

From: [Rosamond Gianutsos, PhD, CDRS](#)
To: [Land Use Testimony](#)
Subject: Support of 50-15 Barnett Ave
Date: Thursday, March 4, 2021 10:20:09 AM

I am in support of the Barnett Ave proposal. For 52 years I have lived ½ block from the proposed affordable housing on Barnett Ave. and across the street from the Sunnyside Garden Apartments operated the developers, the Phipps organization. I am confident that City Planning has determined that the impact on the areas infrastructure is manageable. As a neighbor and a citizen I am eager to have more affordable housing in our area. This project will displace no one. The existing use – a commercial parking lot – is no great asset to the community. One nearby business claims that they rely on this lot for their employees. However, this argument is specious, as they have ample on site parking which they could expand by elevated parking devices. Every single unit will have some level of accommodation. Many will be deeply affordable. I look forward to new neighbors! Please vote yes.

From: [Rosamond Gianutsos, PhD, CDRS](#)
To: [Land Use Testimony](#)
Subject: In support of the Phipps Houses project at 50-25 Barnett Ave, Sunnyside
Date: Thursday, March 4, 2021 2:24:38 PM
Attachments: [ngfqjibokgoifl.png](#)

Following up on my testimony today:

There were many complaints about Phipps Houses who owns and manages the Sunnyside Garden Apartments (50-01 39th Ave) adjacent to the proposed building on Barnett Ave. One person said that Phipps in on the (actually, "a" 2019) worst landlords list. However, please know that it is **not** on the 100 Worst Landlords list (2020) of Public Advocate Jumane Williams. I toured many of the Sunnyside Garden Apartment buildings yesterday. Yes, they are old, but hardly a slum.

100 Landlords Watchlist Overview

On this year's Worst Landlord Watchlist, there were a total of 476 buildings that house a total of 8,513 units. Over the time period from December 2019 to November 2020, these Watchlist buildings averaged **50,733** open Housing Preservation and Development violations.

Violation Type	Average Violations per Unit
Immediately Hazardous Violations (Class "C")	2.5
Hazardous Violations (Class "B")	6.4

2020 Watchlist buildings averaged **2.5** immediately hazardous "C" Level Violations per unit while buildings with more than two units across New York City averaged **0.2** immediately hazardous "C" level violations per unit.

2020 Watchlist buildings averaged **6.4** hazardous "B" Level violations per unit while buildings with more than two units across New York City averaged **0.7** hazardous "B" level violations per unit.

Examples of class "C" violations include issues with heat, no hot water, rodents, lead paint, etc.

Examples of class "B" violations include issues with lighting, painting, required signage, proper fire safety, etc.

Discover this year's Worst Landlord Watchlist:

You can learn more about the landlords and buildings by navigating each card from rank 1 to 100 below, or use the search or dropdown options to learn more about a specific building or landlord.

Search to see if your building is on the Watchlist:

Select a landlord or rank to jump to that landlord:

[NEW YORK CITY PUBLIC ADVOCATE JUMAANE D. WILLIAMS](#)
[NYCHA Landlords About Map Boroughs](#)

2020 Landlord Watchlist

This building is not on the 2020 Worst Landlord Watchlist.

Rosamond Gianutsos, 38-25 52nd St, Sunnyside, NY 11104

From: [Sandra](#)
To: [Land Use Testimony](#)
Subject: Testimony re: Zoning, 50-25 Barnett Avenue Rezoning, Queens (N 200244 ZRQ)
Date: Wednesday, March 3, 2021 7:47:28 PM

Land Use Committee,

Please accept this written testimony in regards to:

Application No. N 200244 ZRQ

File No. T2021-7239

Name: Zoning, 50-25 Barnett Avenue Rezoning, Queens (N 200244 ZRQ)

I am opposed to the rezoning for the following reasons:

Business.

The land in question is zoned industrial. Every other property on the block is a small business with the exception of Steve Madden, which although larger, is still industrial. Steve Madden has been an excellent neighbor and one whose many employees have been great customers to our local shops and restaurants. Steve Madden also rents much of the property at 50-25 Barnett Avenue for their commercial vehicles and their management has repeatedly said they would probably be forced to relocate if they were to lose the commercial parking spaces.

Commercial Parking.

Our area suffers from a serious lack of commercial vehicle parking space. My husband is an HVAC mechanic, considered an essential worker. His company provides him with a work van which cannot be parked on the street. Without this lot at 50-25 Barnett Avenue, he will quite literally have nowhere to park. Most of the local garages are much too small for his van and many do not allow commercial vehicles at all. Many of the other vehicles in this lot are larger trucks. Where are they all supposed to go? There's so much empty talk about supporting local businesses, entrepreneurs and blue collar workers but rezoning this lot would take away the one place so many of them have to park the vehicles which they use to make a living.

Traffic.

Barnett Ave is a narrow roadway that is already quite busy. As mentioned above, it is lined with industrial businesses from 45th Street to Woodside Avenue that require trucks to come and go throughout the day. To the immediate west of the 50-25 lot there is a school bus company. To the south is the current Phipps property as well as many private homes. One block west, on 48th Street and Barnett, a new public middle school is currently being built. To the north, literally feet behind where they propose to build this new apartment building, is the LIRR and directly behind that is a large shopping area including a Stop and Shop, BJ's, Home Depot, Best Buy, Burlington, Party City, Old Navy, Chuck E Cheese, David's Bridal and more. We have so much traffic in the neighborhood already!

Conditions of 50-25 Barnett Avenue

Can we take a moment to consider the actual quality of life for the potential future residents of such a building site? Barnett Avenue is not pretty and it doesn't need to be! Only a large real estate developer would think it a great idea to build an apartment building in the center of a busy industrial strip that literally backs up to the LIRR. The noise and vibrations would be constant. We've been told the noise can be abated with special windows but does that mean

those tenants shouldn't open their windows for fresh air unless they're okay with the LIRR noise?

Also concerning is that a petroleum pipeline that carries jet fuel to the airports runs under the ground on Barnett. As residents, we receive letters from the company that maintains the pipeline reminding us to contact them before we do any digging if we have a yard. If regular residents are getting this warning, how safe would it be for the entire lot at 50-25 to be dug up?

Additionally, there was talk (during the failed 2016 zoning change request) that the ground at 50-25 is contaminated. How do we know for sure if that's true and if it is, what is in the ground and how dangerous would it be to a) dig it up and b) for people to then reside there? Has an environmental study been done?

Conditions surrounding the property.

The corner of 50th and Barnett floods regularly with every decent rain.

There is only a narrow, pressed gravel sidewalk on the south side of Barnett from 48-50th Streets and the retaining wall that lines it is crumbling.

This strip is also a favorite spot for illegal dumping, sketchy hang outs and most recently, homeless sleeping in the cover of the bushes.

Parking is a nightmare for those brave enough to own a private vehicle.

Did I mention the massive drag racing events that regularly attract hundreds of cars and spectators to the parking lots on 48th and Northern Boulevard, right behind the property at 50-25?

Sunnyside at large.

The neighborhood has always been a fantastic mix of races, cultures, religions and economic backgrounds and that continues to be true today. For the most part, you will find Sunnyside to be a pretty progressive place, one where everyone is welcome and people really look out for one another, especially when times are challenging.

No one is opposed to truly affordable housing. No one is opposed to housing those who find themselves homeless. However...

We are opposed to gentrification disguised as affordable housing.

We are opposed to housing that will not, in fact, be affordable to those who are currently homeless.

We are opposed to our local infrastructure being ignored. Our local train station, 52nd & Roosevelt, has been deemed the worst structurally in the entire NYC subway system!

The transportation system serving our neighborhood is totally overwhelmed (during non-COVID times, of course) by the amount of housing that has popped up along the 7 train line which creates almost guaranteed daily delays for those riding it.

We are opposed to overcrowded schools for our local children.

We are strongly opposed to negligent landlords being able to say the magic words "affordable housing" and get their way almost every single time.

Phipps Management.

I have lived in the Phipps property directly across the street from the lot in question since 1976. What was once a beautiful garden complex that people waited on long lists for a chance to move into has become a neglected eyesore. Over the past 20 years the property at large has suffered from a lack of basic maintenance which has led us to the unfortunate conditions we are living with today. Please take a look at the following

photos: https://drive.google.com/file/d/115o5GqLkw28XDBAimFx_EG7ERTYGxOzi/view

Management is abysmal. The last group who ran the onsite office at our complex were shady and corrupt and everyone knew it. They are responsible for the first 10 years or so of neglect. They have been replaced with the current property manager and his boss, a VP, who are largely absent, clueless and a pair of pathological liars who take responsibility for nothing and act like tenants who ask for hallways to be cleaned from time to time are a nuisance. The current manager has gone so far as to suggest, during a public CB2 meeting, that tenants who are unhappy should just move out. This is not hyperbole but fact. Please remember that the existing complex of 472 apartments IS affordable housing, largely rent stabilized (although they have been able to deregulate a number of the apartments) and tenants, some who have lived here for more than 70 years, cannot afford to "just move out". We have been trying to tell anyone who will listen about the conditions and the total lack of respect we endure but so far CB2, the interim Borough President and our local City Council Member have all pushed this agenda forward anyway. Again, magic words, "affordable housing".

Please, PLEASE, let's not get fooled by the magic words. There were compelling reasons why this zoning change was rejected in 2016 and not a single issue brought up then has improved in the interim years. In fact, things have actually gotten worse. For some reason though, despite COVID limiting the public's ability to gather, organize, protest or attend meetings and hearings in person as they normally would, there seems to be a real desire to push this request through rather quickly and it just doesn't feel right. It would be so nice if the Council could slow down just long enough to question why that is and truly consider why this project might be a really bad idea not just for those of us who currently live and/or work here but for the potential tenants of the proposed new building.

Thank you for your time,

Sandra Anderson

From: [Colleen Peabody-Diez](#)
To: [Land Use Testimony](#)
Subject: Zoning, 737 Fourth Avenue Rezoning, Brooklyn (N 200030 ZRK)
Date: Wednesday, March 3, 2021 6:54:59 PM

Hello,

I'm writing as a longtime resident of Sunset Park in regard to the developer's request to rezone 737 4th Ave in Brooklyn. I vehemently oppose this project because it is not intended to alleviate the housing burden for longtime Sunset Park residents, but instead will attract high income buyers from outside of the neighborhood that will ultimately further fuel land speculation of real estate in our neighborhood and excelerate displacement of the longtime residents in our community.

If this project was truly for the benefit of our community, the height of the building would be limited, so as to be more in line with existing buildings of the neighborhood but also so as not to encourage and attract other high rise development to the neighborhood and the units would be 100% affordable to the predominantly working class residents of Sunset Park. Failure to uphold existing zoning laws which provide some protections for the community is a form of systemic racism and cannot be tolerated.

This zoning application should be denied, and the city and district leaders MUST help the Sunset Park community develop a zoning plan that will offer an equitable and just future and afford protections from displacement.

Regards,

Colleen Peabody-Diez

From: [DEB FARLEY](#)
To: [Land Use Testimony](#)
Subject: Say NO to Rezoning Barnett from Business to Residential
Date: Wednesday, March 3, 2021 11:01:35 PM

Dear City Council Members,

Sunnyside is experiencing an over-utilization of its current resources. Before the city's shutdown, Sunnyside/Woodside residents couldn't board the #7 train in the early mornings. One train after another, filled to capacity, arrived and departed, leaving riders on the platform resorting to shared Uber or Lyft rides to get to work.

Adding thousands of new residents as subway riders to an overutilized subway line facing budget cuts and reduced services will negatively impact an exhausted community. Developers and landlords don't consider or plan for those types of hardships. We, as the current residents of Sunnyside/Woodside, suffer the repercussions.

Displacement of residents and businesses is a serious concern. Time and again, the result of affordable housing has been gentrification and the eventual displacement of the existing affordable apartments along with their residents. Many small businesses are forced out, contributing to increased unemployment and poverty rates. We stand to lose many companies resulting in the loss of employment for our residents who both live and work for those businesses threatened by displacement.

Affordable housing eventually becomes high-end housing. There are thousands of empty apartments available throughout the city that could be used as affordable housing units. The Phipps is intentionally keeping their vacated apartment empty. If there is a genuine housing crisis, use these available apartments. We don't need to build more buildings, use what is available now. This proposed complex is about developers' greed, NOT NEED!

Developers and some elected officials are pitching the affordable housing "Trojan Horse" to unsuspecting New Yorkers. Landlords are warehousing thousands of empty apartments throughout the city while facing a "supposed" housing shortage. These existing units are intentionally left to deteriorate in buildings that are being abandoned, forcing remaining tenants to live in substandard housing.

Landlords have repeated this abuse pattern without penalties. Developers are rewarded with zoning variances and new developments. If providing affordable housing was a top priority, then the most immediate solution would be to repair and convert the thousands of currently empty warehoused units in this city.

NYC is experiencing one of the most significant vacancy rates in years. An article in Crain's October 2020 issue reported: "that vacancies in Manhattan reached a record high, with close to 16,000 available units to rent." Rents in these empty apartments should be reduced to federally-determined fair market rates. Landlords could then be receiving rents from apartments that are no longer sitting vacant. Those in need of affordable housing could be served.

The city's taxpayers should not have their tax dollars supporting warehousing vacant apartments and lining landlords' pockets. Amid a global pandemic resulting in the death of millions, loss of

businesses, increased unemployment, facing a long and challenging recovery, the priority should be to provide and protect the city's residents. With 16,000 plus vacancies existing, the resources to provide affordable housing are available.

I expect your support by voting NO to the rezoning of Barnett Ave. from business to residential. Phipps Gardens is currently warehousing empty apartments. If their concern for providing affordable housing were sincere, they'd make those apartments available now during this pandemic crisis. The Phipps Management practices with their current apartments is criminal. Tenants live under fear with horrendous and unsanitary conditions. Buildings have suffered from intentional, severe neglect. Since 2016 they have not made good on their promises for improvement and are still dragging their feet. It is unconscienceable to consider granting them this rezoning with their track record.

Be mindful that on Barnett Ave., a school is currently under construction at 48th street. There are proposed building plans being considered for the Sunnyside Yards. You can imagine the chaos and confusion that would eventually become a permanent condition with so much congestion along Barnett Ave from 48th Street to 51st Street and the congestion on 43rd Street from Barnett Ave. to Northern Blvd.

Disruption to pedestrian and vehicle traffic would be a considerable safety consideration if this rezoning were to be approved. Firetrucks, ambulances, school buses will all need quick and safe access to these streets and avenues. Unfortunately, developers and landlords who do not reside in our community are devoid of any concern from the hazards and hardships this proposed construction will unleash upon our residents.

The sustainability of the current infrastructure is very worrisome for community residents. The public majority's concerns and opposition to the rezoning should not be minimized, discounted, and ignored by our elected officials. Your oath is to represent us, not developers.

Resources are already stretched to capacity. The residents of Sunnyside are suffering the traumatic effects of this pandemic. The stressors involved in this kind of construction are too burdensome to place upon us now.

What this community does need is a post-Covid recovery plan to support what currently exists in Sunnyside. Neighborhood businesses and current residents are suffering the impacts of this pandemic. Our recovery will be long, and the length of time needed is undetermined. Now is not the time for new development. Now is the time to fund and fortify what has been lost and weakened by the pandemic.

It is the existing community of residents who genuinely understand the complexity of this situation. We will be the ones that suffer the inconveniences. The safety and productivity of our community will be compromised; our resources stretched to the breaking point. Your obligation is to protect and preserve the existing community.

Thanking You In Advance for Your Support,
Debbie Farley, Sunnyside Crusader

Sent from [Mail](#) for Windows 10

From: [Eileen Connolly](#)
To: [Land Use Testimony](#)
Subject: 52 St Barnett Ave
Date: Wednesday, March 3, 2021 8:37:32 PM

I am writing in opposition to allow this parking lot be developed into an apartment building.

I live 2 blocks west on 39 Ave. Since the 3rd rail went into service on the LIRR tracks, living in my home has become very noisy. It is difficult to talk on the phone, watch TV and spend time on my back deck. Of course, it's even worse in warmer weather with the windows open.

I think it is unreasonable to build residences on top of the tracks.

I do hope that those who are in the position to make a decision for the future use of this land will be reasonable.

Eileen Connolly-Goodwin
48 09 39 Ave
Sunnyside New York

From: [Elizabeth Crawford](#)
To: [Land Use Testimony](#)
Subject: Phipps Rezoning 50-25 Barnett Av
Date: Wednesday, March 3, 2021 11:09:44 PM

I am against the Phipps Rezoning of 50-25 50 th Ave. I find it untenable and unconscionable that anyone with integrity would give into Adam Weinstein and feel he can be trusted to deliver quality services to any tenant. He has a track record of irresponsibility and endangering the quality of life of the tenants in the existing residents in the Phipps Garden Apts. He is out to make money at the expense of his tenants' well being and safety. He is using the term affordable housing as a guise and what makes anyone think he will properly repair and maintain a newer building based on his present track record at the Phipps Garden Apts. He has continually ignored the requests of long time residents to make repairs and correct violations. I compare Weinstein to Donald Trump- deceitful and dishonest . Approval of this Rezoning is an appeasement . He will continue the overdevelopment in Long Island City which is an environmental disaster, and allows for developers to promote overcrowding with limited resources or plans to maintain these structures. Adam Weinstein does not live in Sunnyside . I cannot believe that anyone on the City Council who thinks they have integrity would participate in allowing this Rezoning proposal to pass. By voting against the proposal, each of you has chosen to stand on higher ground and protect the residents of Sunnyside gardens and Woodside and that is why you were elected as public servants - to protect the quality of life of your constituents. You owe nothing to Adam Weinstein . So If you vote yes, you are not a trusted elected official. You are part of the big development hoax and you have intentionally abandoned the people who voted thinking their welfare was your priority. If you vote to approve of Mr. Weinstein and his project, you do not deserve to be in public office .

Elizabeth Crawford
Sunnyside resident

Sent from my iPhone

From: ebcrawfordpt@gmail.com
To: [Land Use Testimony](#)
Subject: Rezoning 50-25 Barnett Ave
Date: Thursday, March 4, 2021 6:46:14 PM

I am against the Phipps Rezoning of 50-25 Barnett Ave. I find it untenable and unconscionable that anyone with integrity would give into Adam Weinstein and feel he can be trusted to deliver quality services to any tenant. He has a track record of irresponsibility and endangering the quality of life of the tenants in the existing residents in the Phipps Garden Apts. He is out to make money at the expense of his tenants' well being and safety. He is using the term affordable housing as a guise and what makes anyone think he will properly repair and maintain a newer building based on his present track record at the Phipps Garden Apts. He has continually ignored the requests of long time residents to make repairs and correct violations. I compare Weinstein to Donald Trump- deceitful and dishonest . Approval of this Rezoning is an appeasement . He will continue the overdevelopment in Long Island City which is an environmental disaster, and allows for developers to promote overcrowding with limited resources or plans to maintain these structures. Adam Weinstein does not live in Sunnyside . I cannot believe that anyone on the City Council who thinks they have integrity would participate in allowing this Rezoning proposal to pass. By voting against the proposal, each of you has chosen to stand on higher ground and protect the residents of Sunnyside gardens and Woodside and that is why you were elected as public servants - to protect the quality of life of your constituents. You owe nothing to Adam Weinstein . So If you vote yes, you are not a trusted elected official. You are part of the big development hoax and you have intentionally abandoned the people who voted thinking their welfare was your priority. If you vote to approve of Mr. Weinstein and his project, you do not deserve to be in public office . t from my iPhone

From: [Jodie Lynne McClintock](#)
To: [Land Use Testimony](#)
Subject: Opposed to Phipps Barnett Plan
Date: Wednesday, March 3, 2021 8:29:24 PM

Having seen firsthand- when living but a block away- from the damage Phipps and Adam Weinstein in particular perpetrated in Kips Bay when they forced out many of their low-income tenants so apartments could become market rate, and again- living but a block away- seeing the deplorable violations on their property at 39th Avenue, why would ANYONE believe their claims and approve the rezoning for the site on Barnett? I sat through many meetings in 2016 when I thought this was put to bed once and for all. They are lying, self-serving landlords and NOT for the good of the neighborhood or for diversity or for low income or even moderate-income housing. Don't let another real estate developer pull the wool over your eyes. VOTE NO and uphold the ideal that the Sunnyside Gardens creators envisioned- a home with green space for all peoples, making, as MLK once said, America what it ought to be.

Opposed.

Jodie L McClintock
49-01 39th Avenue
Sunnyside, NY 11104

From: [jeannette remak](#)
To: [Land Use Testimony](#)
Subject: NO TO PHIPPS !!!
Date: Wednesday, March 3, 2021 4:28:57 PM
Importance: High

City Council:

Being a LIFE LONG RESIDENT of Sunnyside, I feel I have something to say and that is NO to Phipps!! What is wrong with all of you?!?!? Why do you insist on trying to trash Sunnyside??? That is what you are trying to do!! You allow zoning that supports a most heinous storefront at 48th st and the corner of Greenpoint Ave and Queens Blvd called "Romantic Depot". Hot oil Massages for couples??? REALLY? this is what your zoning is doing. We really need our kids to see this trash!

PHIPPS IS A TRAVESTY WAITING TO HAPPEN and it WILL NOT HAPPEN here in Sunnyside!!

We don't want this type of building, managment and otherwise coming into our homes and destroying our infrastructure (which is already suffering because of your zoning) our shopping, our parking (that's a joke!) and our livelihoods, not to mention our property values. I own a co-op here, I didn't sweat thirty years to pay a mortgage to have it destroyed by Phipps and the CB2's ridiculous zoning efforts! WE DON'T WANT IT!! CB2's zoning is a comedy show, a bad comedy show that should be booted off the stage!!

Get the message-----NO PHIPPS!!!!

Jeannette Remak
41 41 41st Street #1-M
Sunnyside NY
11104
718-937-7436

Jeannette
Now...Bring me that Horizon...

From: [Mary Caulfield](#)
To: [Land Use Testimony](#)
Subject: Fw: Please don't grant a zoning variance to Phipps
Date: Wednesday, March 3, 2021 9:49:39 PM

-----Forwarded Message-----

From: Mary Caulfield
Sent: Mar 3, 2021 9:40 PM
To: Landusetestimony@ncouncil.nyc.gov
Subject: Please don't grant a zoning variance to Phipps

Phipps Garden Apartments was always subsidized housing but it was they envy of tenants all around in its first 50 or 60 years.

The property had a strong capable staff of administrators, carpenters, painters, janitors and gardeners. Repairs were made quickly and expertly. The supers followed an annual maintenance schedule so problems didn't arise.

Supers made sure garbage was kept in the basement and brought out on the collection day. Janitors stored discarded furniture and bulk items in the basements until the proper collection day. The gardener knew and followed the landscape architect's plan for each of eight separate gardens so they stayed healthy. The trees were pollarded to contain the amount of shade they cast. The flowers bloomed when they were planted. The lawns were surrounded by hedges to prevent them from becoming playgrounds or worse facilities for tenant's dogs.

Staff kept their equipment inside where it belonged. Anything tenants left out was removed. In each garden tenants had basemen room for storage and a perambulator room for baby carriages and bicycles. All the staff knew the tenants and vice versa. Everything was contained here and was supported by a generous endowment.

Then, some lynch pin was removed. Things began to go down hill slowly at first then very quickly. The upkeep wasn't the same. The staff was cut again and again. The place got dirty, sloppy, bedraggled and unkempt. The relationship between management and tenants grew distrustful whereas before it was full of respect.

When people came back after a long absence they said, "What happened? This was a showplace!" It seemed the mission of Phipps changed from building a strong community in a place people were proud and grateful to live in to making a profit.

Those features of life here that let people build a strong neighborhood disappeared. The Nurseries, the Social Hall, the Men's Game Room. Phipps abandoned its commitment to the private park its tenants are privileged to join. The storage rooms in the basements were closed and the carriage rooms became vendor-run storage lockers.

Repairs came slowly and are done as cheaply as possible. They make only the improvements that give them a tax break. The 24-hour super is hard to find. Emergency calls are answered by a service that doesn't seem to know this property exists. Calls to the office often go unanswered or are shifted to a machine that doesn't take messages. The full office staff has been replaced with a vendor-employed concierge who passes messages along to the proper party. No one knows when the property manager will be in. To a life-long tenant like me it seems as if Phipps went broke.

The sad thing is that the original Phipps wrote the book on great subsidized housing and the new staff threw it out without a glance. I speak from a deep focus on Phipp's story arc. Unfortunately

the people making decisions seem to rely on different information to develop their view of the organization. It certainly isn't lived experience.

Please, don't give Phipps the zoning variance it seeks. They will inevitably neglect that property and leave their tenants in below-par housing conditions. They have very low standards of performance.

From: [MaryAnn Joyce](#)
To: [Land Use Testimony](#)
Subject: 50-25 Barnett Avenue
Date: Thursday, March 4, 2021 11:03:40 PM

I have lived in the Phipps Garden Apartments adjacent to where Phipps wants to build The Barnett at 50-25 Barnett Avenue for 55 years and raised my family here. I also grew up here in Phipps and have many happy memories of how things were.

Unfortunately, things have changed drastically in the past 25 to 30 years due to blatant mismanagement. Phipps Houses Services took over the management of the property and everything changed. They neglected the property and used it as a cash cow to remortgage for other projects. The salaries of their various executives became the priority over keeping enough staff in place to take care of our property. Our complex has fallen into disrepair due to blatant neglect.

Also, the location of The Barnett which will abut the Long Island Railroad tracks seems less than an ideal location to build any kind of housing for low income families or otherwise.

There are also many small businesses on Barnett Avenue which may have to leave if this request is approved. That will have an

Impact on the neighborhood as well.

Thank you for your consideration.

MaryAnn Joyce

Sent from my iPhone

From: [MaryAnn Joyce](#)
To: [Land Use Testimony](#)
Subject: 50-25 Barnett Avenue
Date: Wednesday, March 3, 2021 9:52:46 PM

I am against the building of an apartment complex at 50-25 Barnett Avenue. Phipps Houses is not a good landlord and has allowed their property, Phipps Gardens Apartments at 51-01 39th Avenue to fall into disrepair by their negligence and disregard for standard maintenance and upkeep. They should not be allowed to develop this property.

Thank you,
MaryAnn Joyce

Sent from my iPhone

From: [Myron Rosenblum](#)
To: [Land Use Testimony](#)
Subject: Barnett Ave.
Date: Wednesday, March 3, 2021 4:37:24 PM

Please. Vote NO for the Phipps proposal on Barnett Avenue.

Myron Rosenblum
Sunny side, NY 11104

Sent from my iPad

Testimony for the Subcommittee on Zoning and Franchises public hearing on March 4,2021 on the Pre-considered Land Use Item: Barnett Avenue Rezoning

To the Members of the Subcommittee on Zoning and Franchises,

As a long-term Phipps Sunnyside resident I am writing in strong opposition to the proposed Phipps Barnett Avenue project.

While Phipps was at one time a good landlord, this is no longer true.

The buildings are dirty and regularly infested with bedbugs, mice, and roaches. Many tenants have hired outside exterminators because the one Phipps employs does such a poor job.

I visited Building A recently and looked around in surprise. The lobby and stairs were clean. Cleanliness should not be a surprise. Later that day, a group including Phipps management and elected officials visited that building.

Many of the gardens have been ignored, now consisting of dirt and crabgrass.

Poor drainage causes huge long-standing puddles in many places. "Lake Phipps" appears so often, some tenants thought of stocking it with fish. The water is too dirty though.

Phipps' current attempts to fix these and other problems are not very evident or effective. They are only coming four years after they were promised and only when they have another proposed project. They should not be rewarded for these failed attempts.

Affordability, the issue on which many have voted in favor of Phipps is to many, somewhat of a joke. AMIs do not reflect incomes in all areas. Queens alone has many diverse income areas. One-size-fits-all is not an adequate formula. Using AMI for rent schedules causes rent to be unaffordable to many. I will use an example that includes me. Senior citizens generally do not receive large social security checks. Pensions if one receives one, are also generally small. My own social security plus pension would not be enough to pay for a studio apartment.

Affordable should be truly affordable to seniors, disabled, college graduates, etc. The Phipps Barnett Avenue project is not truly affordable to a large population.

Barnett Avenue is a narrow street. There is a new school being built on 48th Street and Barnett Avenue. This will greatly aggravate existing traffic congestion and parking problems. A new residential building two blocks away will exacerbate both problems tremendously. Noise and air pollution will be unwanted byproducts.

The proposed building will be on the site of a former gas station and fuel pipeline. These are possible environmental issues.

The infrastructure is aging and will be much further strained by the expanded usage.

This could go on and on with the complaints and problems that have been enumerated by many tenants and neighborhood residents.

Please not vote NO on the Phipps Barnett Avenue Proposal.

Respectfully,

Regina Shanley