State Gaming Commission—the same entity that grants the license and is overseen by the Governor. (Steve Cohen is a major donor to NY Governor Kathy Hochul, and also [donated \\$1 million](#) to President Trump’s 2017 inauguration.)
- **Offers misleading job promises.** Hard Rock, the casino’s operator, is **non-union**.

We also fully support the [comments submitted](#) by Guardians of Flushing Bay, Save the Sound and FED UP regarding the project’s adverse environmental and social impacts:

- **Public land giveaway.** By demapping 25 acres of public parkland, this plan privatizes 77 acres of public land to build a massive, tax-free casino and hotel. While the developer Queens Future LLC trumpets the project’s 20-acre “park”, the proposal, in fact, features a 7-acre privately owned grassy plaza tucked in between the sprawling casino complex and the stadium, with a smattering of medians and walkways.
- **Lack of displacement analysis.** The environmental review submitted with the land use actions ignores the casino’s potential to displace residents and small businesses in Flushing, East Elmhurst, Jackson Heights, Elmhurst, or the majority of Corona. Without a thorough impact study, this project cannot be responsibly approved.
- **Fails to meet climate resilience goals.** Instead of investing in climate solutions, this proposal envisions a 3.7-million-square-foot development (the size of 58 football fields) with 20+ story towers in environmental justice communities. It fails to meet stormwater management requirements, increases parking by 91%, and brings significant traffic - all of which exacerbates local climate risks.

We call on you to vote NO on this proposal. Queens communities and New Yorkers deserve real investment in our public parkland, not a land grab for a casino.

Sincerely,

Jackson Heights Indivisible and District 25 Neighbors

- | | | |
|----------------------|------|--------------------|
| 1. Victoria Adler | | |
| 2. Cecilia Aiello | 101. | Varsha Mahrani |
| 3. Manuela Agudelo | 102. | Vandana Mathrani |
| 4. Jenny Akchin | 103. | Raj Mathrani |
| 5. Nella Alamanni | 104. | Luke Maxwell |
| 6. Franklin Aucapina | 105. | Arianne Mayer |
| 7. Serhan Ayhan | 106. | Molly McArdle |
| 8. Timothy Bandura | 107. | Sarah McKenney |
| 9. Kisha Bari | 108. | Jennifer McTaggart |



10. Michael Bassman	109. Alejandra Mecatl
11. Elizabeth Batiuchok-Colon	110. Mark Mehler
12. Brad Battaglia	111. Ana Melo
13. Jennifer Beirne	112. Zalykha Maria Mokim
14. Joshua Blum	113. Deidre McFadyen
15. Steven Bodzin	114. Jorge Morales
16. Kenneth Bradburd	115. Ellen Morrissey
17. Peter Branscombe	116. Steven Moyano
18. Kimberly Brown	117. Charles Newman
19. Bill Bruno	118. Linda Mackersie Newman
20. Joey Burgos	119. Elaine O'Brien
21. Patricia Voltolini Caligaris	120. Sanjay Patil
22. Matteo Caligaris	121. Elizabeth Perkowski
23. Thomas Callahan	122. Deborah Pressman-Cobb
24. Jenna Capeci	123. Angeline Protacio
25. Alicia Canary	124. Dev Purkayastha
26. Hanjing Cao	125. Dia Qirreh
27. Jasmin Chang	126. Jaime Quan
28. Nathalie Chetrit	127. Helen Quinn
29. Robert Cheng	128. Anindita Rao
30. David N Claman	129. Sunaina Rao
31. Christen Clifford	130. Roona Ray
32. Lynn Cole	131. Exley Reed
33. Rebecca Cook	132. James V. Rescigna
34. Maria Coritsidis	133. David Rivera
35. Kim Cummings	134. Chris Roberts
36. Andrew Cyr	135. Katherine Rochmat
37. Joseph Datko	136. Cristina Rodriguez-Hart
38. Jake DeGroot	137. Sylve Rosen
39. Wallace Dibble	138. Jessica Rothenberg
40. Anna Dioguardi Moyano	139. Zachary T. Rouse
41. Jenny Dubnau	140. Peter Russo
42. Michaela Dwyer	141. Jill Ryan
43. Deva Estin	142. Lily Saint
44. Dawn Falcone	143. Maryam Samani
45. Meredith Faltin	144. Margaret Samu
46. Melissa Falkenham	145. Melissa Sanabria
47. Laura Fenton	146. Sarah Sanchez
48. Eric Finkelstein	147. Lori Sandler
49. Margaret Flanagan	148. Anne Santos-Bermejo
50. Linda Ganjian	149. Claudia Schellenberg
51. Angela Ghesquiere	150. Samantha Seminario-Burns
52. Kate Gilmore	151. Charlie Seminario-Burns
53. Sarah Graff	152. Dana Schwister
54. Cybele Grandjean	153. Max Scott
55. Kristin Graves	154. Isabel de Sena
56. Lydia Gould	155. Shona Chakravartty
57. Jonathan Greenberg	156. Daniel Y. Shin



58. Jingyao Guo	157. Nate Shockey
59. Ryan Hall	158. Gail Z Siegel
60. Peter Harp	159. Laura Simpson
61. Mary Hawkins	160. Jeanne Siskind
62. Mary Hawthorne	161. Julie Skurski
63. Ileana Hernandez	162. Kathleen Smith
64. Amelia Hoffman	163. Lisa Sofio
65. Maria Hoffman	164. Andrew Sokolof Díaz
66. Mitch Hoffman	165. Georgia Southworth
67. Joanna Holzman	166. Pamela Stark
68. Jerry Jackson	167. Sara Stemen
69. Paolo Javier	168. Kirsten Sorton
70. Susan Filomena	169. Adrienne Sox
71. Alexis Kaloyanides	170. Gopal Swamy
72. Susan Kang	171. Leo Sussan
73. Caglar Kaynar	172. Jim Talbott
74. Phyllis Kittler	173. Amanda Tam
75. Rachel Knopf Shey	174. Lumi Tan
76. Samantha Lily Kumar	175. Queenie Tong
77. Georgina Lachman	176. Megan Taylor
78. Lindsey Lange-Abramowitz	177. Fiona Taylor
79. Elyse Lau	178. Cesar Tello
80. Michelle Lau-Burke	179. Katherine Teran
81. Eugenia Lee	180. Harmony To
82. Elizabeth C. H. Lee	181. Jennifer Uleman
83. John Leonard	182. Celeste Umpierre
84. Brian Lesser-Hernandez	183. Annie Unnold
85. Cecilia Lim	184. Vinson Valega
86. Bonny Lin	185. Radha Vatsal
87. Rachel Lodi	186. Sunita Vatuk
88. Shira Loewenberg	187. Michelle de Vera
89. Nicolle Loayza	188. Sweta Vohra
90. Anna Lunn	189. Laurie Vokes-Jackson
91. B. Madhusudan	190. Jaime Weisberg
92. Wendy Madhusudan	191. Bill Weisbrod
93. Kirsten Magnani	192. Liz Wieshofer
94. Dorothy Magnani	193. Yecica Wilczek
95. Sebastian Maguire	194. Davida Weber
96. Katherine Maloy	195. Kirsten Westphal
97. Marguerite Manela	196. Katherine Wildenhaus
98. Len Maniace	197. Melecia Wright
99. Umed Maru	198. Howard Wong
100. Arianna Martinez	199. Felicia Yong
	200. Melissa Zavala, PhD
	201. Nick Zieminski

From: [Jessame Hannus](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Testimony - Queens Future project City Council Zoning Subcommittee Thursday, March 6, 2025 10 am hearing
Date: Wednesday, March 5, 2025 5:50:47 PM

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I cannot attend the hearing as I have to work but I wanted to let you know that as a resident of Rego Park and a frequent user of Flushing Meadows Corona Park I vehemently oppose the plan to bring a Casino to our park.

It's shocking that so much of FMCP (our main green space in Queens) is given over to private uses. Facilities that generate massive revenues for their owners with pricing out of reach for many in the immediate community. The US Open even shuts down swaths of the park at the height of the summer.

I opposed the plan for a mall in the CitiField parking lot back when the unscrupulous Willets Point developer went back on promises to build affordable housing and held that hostage to their desire for an additional land grab and revenue stream. This should be reserved for public usage if anything, and no one needs the additional vehicular traffic volumes that would bring to a space that is already very difficult to access on foot or by bike.

But I oppose the casino idea far more than the mall. As a woman who most often accesses open space alone, the last thing on earth I want to see is an establishment that will draw prostitution and casual sexualization of women. We need Flushing Bay to feel safer and more accessible for women and families, but this would make that space far creepier with the type of men that gather in and around these spaces. Casinos also prey on the poor. With so many living in close proximity to this location it could have disastrous impact on the economic health of the surrounding community.

I was furious when I participated in an event at CitiField a few years ago for what I thought was a long overdue olive branch from Mets to talk about park access only to later realize it was a bad faith attempt to create a pretense of community support of their casino idea. At the event I came across an idea board that said "what about a casino?" The public response was adamant and angry in their rejection of the idea, with numerous post-its saying absolutely not, never, anything but that. But since it was their event, I'm sure that feedback disappeared when they were compiling the results.


Our access to park land should not be held hostage by billionaires who already earn colossal income off the use of public land. Especially as we already have the example of the Willets Point development where they made all sorts of promises for the public and reneged on them.

CitiField and the US Open are terrible neighbors and impede the community's access to green space. The US Open was allowed an additional landgrab and reconfiguring of the roadway to

facilitate VEHICULAR access to the project while further impeding pedestrian and cyclist access at one of the only places where people coming from the West can cross the Grand Central. I do not trust CitiField or the City of New York when it comes to defending the rights of non-vehicular users when it comes to these kinds of development projects.

If you do decide to take the horrific step of approving this project, there had better be robust and specific improvements to ped/bike access that saves us from having to scramble across the highway, that prioritizes their crossing Roosevelt at the subway, that invites them to the waterfront. AND there need to be enforceable and dire consequences for the organization should they renege on their promises.

Jessame Hannus

A black rectangular redaction box covering the signature area.



JHBG Board of Directors Resolution Protecting Park Space at Flushing Meadows-Corona Park

Feb. 5, 2025,

Queens suffers from a severe shortage of parks as well as the environmental and recreational benefits they provide. It ranks last in the percentage of land among the five boroughs devoted to parks, 7 percent; has only five of the city's 36 recreation centers, even though nearly three of every 10 New Yorkers live here; and is covered by a tree canopy of only 19 percent, below the 22 percent for the city overall, and far behind the official city goal of 30 percent.*

Therefore Jackson Heights Beautification Group' Board of Directors resolves to oppose the further loss of parkland (regardless of its current use) and supports the expansion of genuine parkland. The JHBG Board of Directors further:

1. Reaffirms its opposition to alienation of parkland at Flushing Meadows-Corona Park, specifically the area that includes the parking field at Citi Field that is sought by the development entity known as Queens Future.
2. Opposes Queens Future's Metropolitan Park, a 3.7 million-square-foot casino, hotel, and entertainment complex that would cover 18 acres (the same footprint of the Javits Convention Center but include high-rise towers of 16 and 25 stories.)
3. Support the proposed Phoenix Meadows proposal for 65 acres of parkland, an environmentally sustainable plan that would result in cleaner air; improved flood protection; increased tree canopy to protect against global warming; and greater opportunities for residents to experience nature. Phoenix Meadows proposal is the work of the of FED-UP coalition (Flushing for Equitable Development and Urban Planning.)

** Statistics on park land and recreation centers are from the NYC Department of Parks and Recreation; tree canopy data is from The Nature Conservancy.*

WRITTEN TESTIMONY

March 6, 2025

Re: Supporting Queens Future/Metropolitan Park EIS

My name is Jo-Ann Yoo. Until recent, I served as the executive director of a nonprofit organization that worked with hundreds of Asian American small businesses in New York City, in particular Flushing, Queens and the surrounding area for at least 20 years.

I am testifying to express my strong support for the Queens Future plan for Metropolitan Park.

I have a twenty-year history of working to support the development of small businesses in our city. My first effort was when Mayor Bloomberg sold Flushing's Municipal Lot 1 to build luxury housing, which – as proposed- had no community contributions to the surrounding small businesses impacted by construction of the development. The development completely ignored the contributions of the Asian small business owner who came to the area and built it into the vibrant commercial district of today. During our advocacy efforts, I was fortunate to build relationships with many small businesses who were in danger of displacement, losing a vital livelihood that fed their families and the families of their employees. Additionally, some small businesses who were looking for expansion opportunities had none.

I have seen numerous opportunities come and go without the input of critical stakeholders, leaving behind chances for small business expansion. We have missed out on jobs, especially for immigrants and working-class New Yorkers from communities of color, who live in Queens. While we boast of the borough's and our City's diversity, we do not have enough major project that upgrade infrastructure and provide jobs to help immigrants and communities of color get on the first rung of the elusive economic ladder to build and strengthen their families' financial futures.

In our current economic climate where expansion prospects are few for small businesses, let alone support for the community, we have a rare opportunity with Metropolitan Park.

My support comes from numerous engagements with Metro Park leaders since the beginning of this project, and my support for this project is as follows:

1. Transportation transformation that will mean increased safety for the area with improved access to mass transportation, more lighting that will encourage pedestrian traffic. I have friends and colleagues, mostly women, who walk through that area to and from work, and they have all expressed fear and frustration of walking in the area that is dark and under-developed. The proposed changes will mean increased public safety, which is one of the most important issues to all New Yorkers.

2. There will be tens of thousands of permanent union jobs that will give priority to local residents, good paying jobs in the hotel and the entertainment venue. As someone who has worked to increase workforce development programs, the biggest criticism from the program participants is that there aren't jobs at the end of trainings. With Metro Park, we can create that workforce pipeline.
3. Right now, private philanthropy is withdrawing support from nonprofits who support vulnerable and scared immigrants who refuse to ask for help because of their immigration status. Federal government has cut funding to local nonprofits to run food programs, protect victims of domestic violence, and other social service safety net programs. Metro Park has committed to creating a funding mechanism to support local nonprofits and jobs to inject much needed financial support for programs that support the most vulnerable members of our community.
4. The creation of public, open greenspace with walking paths and exercise equipment for seniors, playgrounds and gardens for families to enjoy.
5. Food venue that will give priority to local small restaurants to expand their businesses, especially as small businesses are suffering from rising inflation. Many local restaurants have asked me how they could be part of this opportunity to have another revenue stream.

During this time as we are all trying to recover from the economic devastation of COVID that resulted in the loss of thousands of jobs, and now with the draconian federal funding cuts, this project is a chance to inject the economy with a real pipeline of good paying jobs, improvements to the physical space, and community philanthropy.

I ask our City Council to put on their visionary hats and say yes to this opportunity that will surely benefit Queens and our entire City.

Thank you for your time and consideration. Again, I want to express my strong support for Metropolitan Park.

From: [Joe Pilato](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] I don't want a casino there
Date: Sunday, March 9, 2025 12:50:26 AM

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Having been in cities with casinos, I fail to see how having one in queens will help us in any way. I would like the space used for the public, as a park. I don't want concentration of wealth and it's already easy enough for people to gamble. I want something that will enrich us all spiritually. I know this sounds hokey but it's what we need right now. Give us a big ol park please.

Joe Pilato



Woodside

From: [John Leonard](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Citi Field Casino Hearing
Date: Wednesday, March 5, 2025 9:08:49 PM

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Hi there - I am a resident of Jackson Heights who lives near Citi Field. I do not support the casino! I do not want it, and I think it will be detrimental to the community. The casino plan has too many questions. They say they will bring grants and investment into the community, but the promises they give are non binding. Another big question is the additional strain on the already overcrowded and suffering 7 train, which no one can afford to be down! The financial gains are all predicated on a business that basically squeezes as much earnings from their customers as possible. The local community can't afford to have even a fraction of them throw away hard earned money or worse yet, become addicted to gambling and lose everything. Our problems of drug addiction, homelessness, and sex trafficking on and around Roosevelt Ave are bad enough as it is. The bottom line is, the house always wins, and in this case the house is an unwanted money-grubbing conglomerate who doesn't really care whether they ruin the lives of the community surrounding them. Please don't buy in to their tales of prosperity--whatever they promise is built on the backs of the community losing their money. It's just plain wrong. This is not the best option for Queens. There are so many more ideas we can consider. So let's actually consider them instead of letting these guys buy their way into our proud borough.

Thanks-

John Leonard



Jackson Heights, NY 11372

From: [Joseph Datko](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Written Testimony for Subcommittee on Zoning & Franchises Public Hearing 6 March 2025
Date: Sunday, March 9, 2025 6:58:35 AM

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Good Morning,

I am writing to submit written testimony to supplement and expand on my testimony in the subcommittee public hearing on 6 March 2024 concerning the map change and amendment application C 250046 ZMQ and C 250047 MMQ.

First, before addressing the project itself, I would like to implore the city council and this subcommittee to not abdicate its responsibility to the people of New York City by deferring the proper evaluation of the merits of the project to the state legislature or gaming commission. Prior local review has proven inadequate. The applicant did not offer satisfactory responses to public comment during environmental quality review, and as noted at the subcommittee public hearing, the scope of that process does not adequately encompass the social, ecological, and geological dynamics of the project site and its surroundings. While I can only speak for my experience with community board 3, the review process there was shallow and the public hearing hosted by that body was a promotional advertisement for the applicant's project in all but name. The purported consensus of those unelected boards in favor of the project likely tells us very little about the actual level of local resident support. To my knowledge, the only large survey of residents not sponsored by the applicant was conducted by State Senator Ramos and showed a high rate of disfavor for the project.

While the subcommittee can and should examine these unresolved matters further, the essence of the application was easily summed up by lead representative Michael Sullivan: give us the land to do with as we wish, for our profit, or we'll make sure it stays a blight. This is the argument of a bratty child, that if I can't have something then nobody can. The wisdom of maturity would instruct us just as easily not to meet such selfish petulance on its own terms. The city council should not meekly go along with a process that will give away public parkland just because it's temporarily snared by an ill-conceived lease agreement. Sports teams and entertainment investors come and go, and so do elected representatives for that matter, so the people of Queens and all of New York City are not assured of faithful and enduring stewardship of the territory they're being asked to cede. Rather, given the questionable character and history of the chief backer of the project, they are rightly skeptical of the scheme. From a climate resilience perspective alone, the proposed useful life of the project facilities seems too long for the attention span of the financial speculators pushing for this casino, and yet the water of Flushing Creek and its associated wetlands will flow on long after they've moved on to higher, dryer ground. For further details on this point, I refer you to the testimony provided by Rebecca Pryor and Cody Herman; I need not restate it here.

Thank you for your future consideration.

Joseph Datko

From: [Josh Blum](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Opposition to the Citi Field Casino Project
Date: Thursday, March 6, 2025 5:32:00 PM

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Dear Members of the Land Use Committee,

I am writing to express my strong opposition to the proposed Citi Field Casino Project. As a concerned resident, I urge you to consider the serious implications this project poses for our community and the natural environment surrounding Flushing Bay.

First and foremost, the project threatens the environmental integrity of Flushing Bay—a vital local ecosystem. The proposed casino and its associated infrastructure could lead to increased pollution, disruption of water quality, and long-term harm to local wildlife and natural habitats. These environmental risks are especially concerning given the bay's importance as a community resource and natural sanctuary.

Additionally, the casino is expected to bring a significant increase in traffic and strain local infrastructure. This surge in vehicular activity not only jeopardizes public safety but also exacerbates existing congestion issues in the area. Increased noise and pollution from heavy traffic will further detract from the quality of life for residents and diminish the unique character of our neighborhood.

Furthermore, the economic benefits promised by the casino do not outweigh the projected social and environmental costs. The incentives provided for this project seem to prioritize short-term gains over the long-term well-being of the community. A development of this scale is likely to lead to negative externalities, such as heightened crime rates and other social issues, which would adversely affect families and local businesses that contribute to the community's fabric.

Given these substantial concerns—environmental degradation, infrastructural overload, and the questionable socio-economic trade-offs—I respectfully request that the committee reconsider and ultimately reject the proposed Citi Field Casino Project. It is essential that the long-term health, safety, and sustainability of our community be placed above speculative economic benefits.

Thank you for your time and careful consideration of this matter. I trust that you will weigh these significant concerns as you deliberate on the future of our neighborhood.

Sincerely,

Josh Blum
Concerned Citizen

From: [Julie Fisher](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Metropolitan "Park" testimony
Date: Saturday, March 8, 2025 9:59:20 AM

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To the City Council Land Committee:

I do not support the granting of a ULURP to allow the construction of a casino on mapped Parkland in Corona, Queens.

I live and work within walking distance of this site. There are certainly better uses for this land than the current poorly maintained series of asphalt parking lots. However, those uses are Parks and Parks adjacent activities, not a casino, and vegetated space with no connection to the neighborhood, limited

Flushing Meadows Corona Park is in need of serious investment. It does not currently benefit much from the other high-end user of the Park, the USTA. Metropolitan "Park" does not provide sufficient benefit to the public - to the immediate neighborhoods, to Queens as a whole, or to the City of New York. This plan does not seek to embrace the larger community - there's no effort to connect the "Park" to the adjacent community. If you walk past Hinton Park (just on the other side of the Grand Central from the proposed development) on a summer evening, you will see every corner of the park crowded with New York residents enjoying a huge variety of activities. If this "Park" development had integrating with the rest of the community in mind, there would be a better connection to Hinton Park, and the nearby neighborhoods of North Corona and East Elmhurst, neighborhoods with limited parks and poor tree canopy. It would also encourage the visitors to the development to explore Queens and its great diversity of restaurants. Instead, the visitors to this development will be like the visitors to the US Open - driving in and driving out, not engaging at all with our wonderful community. The casino will not benefit the community, and the amenities offered in compensation are ill-defined and paltry.

The need for more real parks in Queens is significant and must be addressed. 34th Avenue's success as an Open Street - despite its shortcomings - is proof that innovative solutions are needed to address the park shortage in Queens. Despite the dangers of speeding silent scooters, the street is filled with people of all ages enjoying the open space. Queens needs more Parks. But this development falls far far short of what Queens needs and deserves.

Again, I do not support granting permission for this development. Please do what is right for our city - we deserve more.

Thank you,
Julie

--

Julie Fisher



From: [Justin Yanqui](#)
To: [Land Use Testimony](#); [District25](#)
Subject: [EXTERNAL] VOTE NO ON QUEENS FUTURE ULURP
Date: Wednesday, March 5, 2025 3:07:45 PM

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To: City Council, Council Member Krishnan
From: Justin Yanqui, Lifelong Jackson Heights Resident

Hello,

I am writing regarding Queens Future and the City of New York's (collectively, the "Applicants") Unified Land Use Review Procedure (ULURP) application, Project ID: #2024Q0218. The Applicants seek ULURP approval for land use actions that would enable the taking of 77 acres of NYC public parkland and the development of the land adjacent to Citi Field (the "Development") into 3.7 million square feet of new construction, including a casino, hotel, and convention center.

I call on you to vote NO on the application for the following reasons:

1. Allowing for a casino: by demapping 25 acres of public parkland and rezoning the land to a casino-specific zoning code, the proposed land use action will enable the construction of a casino, which will prey on the wealth of my community only to benefit a billionaire.
2. Allowing for a land grab: by demapping 25 acres of public parkland, the proposed land use action will enable the taking and privatization of 77 acres of public land, allowing the developers to build a massive tax-free hotel and casino redevelopment.
3. No meaningful study of displacement: the environmental review submitted with the land use actions does not meaningfully study the indirect displacement of residents or small businesses in Flushing, East Elmhurst, Jackson Heights, Elmhurst, or the majority of Corona. We cannot agree to a project if we don't understand the extent of its potential impacts, and a project is not climate resilient if it displaces the communities it's meant to protect.
4. No alignment with the city's climate resilience goals: rather than investing in climate resilience solutions on valuable public parkland, the project proposes a looming 3.7 million square foot redevelopment (the size of 58 football fields) with 20+ story buildings in the middle of multiple environmental justice communities. The proposal does not require 100% stormwater capture, it doubles the number of parking spaces on site, and it has not proven its ability to adhere to the city's Unified Stormwater Rule. Queens communities and all New Yorkers deserve better.

As my local representative, I call on you to prioritize the needs of residents for generations to come as you prepare to vote on the Queens Future project.

Thank you,
Justin Yanqui

From: [Kate Dessommes Yoga in Queens](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] do not build casino in citifield
Date: Friday, March 7, 2025 7:11:23 PM

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Stop the Billionaire's Steal of Parkland to Build a Casino!

City Council Land Committee do NOT privatize official NYC park land, especially now that there is a proposal to create an environmentally sustainable 65-acre park on space used for parking next to Citi Field.

queens needs green space not parking lots and casinos for rich land grabbers to cause poor people to loose money on a highly addictive pastime

kate dessommes

[REDACTED]

flushing 11373

Kate Dessommes

Healing external and internal wounds through yoga.

Pray for profound harmlessness and God's point of view.

Yoga Alliance (Teacher & Continuing Education Provider)
Portland State University (B.S. in Social Science & Arts & Letters)

[REDACTED]



My name is Jeehae Fischer, and I serve as the Executive Director of the Korean American Family Service Center (KAFSC). Thank you, Chairman, Riley, and members of the Subcommittee, for the opportunity to testify today.

For 36 years, KAFSC has been dedicated to serving individuals affected by gender-based violence and other forms of abuse. As a nonprofit committed to empowering immigrant survivors and their families, we recognize the critical need for safe, accessible public spaces that foster healing, well-being, and community connection. The expansion and revitalization of Metropolitan Park will provide an inclusive, supportive environment that aligns with these values, strengthening and uniting the diverse communities of Queens.

Metropolitan Park has set an important precedent by actively engaging community members, including organizations like KAFSC, in shaping this project. Through community meetings, listening sessions, and ongoing dialogues, the park's development has ensured that the voices of Queens residents—particularly immigrants and historically underrepresented groups—are heard and reflected in its design and programming. We deeply appreciate that this process has prioritized inclusivity, making the park not just a green space, but a vital hub for cultural connection, wellness, and shared community life.

As a proud partner in this effort, we strongly believe that this initiative will bring lasting benefits to all who rely on community spaces for support, recovery, and connection. Investing in Metropolitan Park is an investment in the future of Queens—one that will serve generations to come, fostering a stronger, healthier, and more connected borough.

I look forward to seeing the positive impact of this project on our entire community.

From: [Nuala O'Doherty](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Queens is the Future
Date: Wednesday, March 5, 2025 1:51:25 PM

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I am writing in support of the zoning changes to help push forward the casino project at the Mets parking lot.

As a long time neighbor, this area has been a dark area that floods and is used sparsely. This proposal will bring economic activity, jobs, green space and entertainment to what is now an underutilized space.

We need this type of investment in our neighborhood.

Please support these changes so we can bring investment, jobs and vitality to our community.

Nuala

Nuala O'Doherty-Naranjo
Attorney at Law



From: [Trosetz](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Support for Metropolitan Park
Date: Thursday, March 6, 2025 7:54:55 PM

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Hello, my name is Tammy Rose Scott. I live in Jackson Heights. I am a mom, an early childhood educator, small business owner and a lover of my Queens community.

I am here today to writing today to express my strong support for the Metropolitan Park project. In full transparency, my company Little Friends has provided and may in the future provide Queens Future consulting services with respect to the design of the on-site child care facility to be located on the Metropolitan Site.

This child care facility is what I am here fighting for. When I first heard about this project i was ambivalent but after attending the first town hall and hearing about the 24K union jobs, my first thought was “who is taking care of the children” and my second thought was: I am against the 50 acres of unused asphalt.

After having multiple conversations with the team, I knew this project is exactly what we needed in Queens. To be able to offer childcare to the workers of this project not only early childhood but after school which includes sports and music and a wrap around schedule to accommodate the working schedules of parents, this would be transformative in Queens! No one else is doing this and it would be such as asset to not only the families but also the children. Child care is one of the many positive community benefits of the project which includes a new public park for the children to play, an improved train station for the families to access and local hiring that will employ the members of my community.

I want to thank you for allowing me to write in. Again, I want to express my strong support for Metropolitan Park, where we have the opportunity to put Queens first and our kids will thank us for generations to come.

Tammy E. Rose Scott
Executive Director



www.LittleFriendsNYC.com



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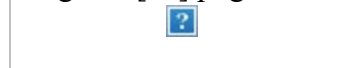


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Sent from my iPhone

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☒ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: LIANG MING

Address: [REDACTED] Flushing, NY 11355

I represent: Glow Cultural Center

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☒ in favor ☐ in opposition

Date: 3/6/25

(PLEASE PRINT)

Name: Megan

Address: [REDACTED] Greenway N

I represent: Hotel Trades Council

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☒ in favor ☐ in opposition

Date: 03/06/25

(PLEASE PRINT)

Name: William Thompson

Address: [REDACTED] Wall St

I represent: _____

Address: _____

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☒ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: JONATHAN FERGUSON

Address: [REDACTED] 14th St

I represent: Queens together

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 16-0249-2025 Res. No. _____

☒ in favor ☐ in opposition

Date: 3/6/25

(PLEASE PRINT)

Name: Craig Lazzaro

Address: [REDACTED] Whitestone NY 11351

I represent: Communities

Address: 58-20 Little Neck Pkwy

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: Eduardo Valentin

Address: [REDACTED] Jackson Heights NY 11372

I represent: Myself

Address: _____

Please complete this card and return to the Sergeant-at-Arms

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☒ in favor ☐ in opposition

Date: 3/6/2025

(PLEASE PRINT)

Name: Nicole Bailey

Address: [REDACTED]

I represent: Metropolitan Parks Project

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☐ in opposition

Date: 2/13/25

(PLEASE PRINT)

Name: Edgar P. Williams

Address: [REDACTED]

I represent: Cement & Concrete Workers Local 100

Address: 214-28 42nd Ave Bayside NY

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: LIANG MING

Address: [REDACTED] Flushing, NY 11355

I represent: Glow Cultural Center

Address: _____

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 0249 Res. No. _____

☒ in favor ☐ in opposition

Date: 3/6/25

(PLEASE PRINT)

Name: Michael Hwang

Address: [REDACTED] 11372

I represent: _____

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. LU 240249/0250 Res. No. _____

☒ in favor ☐ in opposition

Date: 3/6/25

(PLEASE PRINT)

Name: Bishop Mitchell G. Taylor

Address: 12-11 40TH AVE LIC NY

I represent: Urban Upbound

Address: 12-11 40TH AVE LIC NY

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 20-0250 2025 Res. No. _____

☐ in favor ☐ in opposition

Date: 3/6/2025

(PLEASE PRINT)

Name: Jim Burke

Address: [REDACTED] Architects M/I 137

I represent: myself

Address: _____

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☒ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: Daniel Dromm

Address: [REDACTED] Bayside 11361

I represent: Myself

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☒ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: Tommy

Address: [REDACTED]

I represent: Tommy Chamber of Commerce

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☒ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: DAVON LOMAX

Address: [REDACTED] W 14th Street

I represent: DC9 Painters

Address: _____

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☒ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: Helen Jane

Address: [REDACTED] Bayside, NY.

I represent: Korean Community Service Center

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: _____

(PLEASE PRINT)

Name: John Park

Address: [REDACTED] Flushing

I represent: Minkwon Center

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☐ in opposition

Date: 3/6/25

(PLEASE PRINT)

Name: GREGG PASQUARELLI

Address: 233 BROADWAY

I represent: APPLICANT / QUEENS FUTURE

Address: _____

Please complete this card and return to the Sergeant-at-Arms

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☒ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: JOSEPH LAM

Address: [REDACTED] Brooklyn NY

I represent: myself

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. QUEENS Res. No. _____
FUTURE

☐ in favor ☒ in opposition

Date: 3/10/25

(PLEASE PRINT)

Name: ANNIE LO

Address: 99 HUDSON ST. 12TH FLOOR, NY 10013

I represent: ASIAN AMERICAN LEGAL DEFENSE & EDUCATION FUND

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. 20-0249 Res. No. _____
600250

☒ in favor ☐ in opposition

Date: 3/6/2025

(PLEASE PRINT)

Name: BRIAN CHEN

Address: 45 SUFFOLK STREET, NEW YORK, NY 10002

I represent: CHINESE-AMERICAN BUSINESS COUNCIL

Address: 45 SUFFOLK STREET, NEW YORK, NY 10002

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☒ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: Senny Ho Tung

Address: [REDACTED] Fresh Meadows NY 11365

I represent: Hamilton Madison House

Address: 103-11 43rd Ave Corona

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☒ in favor ☐ in opposition

Date: 3/6/2005

(PLEASE PRINT)

Name: Karen Wang

Address: 203 South Street, 2nd Fl, NY, NY 10002

I represent: Hamilton Madison House

Address: 203 South Street, 2nd Fl NY NY 10002

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☒ in favor ☐ in opposition

Date: 3/7/2005

(PLEASE PRINT)

Name: Kai Shum

Address: 131-01 40th Rd Flushing NY 11354

I represent: MKC Threads

Address: 131-01 40th Rd Flushing NY 11354

127 Albee Square Albany NY 12207
Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☒ in favor ☐ in opposition

Date: 3/6/2025

(PLEASE PRINT)

Name: Robert Dorisky

Address: _____

I represent: Kaizen Restaurant

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☒ in favor ☐ in opposition

Date: 3/6/25

(PLEASE PRINT)

Name: DM Green

Address: [REDACTED] Apt 13

I represent: Queen Comm

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☒ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: Jeelhae Fischer

Address: P.O. BOX 541429, Flushing NY 11354

I represent: KAESL

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☒ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: AMYOUNG KIM

Address: [REDACTED] Jackson Heights

I represent: ASIAN AMERICAN FEDERATION

Address: 120 WALL ST 9th FL

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: 3/6/25

(PLEASE PRINT)

Name: Aimee Rosato

Address: [REDACTED] East Elmhurst NY 11369

I represent: myself

Address: [REDACTED]

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: 3/6/25

(PLEASE PRINT)

Name: Mitchelle Van Burke

Address: [REDACTED] Jackson Heights

I represent: Jackson Heights Indivisible

Address: [REDACTED]

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: 3/6/25

(PLEASE PRINT)

Name: Andrew Sakolof

Address: _____

I represent: 89th St. Tenants Unidos Association

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☒ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: Alan Sherman

Address: [REDACTED] 73rd Terrace

I represent: Myself

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: Reggie Pegues

Address: [REDACTED] Northern Blvd

I represent: Me

Address: _____

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: 3/6/25

(PLEASE PRINT)

Name: MICHAEL DE VALLE

Address: [REDACTED] Woodside NY 11377

I represent: Guardians of Flushing Bay

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☒ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: JUDY CHASE

Address: [REDACTED] Rego Park NY

I represent: _____

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☒ in favor ☐ in opposition

Date: 3/6/25

(PLEASE PRINT)

Name: JESSE FRIEDMAN

Address: [REDACTED] Rego Park NY 11374

I represent: _____

Address: _____

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☒ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: MICHAEL DE VALEDA

Address: [REDACTED] Northern Blvd.

I represent: _____

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☒ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: Contra Contrabando

Address: [REDACTED]

I represent: Variety District

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☒ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: SETH BERNSTEIN

Address: [REDACTED] QUEEN'S BLVD.

I represent: Queens Economic Council

Address: _____

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☒ in favor ☐ in opposition

Date: 3/6/25

(PLEASE PRINT)

Name: Nicole Labades

Address: [REDACTED] Flushing NY 11354

I represent: Latimer Gardens Cornerstone

Address: [REDACTED] FL NY 11354

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. Metropolitan Parks Res. No. _____

☒ in favor ☐ in opposition

Date: 3/6/25

(PLEASE PRINT)

Name: Joseph Sutkani

Address: [REDACTED] Queens, NY

I represent: Waterfront Alliance

Address: 365 W. 36th St. NY NY

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: Paul Pellizzari

Address: [REDACTED] Jersey FL 33214

I represent: Metropolitan Parks project

Address: _____

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: Margaret Flanagan

Address: [REDACTED] Queens

I represent: myself, a Queens Resident

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: DAVID KANNOUSKY, FRIEDMAN

Address: 1 NEW YORK PLAZA

I represent: QUEENS FUTURE

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☐ in opposition

Date: March - 6 - 25

(PLEASE PRINT)

Name: Rolando London Cantore

Address: [REDACTED] Brooklyn NY

I represent: _____

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☒ in favor ☐ in opposition

Date: 3/6/2025

(PLEASE PRINT)

Name: SEAN CAFFEY

Address: [REDACTED] FL 33138

I represent: Hard Rock Intl. (Applicant)

Address: 1 Amble Way Danvers FL 33314

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: Dennis Florio

Address: 395 Hudson Street

I represent: New York City District Council of Carpenters

Address: 395 Hudson Street

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☒ in favor ☐ in opposition

Date: 3/6/25

(PLEASE PRINT)

Name: Winston Liao

Address: [REDACTED] East Flmhurst NY

I represent: Metro Athletics Dragons

Address: World's Famous Martini